



From mountain to sea

**Aberdeenshire**  
COUNCIL



# Formartine Area Committee

23 January 2024



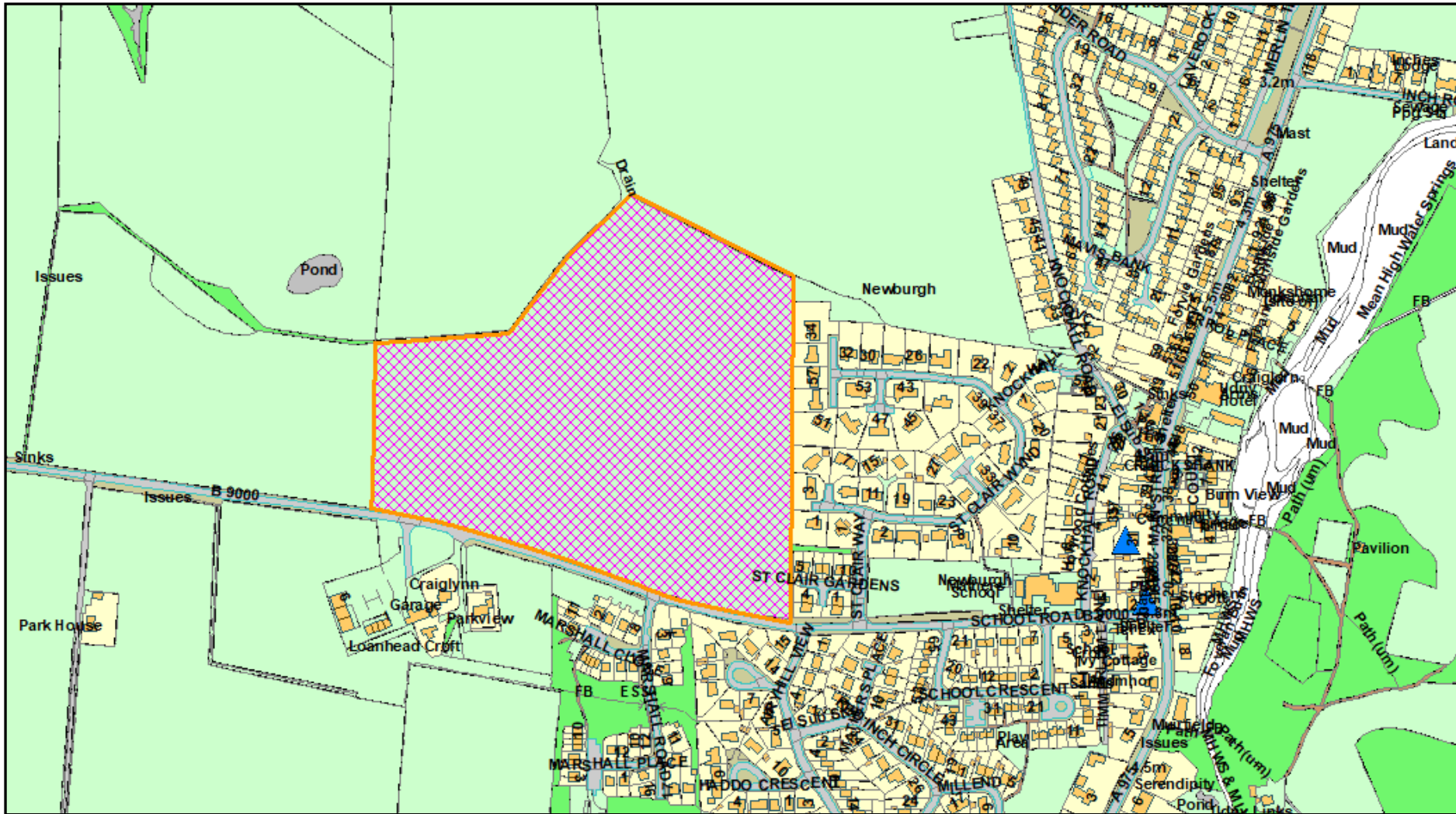
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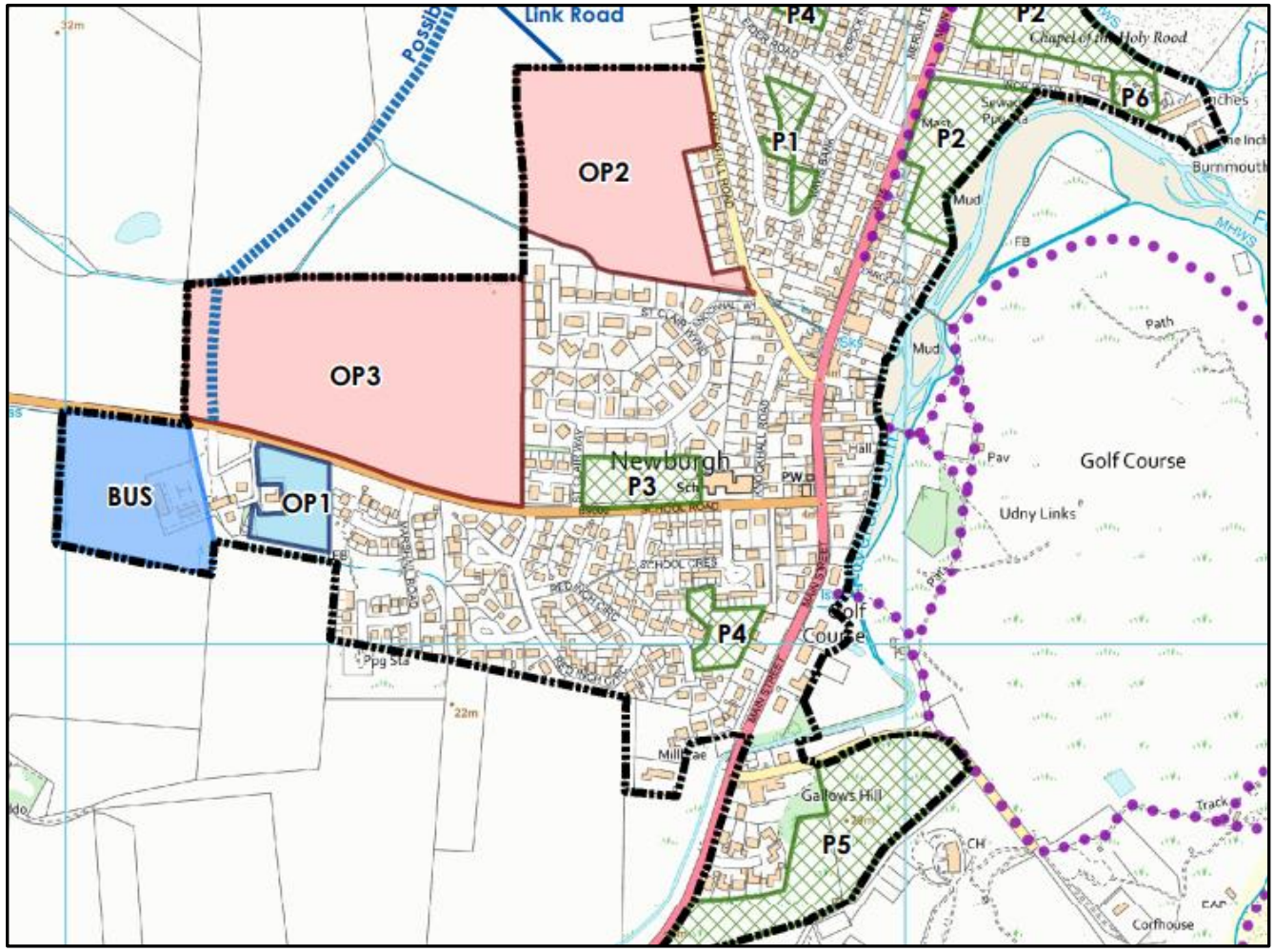


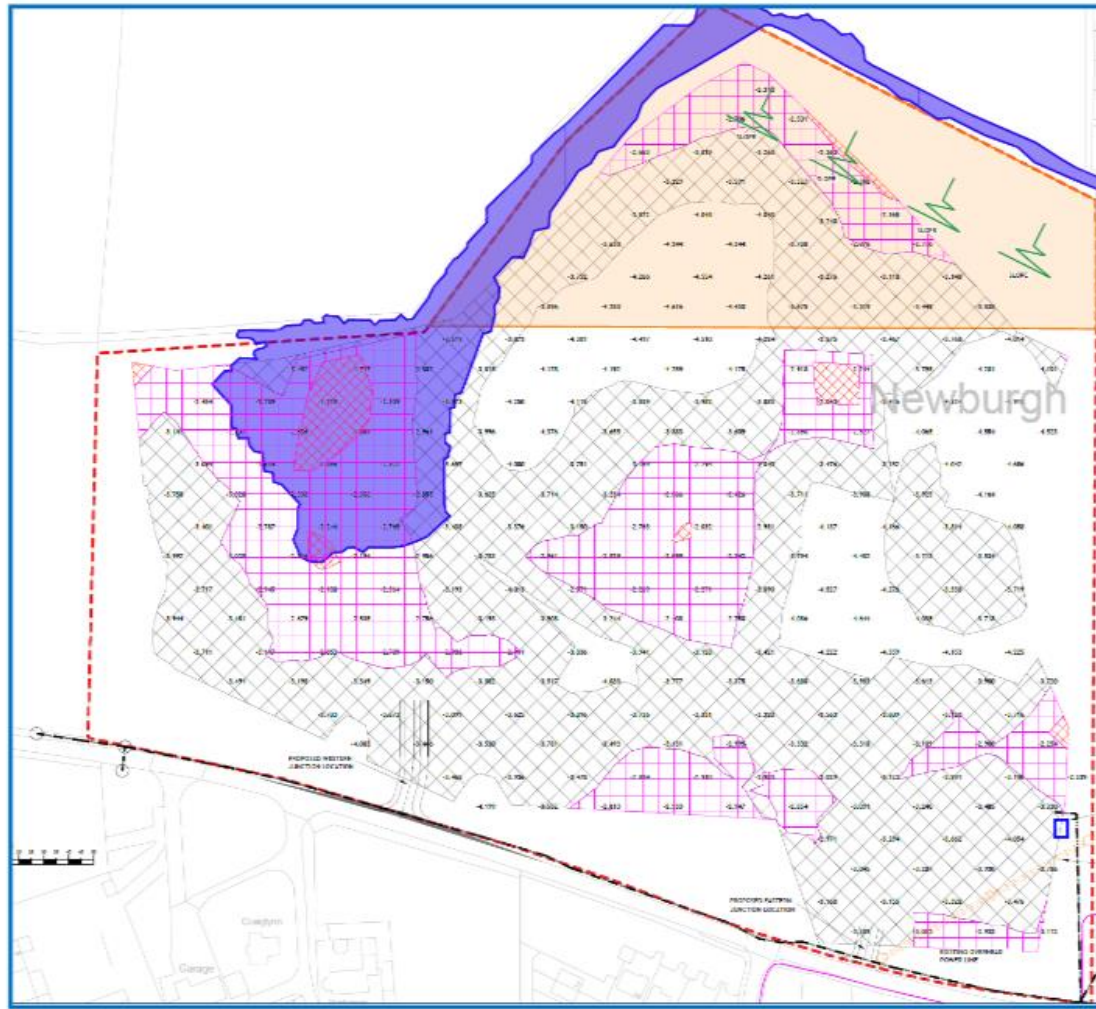
# **APP/2023/1525**

## **OP3 Masterplan for Residential Development and Associated Infrastructure at Land at Mill of Newburgh, Ellon**



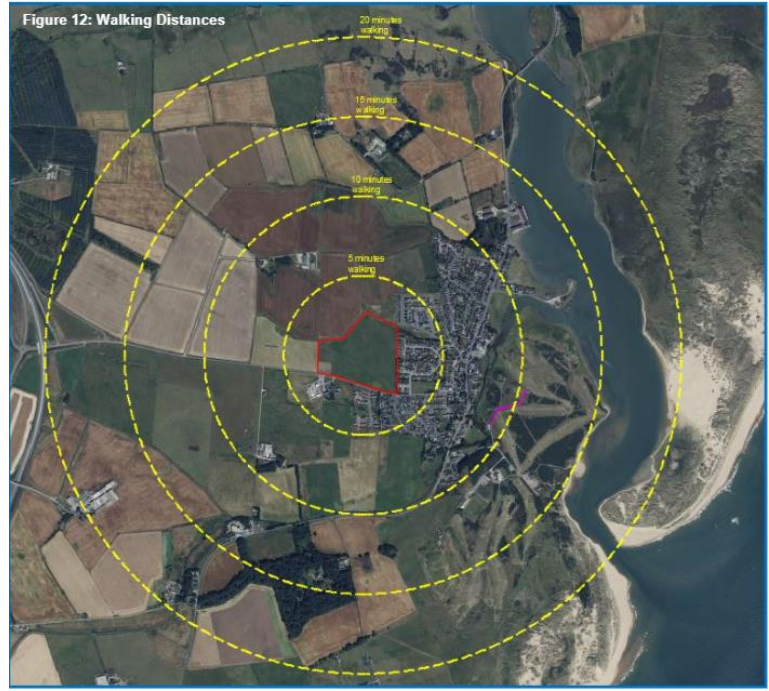
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- LEGEND:**
- DENOTES SITE BOUNDARY
  - DENOTES AREA OUTWITH DEVELOPABLE AREA
  - DENOTES 1 in 200 YEAR + CLIMATE CHANGE FLOODING EXTENTS FROM DITCH
  - DENOTES APPROXIMATE 0-2m DEPTH TO TOP OF ROCK HEAD
  - DENOTES APPROXIMATE 2-3m DEPTH TO TOP OF ROCK HEAD
  - DENOTES APPROXIMATE 3-4m DEPTH TO TOP OF ROCK HEAD
  - 3.000** DENOTES DEPTH TO CONJECTURED TOP OF ROCK
  - DENOTES EXISTING RISING MAIN
  - DENOTES EXISTING BT INFRASTRUCTURE
  - ROYAL OBSERVER CORPS POST

Figure 8: Constraints Plan



# Connectivity

Figure 10: Core Paths Plan (Source: Aberdeenshire Council)



Figure 11: Formartine Cycle Route 3—Newburgh—Ellon Circular (Source: Aberdeenshire Council)

Figure 14: Initial Design Concept

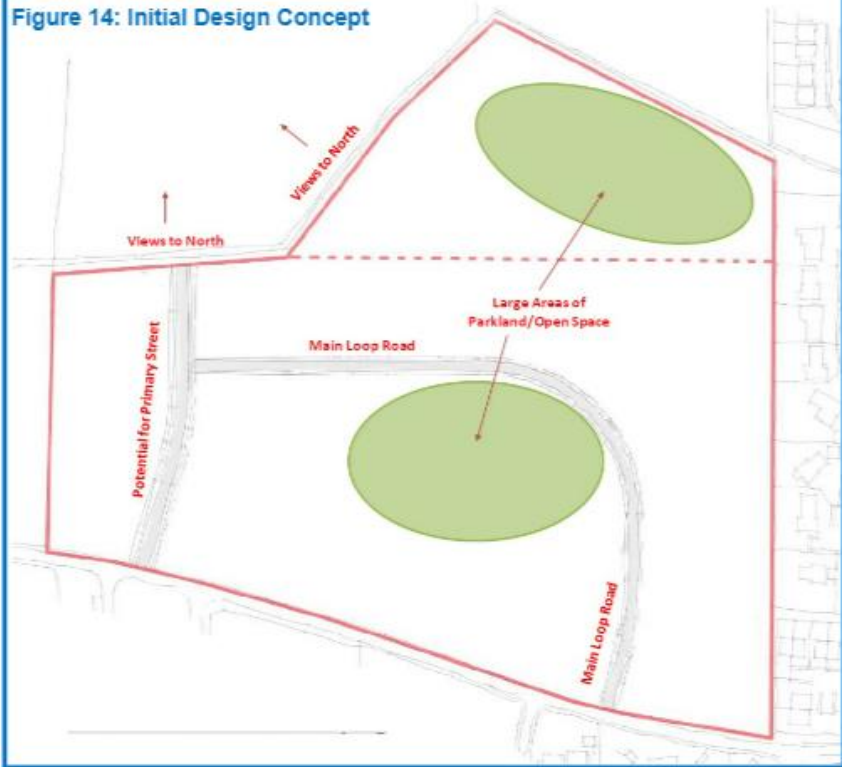
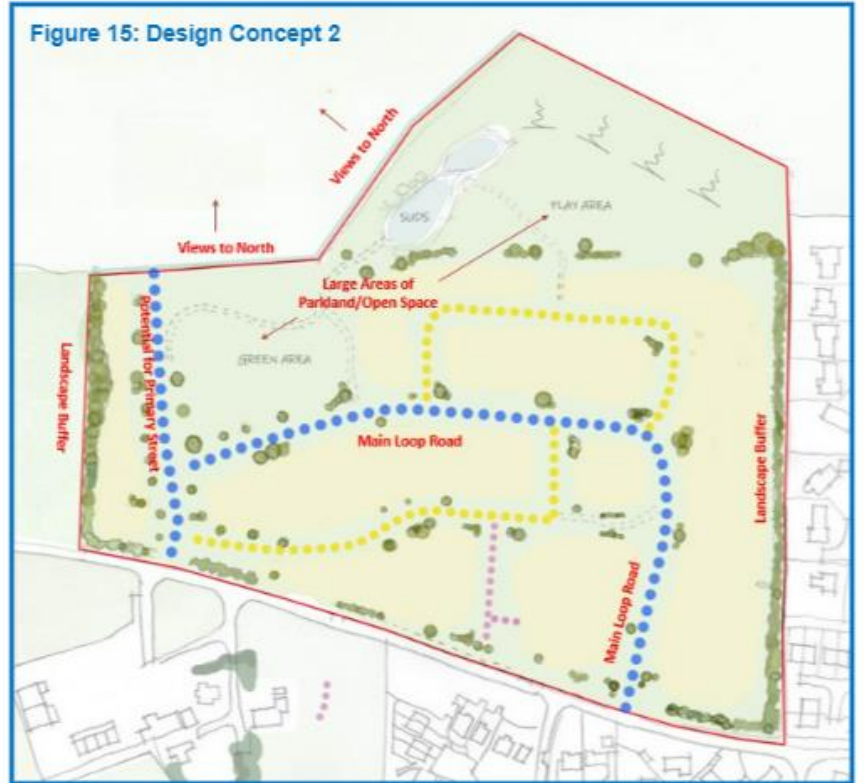


Figure 15: Design Concept 2





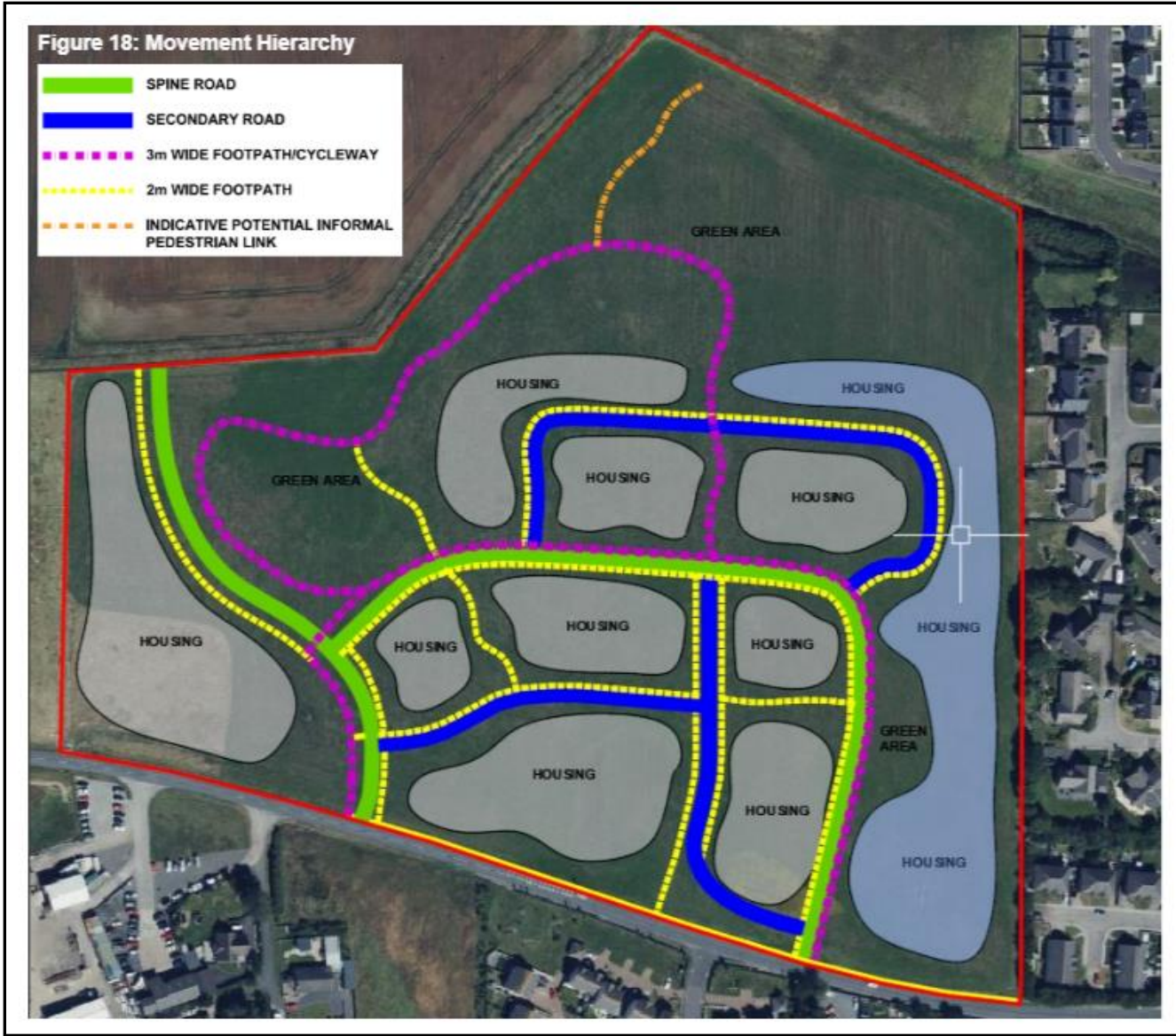


Figure 16: Final Indicative Design Concept



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Figure 19: Phasing Plan

## Phasing Delivery



**Site Photo –  
viewed from  
B9000 looking  
north east**



**Site Photo –  
viewed from  
B9000 looking  
north**

**Site Video (viewed  
from B9000)**





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**Thank You**

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