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# Mansfield Park

## Community Update January 2020

**This Update, which is the first of a series, is being produced to allow the local community a better understanding of the works involved in bringing the unique Mansfield Park development forward.**

Our intention is to provide some background on what works have taken place to-date together with an outline of what is planned over the coming months. We hope you find the information helpful.

Going forward The Mansfield Park Update will be published on our company website [www.stephen.co.uk](http://www.stephen.co.uk). The intention is to provide information on our plans and site progress every two to three months or when there is a significant information we think you will be interested to learn about.

**Thank you for taking time to read this communication**

## Mansfield Park - Phase 1A

Mansfield Park is the new name of the development that has until now been referred to as Scone North. The overall development was granted Planning Permission in Principle in 2016 and the first phase of housing, Phase 1A, was granted detailed planning consent in August 2019. The plan below shows the extent of the area covered by Phase 1A.





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## Early Works

You may have noticed recently that some work has been carried out at the western end of the site and that an area of commercial forestry lying to the west of Harper Way has been felled. This area will include the first houses to be constructed and a "village green". These trees will be replaced over the winter of 2020/21 with an equivalent area of compensatory planting in the adjoining field as shown on the plan overleaf. We have also improved the farm access track which runs from Harper Way north towards Balboughty. This was necessary to allow the timber to be removed and will also be used as the principal access route for construction vehicles to Phase 1A.

Hopefully, the signs and information boards that we erected were sufficient to inform members of the community of the reasons why it was necessary to carry out these works and to allow them to navigate their way around the security fencing. Due to the nature and type of heavy plant involved, it was necessary to secure the area in the interests of public safety.

## Planned Work

It is anticipated that we will shortly appoint a civil engineering contractor to install the road, sewers and services for the first phase of housing. We hope to appoint them in the very near future with a view to them starting on site soon. This work will include the new entrance and roadworks on the public road immediately to the west of Harper Way. This work will involve temporary traffic management in Stormont Road between Pinedale Terrace and Harper Way.

We appreciate the local network of paths, including the Balboughty farm track, is important for people walking and cycling in and through this area. Whilst the construction work takes place, we would be grateful if both cyclists and pedestrians take added care on their approach to and around the site. Warning signs and speed limit signs will be erected to advise all path users.

Phase 1A consists of 42 houses, which are a mixture of bungalows and two story houses, ranging in size from 2 to 4 bedrooms. This initial phase is likely to take around two years to complete, however, we will try to re-open the short section of core path that bisects the development, as soon as practically possible.

## Security Measures and Pedestrian Access

During the initial infrastructure works, the construction area will be secured and heras fencing erected around the entire works. Members of the public that currently use the southern section of core path SCON/30 (see overleaf) will be re-directed around the works to the east. These measures are essential as part of the overall development and we apologise for any inconvenience that these works may cause.



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