

Potterton, Aberdeenshire

PROPOSED RESIDENTIAL DEVELOPMENT

Introduction

This public engagement event forms the final event in a series of workshops that have shaped the Masterplan and guided the development of a detailed design and layout of the proposed development and landscaping of the land to the north and north west of Denview Road, Potterton, by Barratt & David Wilson Homes North Scotland (Barratt).

This event builds upon framework established in the Masterplan, and shows how the proposed design for the development site has responded to this framework and the feedback received from previous consultation.

We welcome your feedback – either on the comments sheets provided today, by email, or in writing **by 14th March 2024**. Representatives from Barratt’s design team are here to today to answer your questions.



Southern approach to Potterton



Existing Ancient Woodland setting



Existing footpath running across west of site connecting Kirkhill Gardens and Manse Road



Location plan

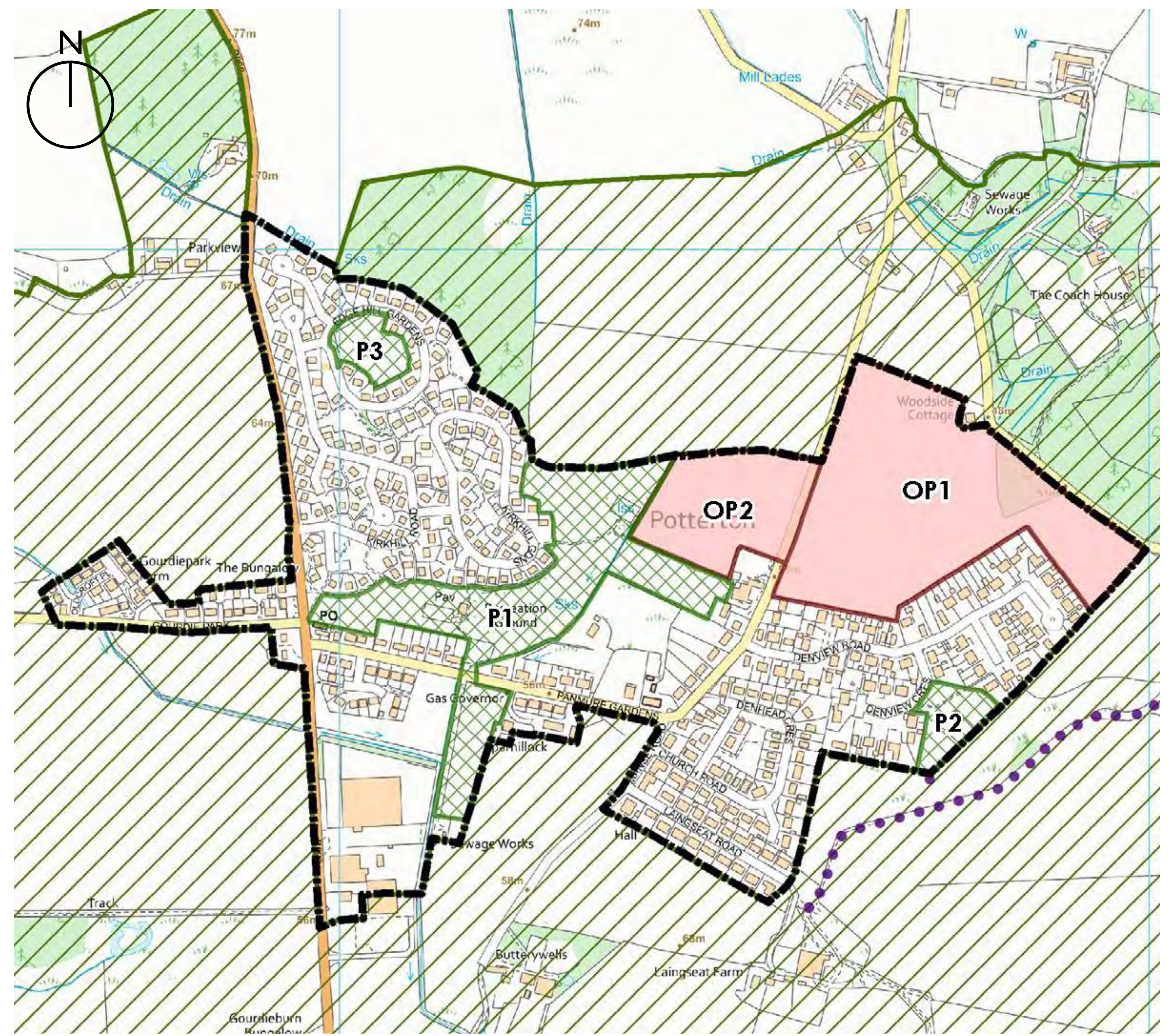
Planning Context

Councils are required to publish Local Development Plans (LDP) to set out the principles that built development should follow and where it should be located. Aberdeenshire Council’s LDP was adopted in January 2023. This land was allocated as development opportunities OPI and OP2, with a total of 233 homes across the two sites.

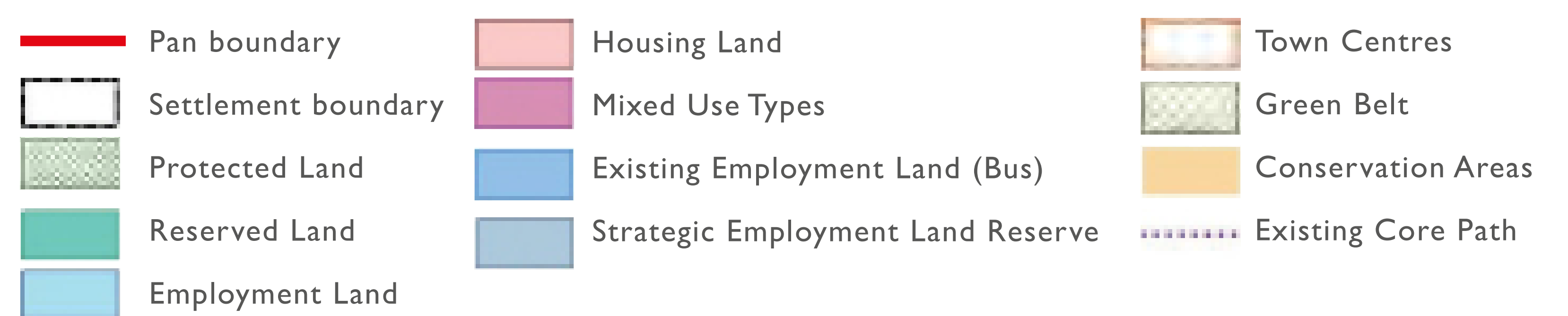
A Masterplan was produced which sets out the framework for the site, its environs and requirements – and set out a structure to accommodate development within that context. After significant site surveys and two public consultation events, the Denview Road, Potterton, (OPI & OP2) Masterplan Report were approved by Aberdeenshire Council’s Formartine Area Committee in June 2023.

The purpose of this event is to discuss and seek feedback on the detailed proposals that have built upon the work we have done to-date. Following this exhibition, once we have received feedback from the community, Barratt will finalise its proposals and submit an application for detailed Planning Permission to Aberdeenshire Council.

When the planning application is submitted, the surrounding neighbours will be notified by Aberdeenshire Council and there will be an opportunity to submit formal comments to the Council at that time.



Aberdeenshire proposed Local Development Plan



Public Engagement

Prior to today's event, two public consultation events have been held, to discuss the site and how it can accommodate an expansion of the settlement: an initial online event (due to Covid restrictions); followed by an in person event, discussing the masterplan proposals and results of site surveys in more detail.

These events were tailored to ensure that as many people in the local community as possible had the opportunity to review and respond to the emerging proposals. Belhelvie Community Council and local groups were informed, and leaflets were dropped off to all homes in Potterton, advertising the event, in addition to a public notice in the Press & Journal.

Initial Consultation

The initial event was held online on the 31st of March 2022 at denviewroadpotterton.co.uk. The exhibition boards were displayed online and a live chat messaging service was available throughout the consultation, allowing members of the public to chat to the project team, alongside live video interactive sessions every hour. This gave people various opportunities to ask questions and discuss any concerns or issues that they had.

74 unique website visits were recorded on the day of the event, with several hundred following that. 11 members of the public engaged with the project team via the live chat function, with a total of 29 people participating in the live video interactive sessions. The conversations within the live video interactive session lasted between 20 and 45 minutes.

Overall, attendance was good, with many issues raised and discussed at length.

You Said, We Did

The key issues raised, discussed and received following the consultations are summarised below:

Are there plans to improve road infrastructure to accommodate for an increased capacity?

Yes, a detailed Transport Assessment has assessed the capacity of the road network and has identified necessary upgrades to accommodate new vehicles; this includes a new link road between Manse Road and the CIC Quarry Road in the east. Improvements to the development frontage along Manse Road and the CIC Quarry Road will also address increased capacity.

What are the implications of increased traffic on road safety?

Keeping people safe is a priority principle for Barratt Homes and as such detailed assessments were undertaken in relation to road safety. The Transport Assessment and Speed Surveys have informed the design of visibility splays onto Manse Road. The provision of a carefully designed link road through the site will remove the requirement to access the AWPR Blackdog junction via the sharp bend to the north and blind summit.

Will the development offer new and improved infrastructure and facilities for the community?

Feedback from the community has highlighted a need for retail facilities in Potterton following the closure of the local Post Office. Assurance regarding the development of proposed retail units adjacent to the Shish-in-Stead Restaurant has been received from the landowner, which will respond to the increase in demand.

Aberdeenshire Council undertook a survey of the existing community facilities in the village, which recommended physical improvements and investment required to the buildings to bring them up to a suitable standard. Financial contributions from this development will support upgrades to existing facilities, which will increase accessibility and allow their full capacity to be utilised. The Masterplan includes suggestions for outdoor community facilities, such as a community orchard or growing area. We also welcome input on additional community amenities, such as a trim trail, herb garden, or foraging trail, to promote outdoor activity and enhance the area's landscaping and biodiversity.

What form and size will the new houses be, many homes in Potterton are bungalows?

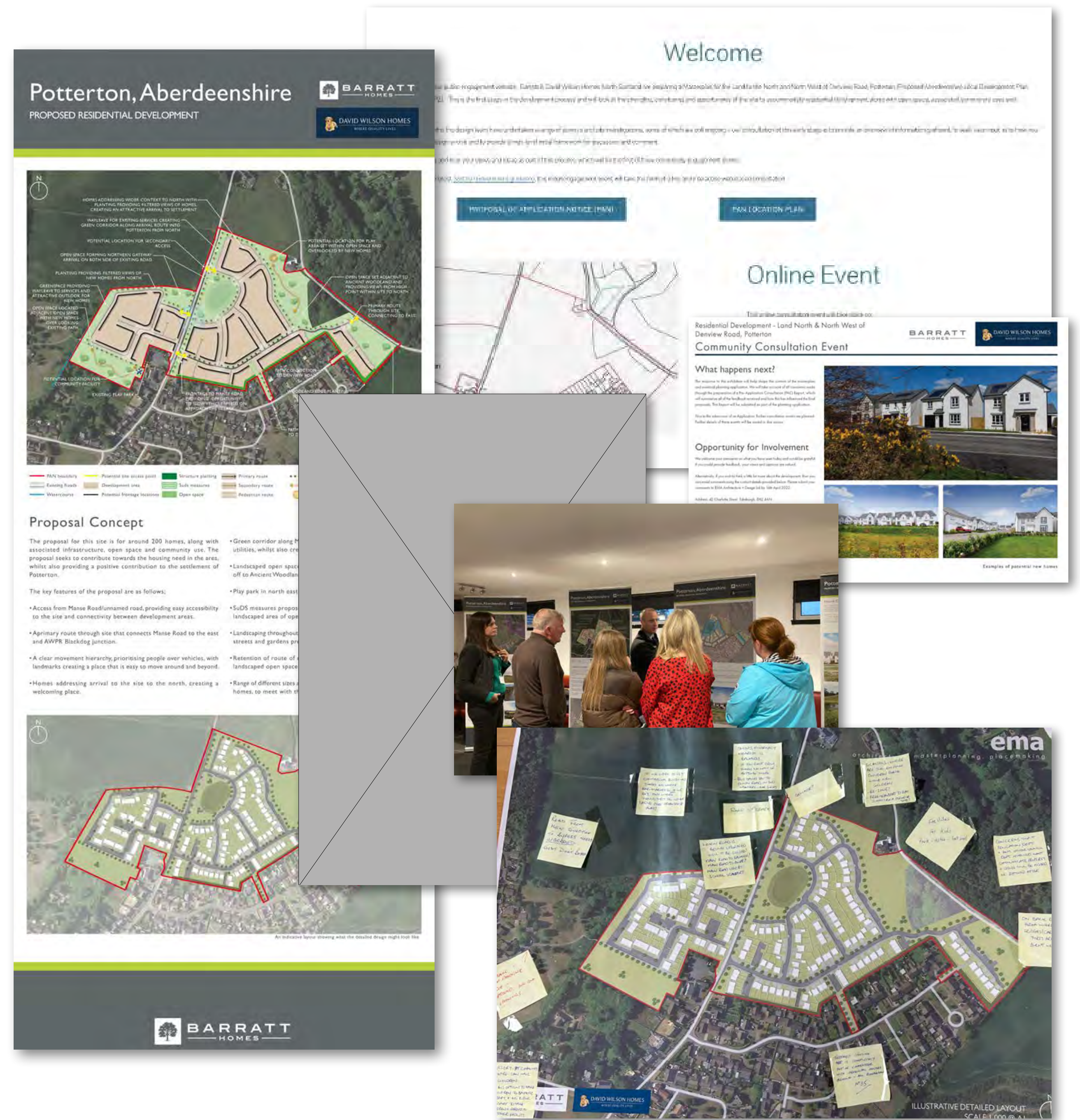
Homes proposed are predominantly 2-storey, and include some bungalows and cottage flats. These will range between 1 and 5 bed homes.

Will the new homes will affect privacy?

Residential amenity of existing properties, particularly along Denview Road, has been a key consideration during the design process. Development buffers have been included into the proposal to ensure distances to residential properties and window-to-window distances are respected and would not reduce levels of privacy. These buffers are to include appropriate landscaping to ensure privacy is retained.

Second Consultation

An in-person consultation event was held in the function suite of The Stead Inn on the 8th September 2022. Members of the project team were available to talk through the information presented and answer any questions. The event was well attended throughout the session, with approximately 55 people coming through the door. There were 7 feedback forms received at the event, with a further 7 received via email following the event. All copies of the masterplan framework and proposed development layout were available on tables for discussion. Post it notes at the event allowed comments to be made on the proposed detail of the layout, which were collated and used to guide the proposal today.



Where appropriate, to reduce potential anti-social behaviour by design, some properties will provide natural overlooking over public spaces such as the public path from Middleton of Potterton to the Shish-In-Stead.

Where will the children go to school?

Currently, pupils from this development would attend Balmedie Primary School and Bridge of Don Academy. Developer contributions would be sought by the Council to mitigate any capacity issues that may arise as a result.

How will the development affect the environment and wildlife?

Barratt Homes are a leading sustainable house builder and our homes come with water and energy saving technologies as standard.

An Ecological Appraisal (EA) was undertaken, which identified habitats within and around the site; and included specific species surveys. The report provides mitigation requirements to avoid negative impact on local wildlife and proposals to enhance biodiversity, which have informed our proposals.

Barratt Homes been working together with the RSPB, the UK's largest nature conservation charity, since 2014 to show how new homes and homeowners can help nature and support wildlife. Together we plan open spaces and show home gardens in many of our new communities that will encourage nature to thrive.

What does open space mean?

Open space describes green space and linkages for recreation, amenity and natural habitats. In Aberdeenshire, a Masterplan area is required to comprise 40% open space, including amenity areas, such as equipped play areas and grass areas, SUDS basins, watercourses and planting such as tree belts and hedgerows.

What will happen to the existing path which has already been improved by the local community?

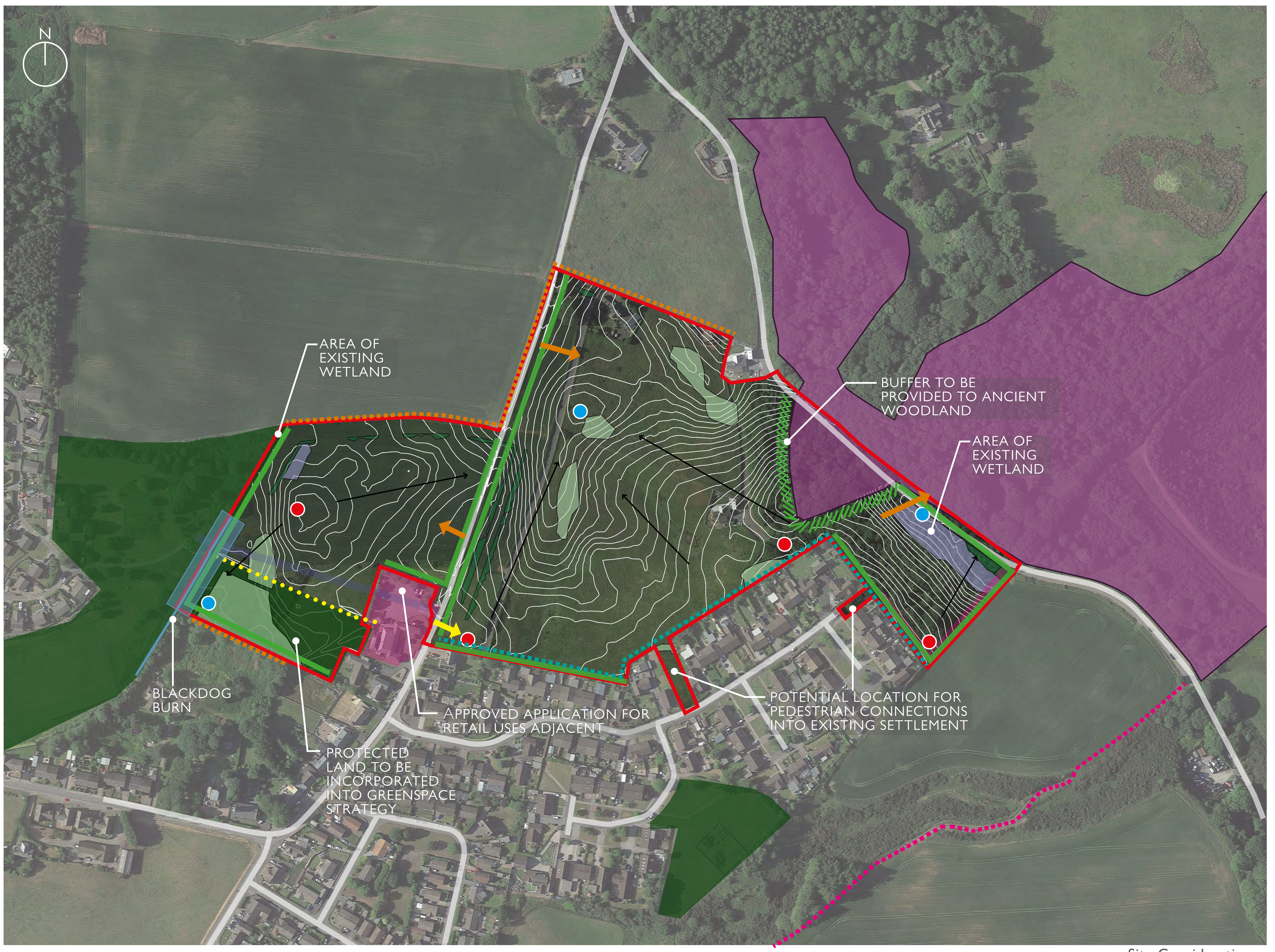
The path from The Shish-in-Stead to Middleton of Potterton is currently maintained by local residents and is in good condition. It will form an integral part of the footpath network running through the development. As such, there will be a requirement to upgrade the specification and take on its maintenance as part of the overall development.

How will the development mitigate flooding issues?

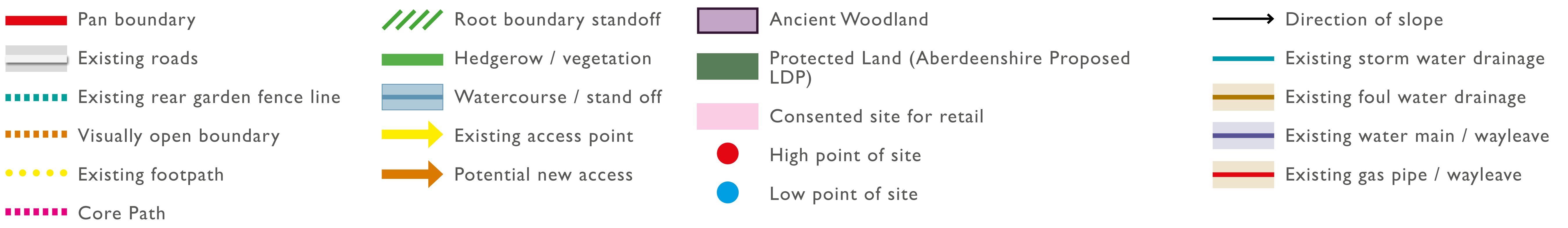
The flooding highlighted by SEPA is pluvial flooding (surface water). This can be addressed through surface water drainage proposals and will include a central SuDS basin, which will collect surface water and then release it slowly, at greenfield rates, into the drainage system.

What are the next stages of the process?

Following final updates from this consultation and other consultees, the detailed planning application will be finalised and submitted to the Council for consent.



Site Considerations



Site Considerations

The site extends to approximately 10.17 hectares, on either side of Manse Road. A number of technical assessments have been carried out, with further assessments ongoing, which will feed into the proposals.

Assessments of the site include a topographical survey, tree survey, preliminary ecological appraisal (including species surveys), archaeology, transportation, flood risk, landscape, drainage, geotechnical. There are a number of constraints and opportunities which have been identified and will be addressed within the proposal.

- Potential to provide three vehicular points of access, including two from Manse Road/unnamed road and one from the C-Class road to the east of the site.
- Opportunity to provide active travel (pedestrian / cycle) links to Denview Road.
- Existing utilities, which cut through and border the site, some requiring a way leave.
- Sustainable Drainage System (SuDS) measures to be included within proposal to ensure that surface water is attenuated and discharged at sustainable greenfield levels – to prevent/ remove flood risk.
- Integration of area for external community uses, such as food growing, or community orchard.
- A small section of watercourse running parallel to the south western boundary, requiring stand-off in accord with SEPA requirements.
- Area of Ancient Woodland (long established) to the east of the site requiring a root protection zone within the proposal.
- Existing dwellings adjacent to the site, requiring adequate privacy stand offs.
- Opportunity to provide attractive vistas through the site to the surrounding context from high points within site.
- Opportunity to increase connectivity from Manse Road to east and the AWPR, reducing travel times.
- Opportunity to provide attractive frontage to Manse Road/unnamed road, with the potential to actively reduce speed of traffic approaching from the north.
- Opportunity to work with the site topography and landscape character.
- These considerations formed the basis of the approved Masterplan framework for the site and have evolved to provide the basis of the detailed proposal.



View looking south along Manse Road between the site



Link 1 from Denview Road



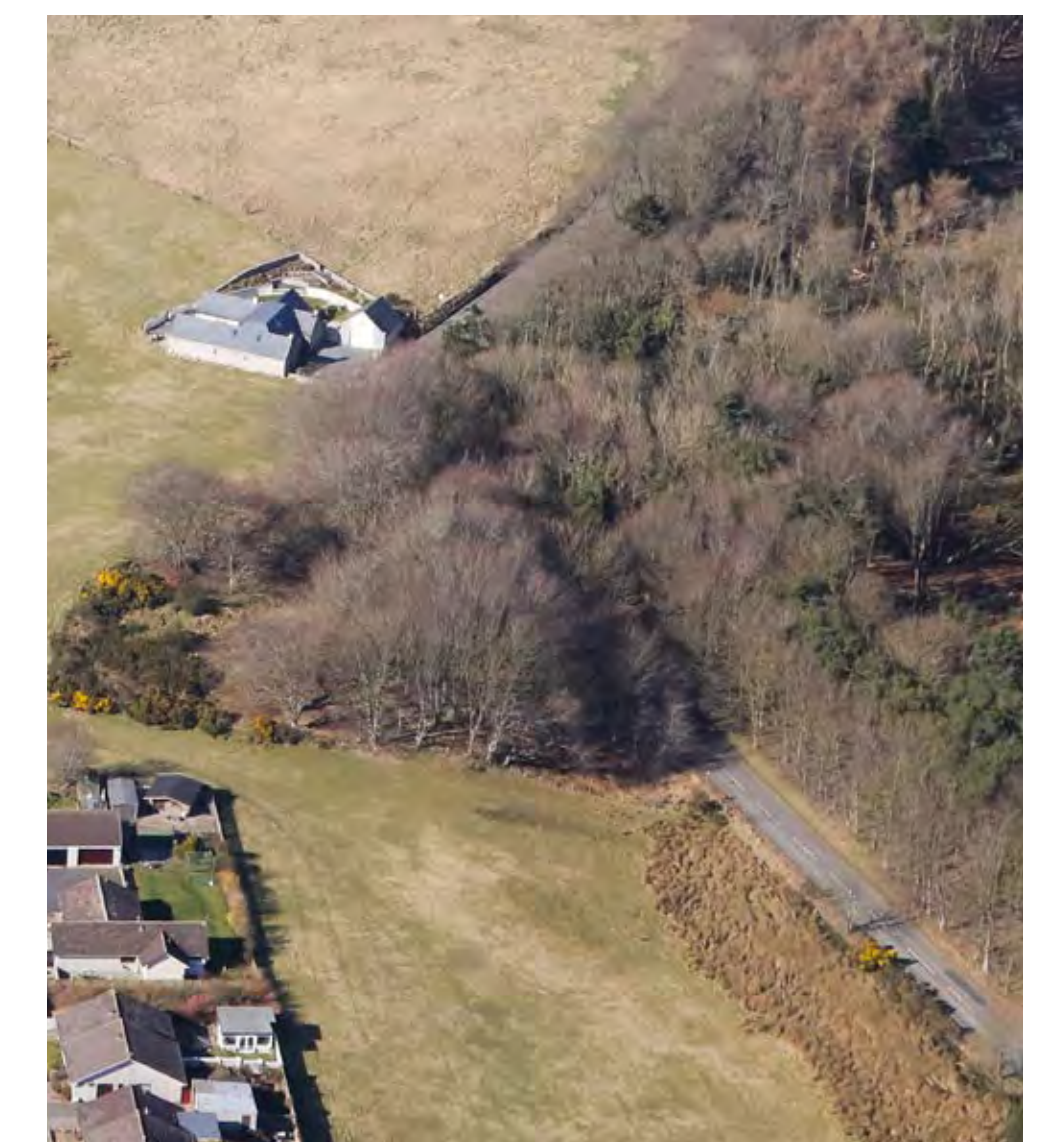
Link 2 from Denview Road



View of proposed entrance to site from east and AWPR



Fruit picking



Existing Ancient Woodland

Ecology

The updated Ecological Appraisal included surveys of several species and provided a baseline ecological evaluation of the site to inform the layout and design of the site, identifying any designations, notable flora or fauna, the habitats within the site, and evidence of protected or notable floral & faunal species. The appraisal then identified opportunities to deliver ecological enhancements and general wildlife mitigation measures.

In its current form, the proposal addresses identified mitigation measures. Once the development is complete, the development will provide an overall biodiversity net gain, through protection of existing and the creation of new habitats.

- PAN boundary —
- Ancient Woodland
- Protected Open Space



Ecological Site Appraisal



Trees

A tree survey was undertaken at an early stage to establish appropriate buffers and root protection zones around the ancient woodland to the east of the site which is protected.

New trees will also be planted along site boundaries, where appropriate, and along streets, further enhancing the biodiversity and habitat value within the site.

Habitats

The appraisal confirmed that the habitats within the site boundary are not considered to be of principle importance, but recommended further investigation of the standing water in the south east of the site.

As recommended within the appraisal, the proposal for the site retains the area of protected open space, to the south-west of the site, providing protection of this area during construction.

New habitats will also be created through the introduction of amenity open space, tree planting and other landscape planting throughout the site. This may also include features such as 'bug hotels', bird and bat boxes, and hedgehog nests.



Species

The appraisal noted the presence of a badger sett out with the site boundary, and application. The required buffer to that sett has been incorporated within the proposal. During development, mitigation to avoid activities at certain times of year will be adhered to.

No bat roosting potential was identified on the site, but the appraisal makes recommendations for mitigation measures for implementation during the construction phase.

The appraisal noted that there are no suitable habitats for red squirrel or pine martens within the site, but identified mitigation measures which may require to be implemented during construction phases to prevent disturbance.

The appraisal also recommended mitigation measures be put in place for the sensitive removal of vegetation, if being carried out between March - July, to avoid any impact on the amphibian breeding season.

Landscape & Visual Assessment



Site Appraisal

The site is on the north-eastern edge of Potterton and is made up of three fields, divided by Manse Road. The site is undulating, generally falling away from the existing village.

The fields are generally contained by post and wire fencing, with gappy gorse hedgerows along some of the boundaries. A mix of fence types form the site boundary adjacent to existing residential properties. The large field to the east is irregular, with residential development and a small block of Ancient Woodland extending into the agricultural field.

The site is dominated by intensively grazed grassland, with scattered rush, and there is wet grassland to the south-east of the site where water ponds to the west of the road. There are no trees within the site itself. The site is adjacent to existing open space, including playing fields, and a footpath linking the open space and the Stead Inn crosses the western part of the site.



Visual Appraisal

The site is contained by the hills and woodland to the west, north and east, and by the settlement of Potterton to the south and west. Views of the site are therefore very localised and seen in the context of the existing settlement edge of Potterton.

The main views of the site are from Manse Road and the road off the A92 / A90 junction where it is seen arriving into and departing from Potterton from and to the north and east.

The proposal will take account of these views, ensuring that the proposal provides an appropriate arrival into the settlement and addresses its localised context.



View from Manse Road towards Potterton and the site



View from Unnamed Road to Potterton from A92



Approved Masterplan

- | | | | |
|------------------|--------------------|------------------|------------------------------|
| PAN boundary | Structure planting | Primary route | Tree planting / lined route |
| Existing Roads | SuDS measures | Secondary route | Potential location for play |
| Development area | Open space | Pedestrian route | Proposed informal play route |

Masterplan

The proposal for this site is for approximately 194 homes, along with associated infrastructure, open space and outdoor community use. The proposal seeks to contribute towards the housing need in the area, whilst also providing a positive contribution to the settlement of Potterton.

The key features of the proposal are as follows:

- A clear movement hierarchy, prioritising people over vehicles, with landmarks creating a place that is easy to move around and beyond.
- Homes addressing the arrival to the site, creating a welcoming place.
- 25% of all homes to be affordable, proposed as a mixture of rented and Low Cost Shared Equity homes for purchase, throughout the development.
- Access from Manse Road, providing easy accessibility to the site and connectivity between development areas and existing homes.
- A primary route through site that connects Manse Road to the

CIC Quarry Road in the east and AWPR Blackdog junction.

- Green corridor and footpath along Manse Road allowing a way-leave for existing utilities, whilst also creating an attractive frontage.
- Landscaped open space along the western boundary providing stand off to Ancient Woodland and attractive view corridor through the site.
- Play park in the north east of the site overlooked by new homes.
- SuDS measures proposed at the low point of the site set within attractive landscaped area of open space, overlooked by new homes.
- Landscaping throughout to boundaries, open spaces, SuDS measures, streets and gardens providing an enhancement to biodiversity.
- Retention of the existing footpath to the west of the site, alongside a landscaped open space.
- Range of different sizes and tenure of homes, including 25% affordable homes, to meet with the need within the local community.



Developing the Design / Proposed Layout

Following the approval of the masterplan the detailed design has progressed through further detailed surveys and reports. The proposed site layout maintains the principles of development, including provision of active travel, protection and enhancement of Biodiversity and the ancient woodland.

The proposed development in the northern part of OPI has been amended to address ground conditions and ensure that the levels

of the proposed and existing development respect each other.

As a result, the open space and SUDS area in OPI have been enlarged, to provide a larger wetland habitat, with a multi-modal access connection to the open space in the east providing connectivity, active travel and an opportunity for a green corridor to link these two larger open spaces. The proportion of open space throughout the masterplan area remains at 40%.



House Design

New homes will be a mix of 1 to 5 bed homes, including bungalows, cottage flats, terraced, semi-detached and detached homes, with 25% of which will be affordable homes.

Some will include features such as detached or integral garages, varying between single storey and two storey homes, offering a wide range of sizes and layouts to meet with differing requirements.



Transportation

Since the last consultation event, a Transport Assessment has been undertaken which examines the impact of the proposed development on the surrounding road network for all users.

A key feature of the proposed development is the creation of a new 6m-wide link road through the site, connecting Manse Road in the west with the CIC Quarry Road to the east. This link will provide a much more direct connection for vehicular traffic between the village and the Blackdog junction, avoiding the need for vehicles to negotiate the substandard junction between Quarry Road and Manse Road at Milton of Potterton to the north.

The new junctions with Manse Road and Quarry Road will be built to current design standards. In order to establish the visibility splays required at the junctions, speed surveys have been undertaken on Manse Road and Quarry Road.

The Transport Assessment predicts that around 27% of traffic from the new development (around 30-40 vehicles per hour in the morning and evening peaks) will use Panmure Gardens to access the B999 towards Aberdeen city centre. This is very much an upper limit as the new link road will make the alternative route to the city centre via the Blackdog junction and the A92 more attractive than at present.

Of the remaining traffic, 71% will use the Blackdog junction to access the strategic road network, with the final 2% using local roads.

The Transport Assessment also recommends enhanced pedestrian and cycling links to serve the development and wider community, which have been incorporated into the proposed layout.

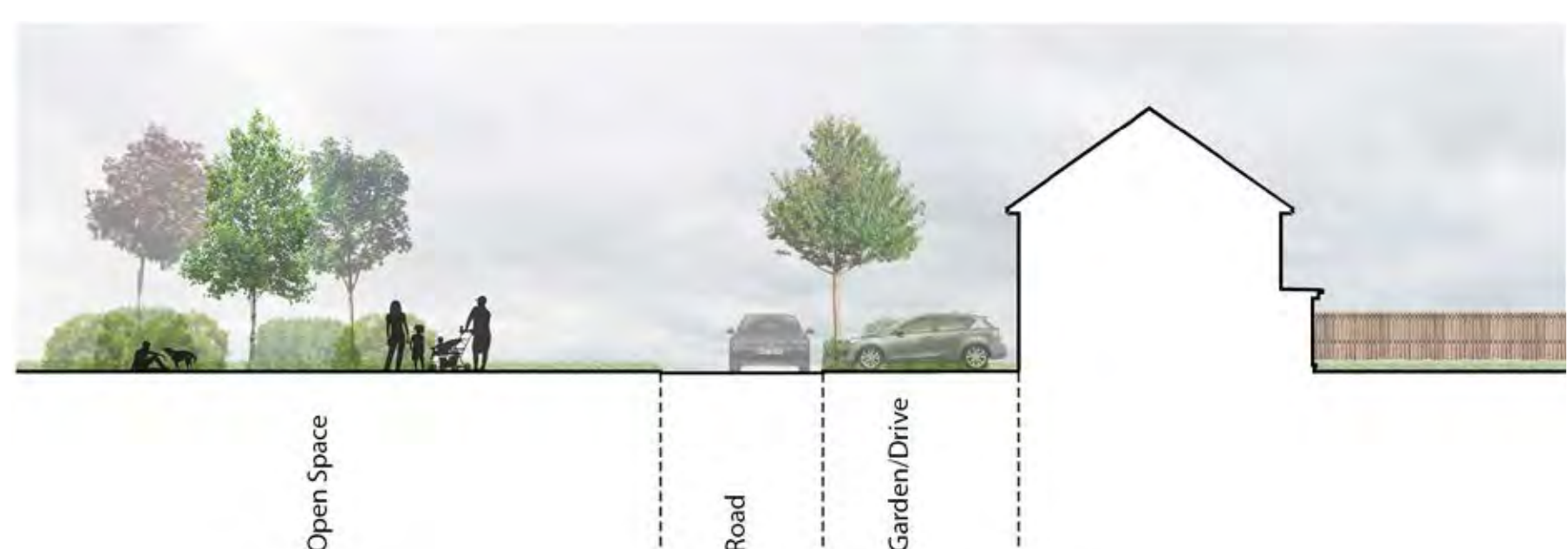
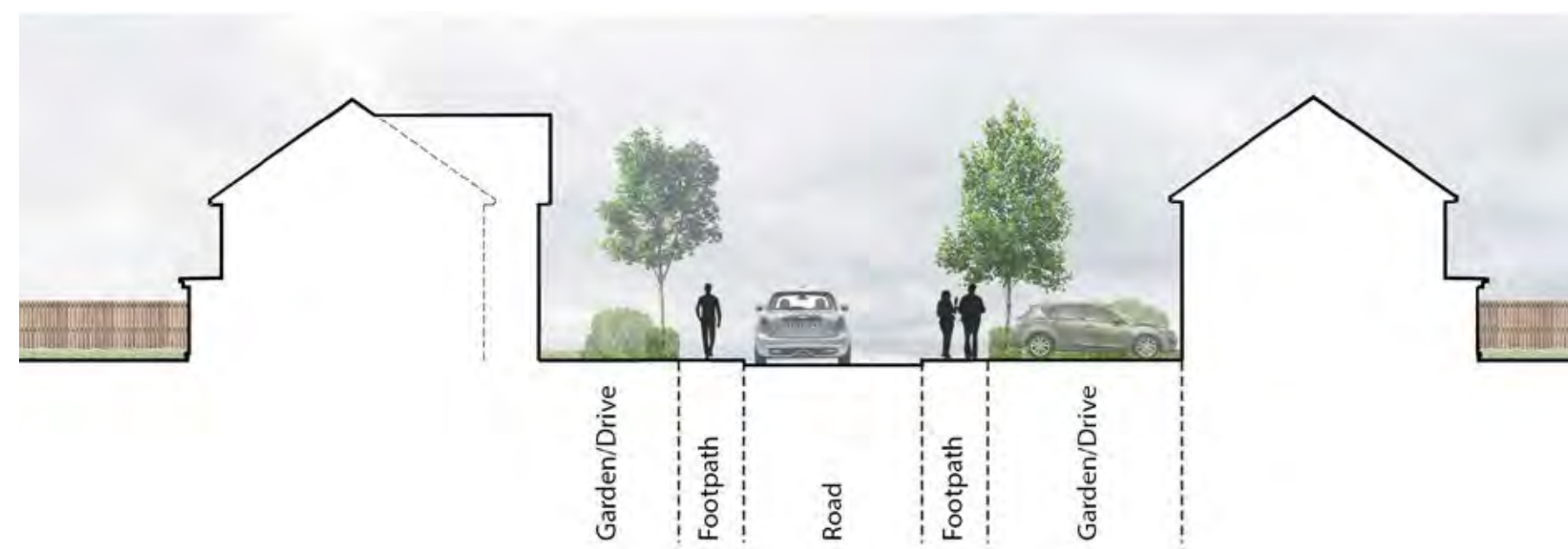
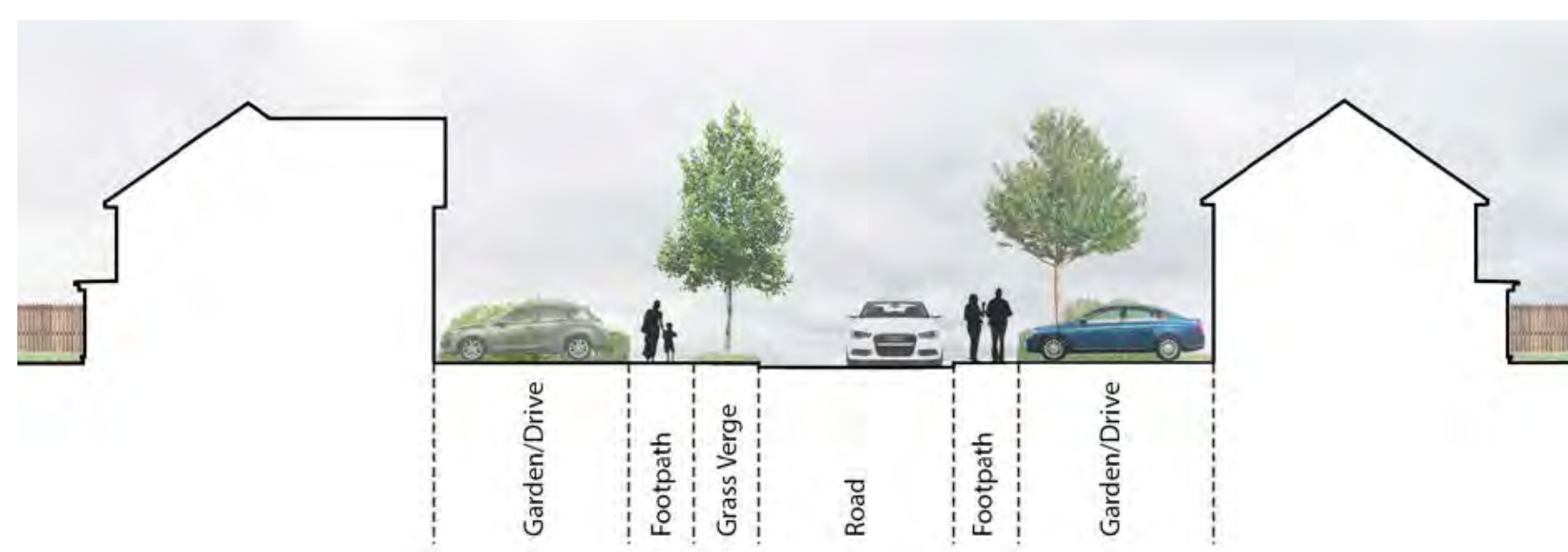


Movement & Connections

The movement hierarchy within the site provides a well connected place, creating easily accessible routes within the development, and connecting to the existing settlement. The layout will:

- integrate streets and footpaths within a 20 minute neighbourhood of the centre of Potterton, creating streets which are well connected, forming loops within the site.
- offer clear and safe routes for existing residents to access new amenities and provide alternative routes
- be within 400m of bus stops serving Potterton providing safe pedestrian connections to them.

- create new routes provided through the south of OPI, to Denview Road – one will be dedicated for pedestrian and the other for cycle use.
- retain the existing path along the southern boundary of OP2 integrating it within the new development and upgrading accordingly.
- provide primary vehicular accesses into both sides of the site taken from Manse Road, which runs through the site.
- provide a primary route through OPI to connect to the existing road to the east, providing a direct onward connection to the AWPR Blackdog roundabout.



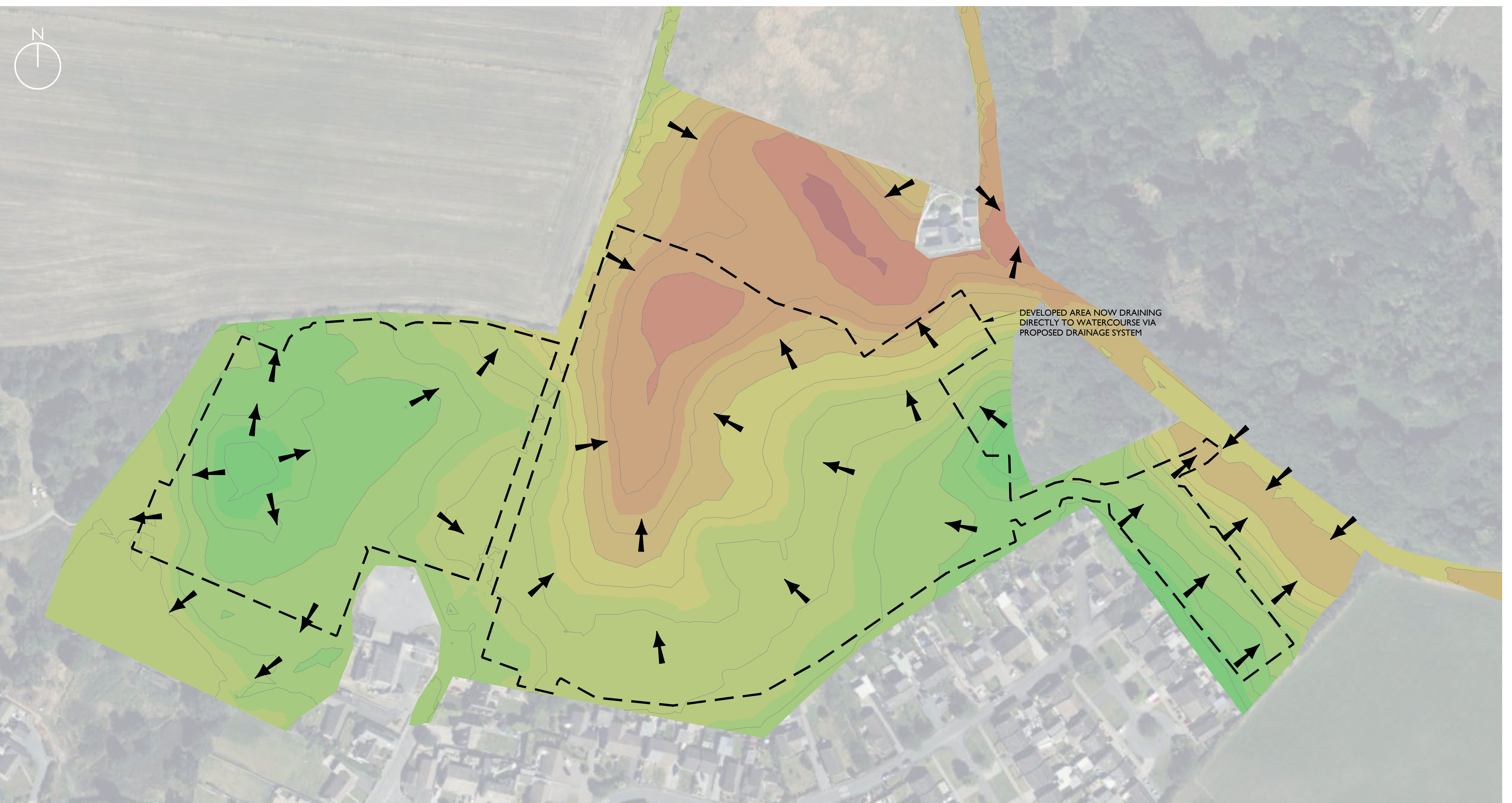
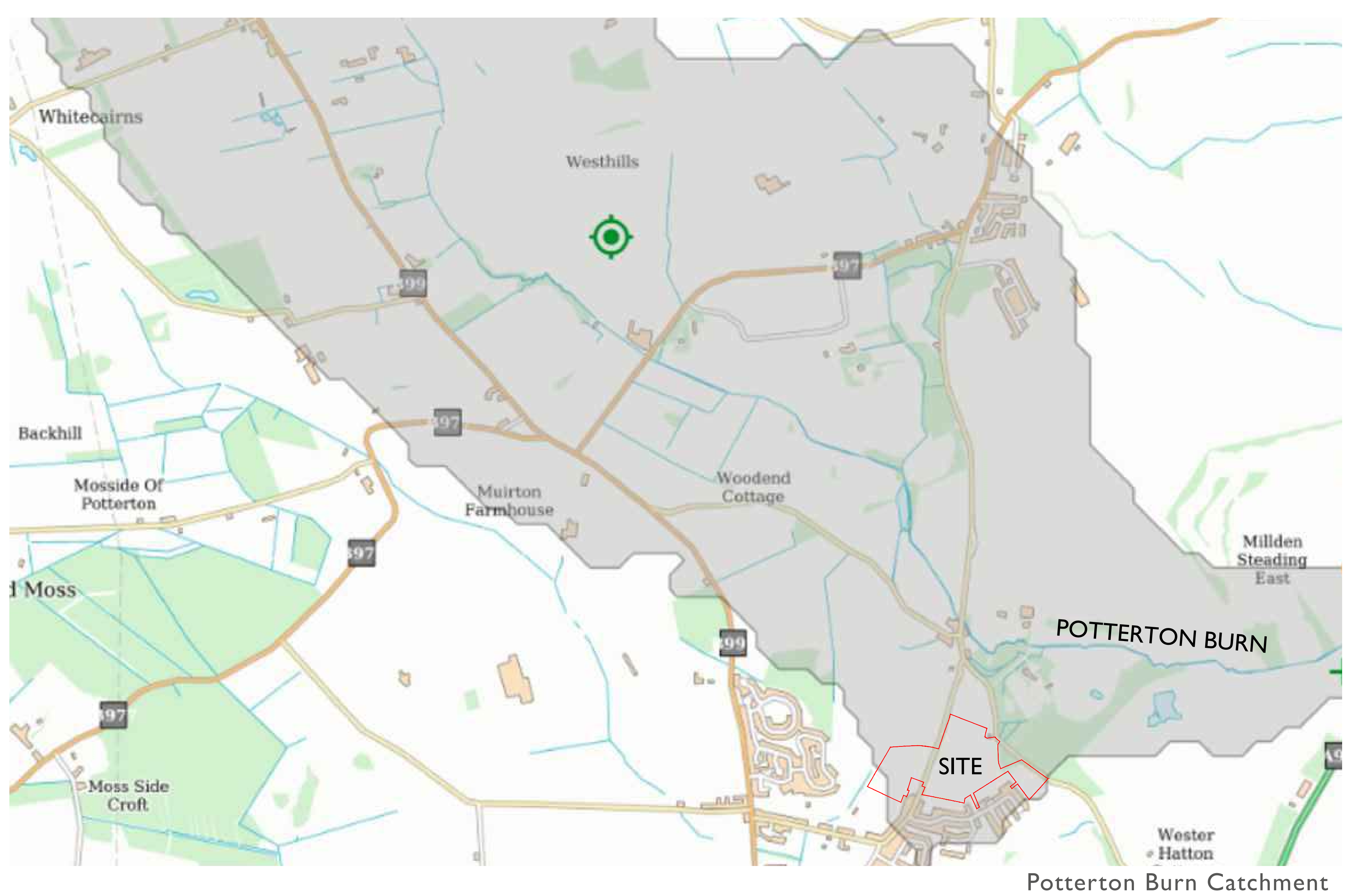
Existing Catchment/ Pluvial Flooding

Potterton Burn Catchment

The site is currently located within the catchment of the Potterton Burn which is located to the north of the site. Surface water which lands on the site will ultimately discharge to this watercourse via overland flows and groundwater table.

Existing Overland Flow (Surface Water)

Due to soils having reduced infiltration values, there are areas of localised ponding that can occur after rainfall events. This surface water collects within the lower lying areas of the site topography.



Existing Overland Flow

Proposed Drainage Network

Pre-Development

An assessment has been carried out to determine the rate that surface water discharges into the natural water environment in its pre-development state. The proposed development will restrict surface water flows leaving the site for all storms up to and including a 1:200 plus climate change event to the pre-development 1:2-year event flows.

Post Development

A new gravity sewer system drains surface water to a proposed two stage attenuation basin (See Figure 3 below). The outlet from the attenuation basin is fitted with a hydro-brake vortex control device to restrict the flow, the volume of water that is restricted backs up within this attenuation basin.

The 2-stage attenuation basin also provides sufficient treatment in accordance with SEPA's simple index approach to allow the run-off collected from roofs, roadways and driveways to be discharge into the natural water environment.

Scottish Water asset plans show the presence of adopted surface water and foul water drainage infrastructure within the site boundary. It is proposed that the treated surface water will outfall from the site at a controlled rate to the existing Scottish Water surface water infrastructure which is then conveyed to the Potterton Burn. A Drainage Impact Assessment has been undertaken to ensure that there is sufficient capacity within the Scottish Water network.

Foul water from the development will be drained via gravity to the existing Scottish Water Wastewater network. Again, a Drainage Impact Assessment has been undertaken to ensure that there is sufficient capacity within the Scottish Water network for the development.



Proposed Drainage Network

Landscape Design

The proposal takes a landscape-lead approach, the resulting landscape strategy is to protect and enhance existing features, bringing in new elements to strengthen blue and green networks and biodiversity. These existing features include the area of ancient woodland to the east and areas of wetland in the south east and north west of the site.

Landscaping is provided throughout the site, in the form of planted buffers, SuDS measures, wetland, woodland, and open space. This creates a place with a strong green network within the site, connecting to the wider context. The green space provision will be in accord with LDP requirements, totalling 40% of the total masterplan site area.

A large landscaped parkland is proposed to the north-east, creating a welcoming entrance to the settlement. This is where an area of equipped play is proposed. Planting is proposed to the northern boundary, forming an appropriate urban to rural transition, creating filtered views of new homes.

Along pedestrian and cycle routes fruit trees will be planted to create a foraging route providing the new and local residents a connection to nature and increased health and well-being. This is also advantageous for foraging birds / bats for example.



Landscape Diagram

Sustainability

We are the leading national sustainable house builder, underpinned by one of our key principles - our commitment to safeguarding the environment. Our key target in this area is to create a net positive impact for ecology and biodiversity across all of our developments from 2020 onwards.

We will achieve this by avoiding the areas of greatest biodiversity value where possible, minimising the environmental impacts of our operations, and enhancing existing and creating new habitat on all of our developments.

Our new homes are designed with energy-efficiency as a key design consideration. Good levels of insulation, quality construction on-site and high-efficiency heating systems help to cut down carbon emissions and bills. Our homes come with the latest water and energy saving appliances as standard. Our water efficient kitchen and bathroom fittings could reduce consumption by up to 26% per day per person compared to the national average.

We use highly thermally efficient insulation and argon-filled double glazing as standard, which allows the heat from the sun in whilst minimising heat loss.



Next Steps

The response to this exhibition will help shape the content of the application for detailed planning permission. We will take account of all comments made through the preparation of a Pre-Application Consultation (PAC) Report, which will summarise all of the feedback received to-date and how this has influenced the final proposals. This Report will be submitted as part of the planning application.

Opportunity for Involvement

We welcome your comments on what you have seen today and would be grateful if you could provide feedback, your views and opinions are valued.

Alternatively, if you wish to think a little bit more about the proposals, they will be available on the website listed below, then you can email comments using the contact details provided. Please submit your comments to EMA Architecture + Design Ltd by **14th March 2024**.

Address: 42 Charlotte Street, Edinburgh, EH2 4AN
 Email: denvieroadpotterton@ema-architects.co.uk
 Website: www.denvieroadpotterton.co.uk
 Phone: 0131 247 1450

Comments should not be made to Aberdeenshire Council. Any comments made to the prospective applicant are not comments to the planning authority. If a planning application is submitted to Aberdeenshire Council, normal neighbour notification and publicity will be undertaken at that time and you will have the opportunity to make formal representations regarding the proposal.

March 2021
 Proposed LDP submitted to Scottish Ministers for examination

March 2022
 First consultation held as an online event

Spring / Summer 2022
 Throughout summer / spring survey work carried out

June 2022
 Proposed LDP examination report received

September 2022
 Second consultation event held in person

January 2023
 LDP adopted by Council

January 2023
 Masterplan submission to Council for review and comment

June 2023
 Masterplan determined by Council

Spring 2024
 Detailed planning application submitted

Autumn 2024
 Detailed planning application determined