



# Community Consultation Event

## Welcome

This public engagement event is the first of a series of workshops which will shape the preparation of a masterplan and eventual planning application for residential development, along with associated community uses, amenity areas, roads, landscaping and open space at land to the north and north west of Denview Road, Potterton, by Barratt & David Wilson Homes North Scotland.

The site is allocated for development in the proposed Aberdeenshire Local Development Plan (2020). In advance of the adoption of the plan, this online event presents the survey information that has been gathered to-date and outlines a potential high level development framework for your feedback.

You are invited to leave comments and a feedback form is provided at:  
[www.denviewroadpotterton.co.uk](http://www.denviewroadpotterton.co.uk)

Representatives of Barratt & David Wilson Homes North Scotland are available to answer your questions via an online chat event which will take place on:

31st March 2022 between 3pm to 7pm. The chat box can be accessed at:  
[www.denviewroadpotterton.co.uk](http://www.denviewroadpotterton.co.uk)

Interactive sessions will also be held throughout the event, via Microsoft Teams, for the last 15 minutes of each hour (3.45pm, 4.45pm, 5.45pm and 6.45pm).

To attend one of these sessions please email [denviewroadpotterton@ema-architects.co.uk](mailto:denviewroadpotterton@ema-architects.co.uk) with the time of your preferred session. A link to join the session will be emailed to you in advance (no additional software is required).

If you would like some time to think about your comments you can send them to us using the contact details at the end of this presentation before 14th April 2022.





# Community Consultation Event



## Proposal Site

Collectively, this land is identified in the proposed Aberdeenshire Local Development Plan (2020) as sites OP1 and OP2, for up to 233 homes and community uses. Located just north of the village of Potterton, the area sits within the Aberdeenshire Council Boundary, 5.7 miles north of Aberdeen and under a mile from the AWPR Blackdog roundabout.

The site consists of two fields, either side of Manse Road, and immediately adjacent to the existing settlement. Currently, the land is in agricultural use, with access via a field gate off Manse Road.

A triangular area of Ancient Woodland abuts the eastern site boundary. Whilst it is included in the Council's boundary of the OP1 allocation, this land is not part of the Barratt & David Wilson Homes site, it will not be developed and will be appropriately protected both during and after development.

The site undulates, with high points to the south east and west, generally falling to the north. The far east of the site, slopes down to the road along the eastern boundary.

Where the site adjoins the built up area of Potterton, to the south east, the boundary largely consists of rear garden boundary fences. The northern boundary is defined by field boundary fencing and some areas of planting and vegetation.

The land to the west of Manse Road wraps around The Stead Inn, which has a small play park and area of green space, and bounds the south western site boundary. A footpath runs through this area of the site, providing a pedestrian connection between adjacent homes at Kirkhill Gardens and Manse Road. This footpath will be upgraded and integrated into the layout of future development.



EXISTING SITE ENTRANCE AT SOUTHWEST CORNER OF SITE, SHOWING STEAD INN BUILDING IN BACKGROUND



PROTECTED ANCIENT WOODLAND LOCATED TO EAST OF SITE



EXISTING FOOTPATH RUNNING ACROSS WEST OF SITE BETWEEN STEAD INN AND MIDDLETON OF POTTERTON





# Community Consultation Event

## Context of Location

The site is located within the village of Potterton, around 5.7 miles north of Aberdeen and within the Aberdeenshire Council boundary. The villages of Belhelvie, Balmedie and Blackdog are located north, north east and south east respectively.

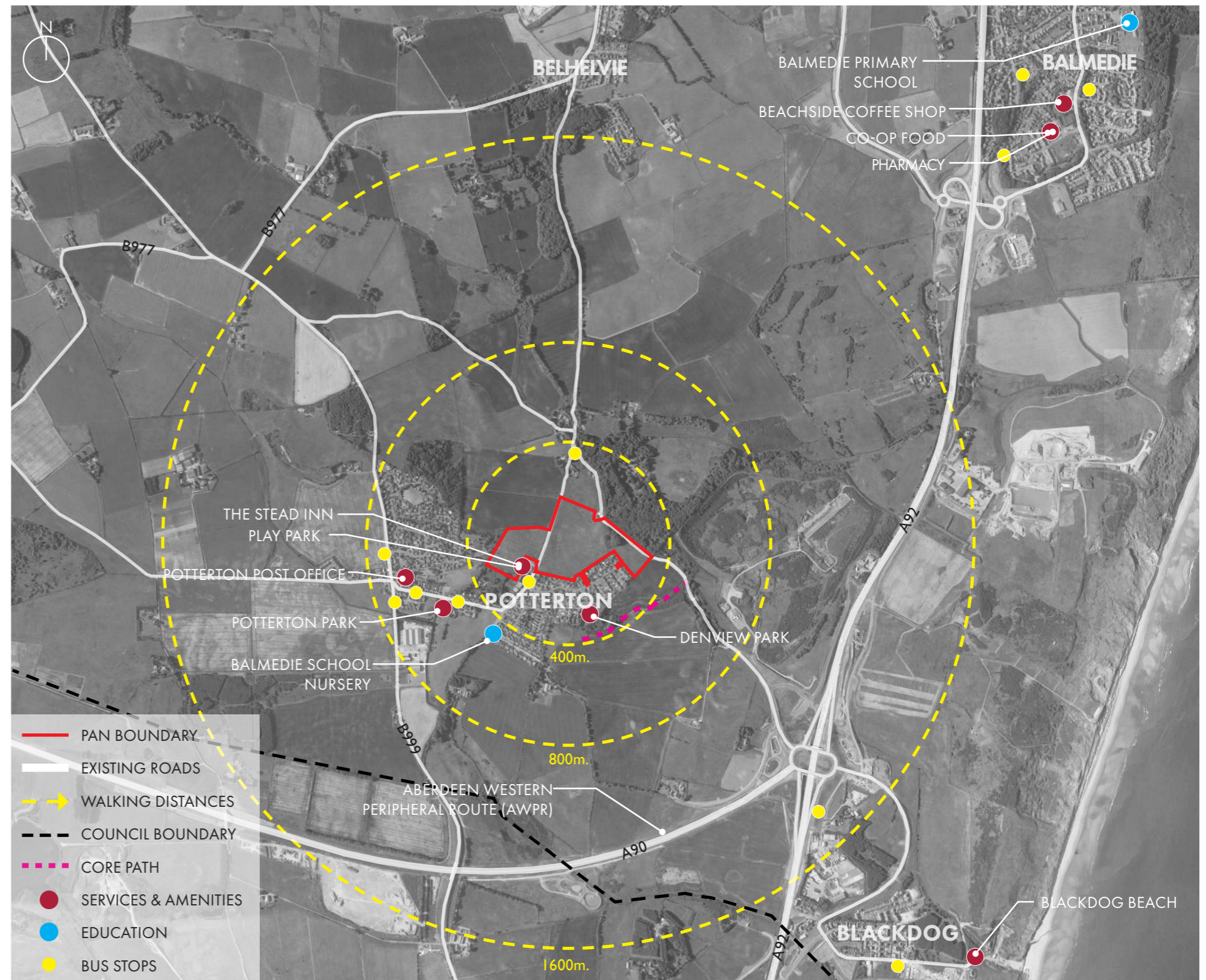
The site has good sustainable transport links, including a number of bus stops less than a 5-10 minute walk from the site adjacent Denview Road and Panmure Gardens. These stops are served by direct hourly services to Aberdeen, including the Aberdeen Bus Station, and Aberdeen Railway Station providing easy onward routes.

The site is served by Manse Road, which connects to the B977 to the west and a C-Class road to the east (C1C). This C-Class road along the eastern boundary provides a direct and easy connection to the Aberdeen Western Peripheral Route (AWPR) leading directly to the A90/A92 junction. This provides excellent connection to the wider transport network, without adding strategic and commuter traffic through the village.

The site is also very well positioned for services and amenities. Potterton Post Office is around a 5-10 minute walk from the centre of the site. There are a number of play parks directly adjacent to or within a 5 minute walk from the site. The Stead Inn pub is located directly adjacent the southern boundary of the site. Balmedie School Nursery annex is located just over a 5 minute walk from the centre of the site. The Stead Inn was granted planning consent in 2020 for four retail units to the north of the existing building.

Accessible via the wider road network, Balmedie Primary School, Balmedie Co-op, pharmacy and Beachside Coffee Shop are located within Balmedie, to the north east of the site, a short drive away.

The site is in a sustainable location with access to key amenities and facilities.







# Community Consultation Event

## Aberdeenshire Planning Context

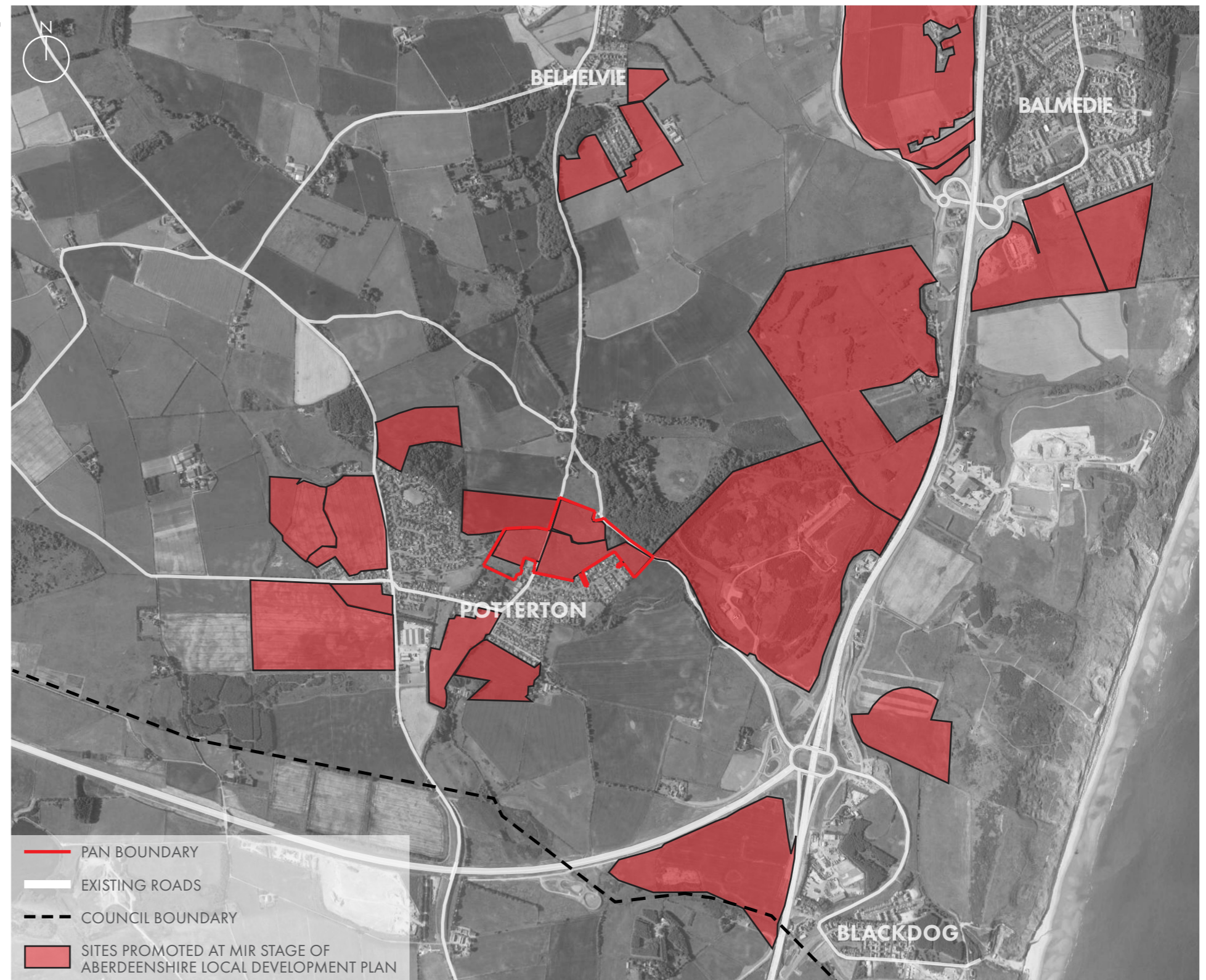
The site is allocated in the proposed Aberdeenshire Local Development Plan (LDP) (2020) as development opportunity sites OP1 and OP2. Councils are required to publish LDPs to inform and advise developers and communities on the principles that built development should follow and where it should be located. These must be reviewed every five years and expire if these timescales overrun. Aberdeenshire's current LDP was adopted on 12 April 2017 and will expire next month. LDPs go through a number of stages before they are adopted: the two key stages are the Main Issues Report (MIR) and the Proposed LDP.

Through the LDP, Aberdeenshire Council is obligated to identify new sites to accommodate the future housing and employment development required by the Aberdeen & Aberdeenshire Strategic Development Plan. The MIR (2019) identifies areas where policy change might be required and presents preferred and alternative options for settlement growth.

To inform the MIR, nominations for future development sites were sought in early 2018. Over 500 bids were received from landowners and developers for housing, business or mixed use development. The adjacent map shows the options that were submitted for potential development at Potterton.

Following public consultation on the MIR, a Proposed LDP was produced. In March 2020, Aberdeenshire Council agreed its publication as the 'settled view of the Council' on what the final content of the next LDP should be. Before it can be adopted, the proposed LDP must be confirmed by the Scottish Government, who examine the plan against unresolved objections received during its public consultation period.

The Scottish Government commenced its Examination in Public on 28 June 2021. This was due to be concluded in February 2022 but is now anticipated in May. Aberdeenshire Council will consider the conclusions and recommendations within the examination report and make the requested modifications to the Aberdeenshire LDP, prior to adoption by the Scottish Government.





# Community Consultation Event

## Local Planning Context

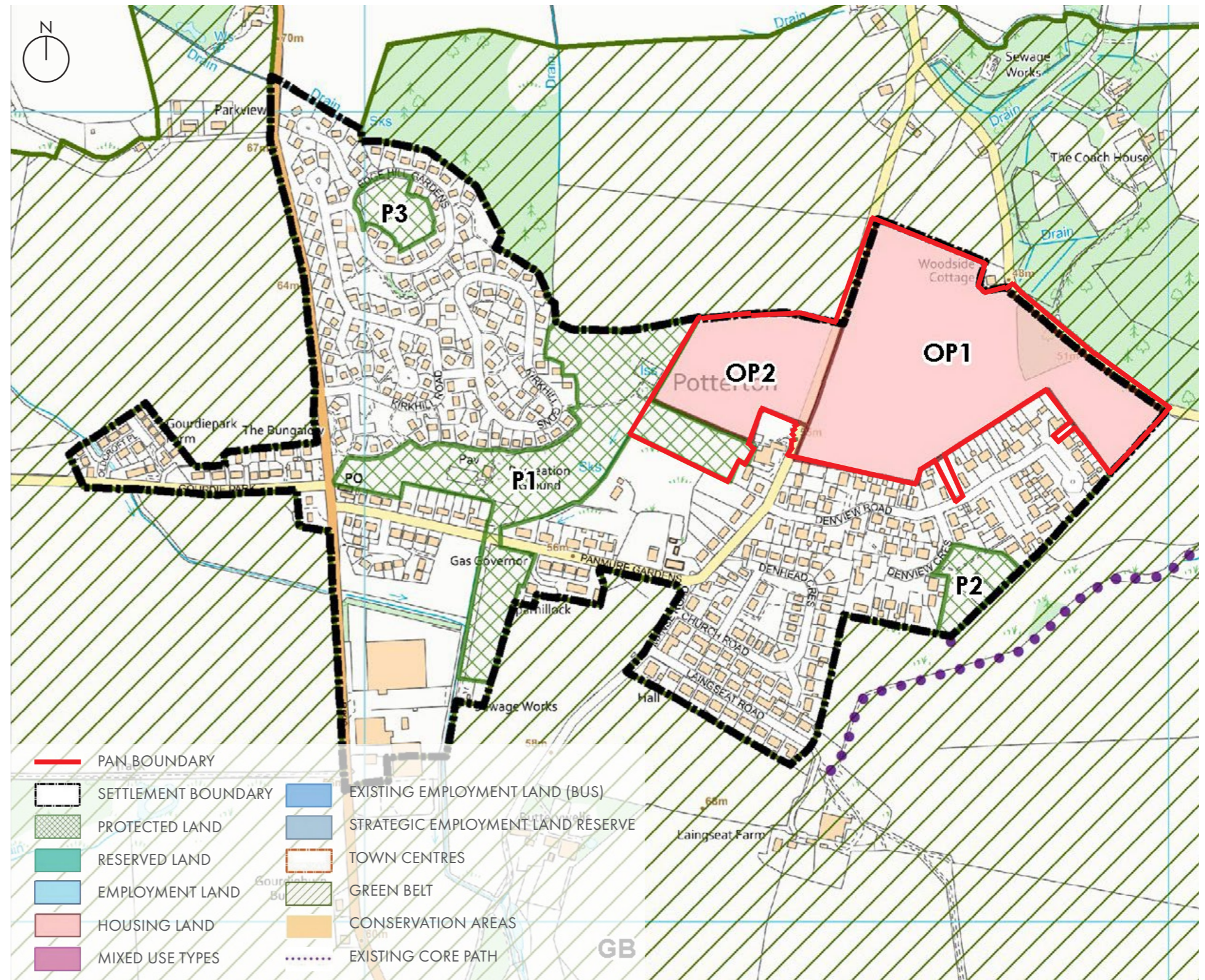
The boundary of the Council's OP1+OP2 allocation includes a triangle of Ancient Woodland to the east which is not in Barratt & David Wilson Homes control – this Ancient Woodland and its habitats will be safeguarded.

A Proposal of Application Notice (PAN) has been submitted to Aberdeenshire Council, this is to ensure that all public engagement meets statutory guidelines. To conform with the proposed LDP, the boundary of the PAN includes the Council's OP1+OP2 boundaries in full, as well as links to roads and footpaths where access could be taken. The PAN boundary is not a planning application boundary, no planning application has been submitted. A combined masterplan for OP1 and OP2 must first be approved, which takes into account factors specific to this site, including:

- Flood Risk: an assessment must be undertaken, and Sustainable Urban Drainage Systems designed into any layout.
- Buffer Strips must protect habitats and watercourses.
- Preserve the Ancient Woodland and enhance biodiversity throughout the site.
- Connectivity to the existing settlement: pedestrian and cycle links.
- Strategic transportation: assess the wider road network and where improvement works may be required.
- Strategic drainage and water supply: identify upgrades required to drainage network.
- Mix of house styles to meet local need, including affordable housing.
- Two vehicle access points.
- Public transport Infrastructure.

All development will also contribute towards the upgrading of the following:

- Education: additional primary school capacity at Balmedie.
- Community facilities and Sports and recreation facilities: which serve the community in Potterton
- Recycling and waste facilities.
- Health and care facilities: contributions towards additional capacity at medical facilities serving the community.



Aberdeenshire proposed Local Development Plan





# Community Consultation Event

## Site Considerations

This site extends to approximately 10.17 hectares, to either side of Manse Road, Potterton. A number of technical assessments are still to be carried out, and will be fed into the proposal as things progress.

An initial assessment of the site has been carried out, including a topographical survey and an ecological site walk over survey. There are a number of opportunities and constraints that will be addressed within the proposal.

- Potential to provide 3 points of access, including two from Manse Road and one from the C-Class road to the east.
- Existing utilities which cut through and border the site and will require a way leave.
- Sustainable Drainage System (SuDS) measures to be included within proposal to ensure that surface water is attenuated at greenfield levels, in accord with Council requirements.
- Opportunity to provide a community area, in accord with the Aberdeenshire Proposed Local Development Plan site brief for OP1 and OP2.
- A small section of watercourse running parallel to the south western boundary, requiring a stand-off in accord with SEPA requirements.
- Area of Ancient Woodland to the west of the site requiring a root protection zone within the site.
- Weak inner green belt boundary formed by existing rear garden fences.
- Opportunity to enhance biodiversity of site through landscaped edges, open spaces, streets and gardens.
- Opportunities to provide attractive vistas through site to surrounding context from high points within site.
- Opportunities to increase connectivity from Manse Road to east and the AWPR, reducing travel times.
- Opportunities to provide attractive frontage to Manse Road, with the potential to actively reduce speed of traffic approaching from the north.



Site Opportunities & Constraints





# Community Consultation Event

## Masterplan Proposal

The proposal for this site is for up to 233 homes, along with associated infrastructure, open space and 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;

- Access from Manse Road, providing easy accessibility to the site and connectivity between development areas;
- Primary route through site in the form of tree lined street that connects Manse Road to east and AWPR;
- Homes addressing arrival to the site to the north, creating a welcoming place;
- Green corridor along Manse Road allowing a way-leave for existing utilities, whilst also creating attractive frontage to development;
- Landscaped open space along western boundary providing stand off to Ancient Woodland and attractive view corridor through site;
- Play park in north east of site overlooked by new homes;
- SuDS measures proposed at low point of 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 enhancement to biodiversity;
- Retention of route of existing footpath to west of site, set within large and varied area of open space and overlooked by new homes;
- Clear movement hierarchy that prioritises people over vehicles, with landmarks to create a place that is easy to move around and beyond; and
- Range of different sizes and tenure of homes, including affordable homes, to meet with the need within the local community.

The proposal will develop as further surveys and technical assessments are carried out and feedback from consultation events taken into account.



Proposed indicative masterplan



# Community Consultation Event



## Proposal Summary

The proposal provides an attractive new development opportunity that exists as part of the proposed Aberdeenshire 2020 Local Development Plan. The proposal, for up to around 233 new homes, along with associated infrastructure, open space and community use, will provide a logical extension to the existing settlement of Potterton.

It is important to note that 233 homes is the Council's indication of maximum site capacity, and an appropriate scale and density can only be determined through proper masterplanning which takes into account the constraints and opportunities which are unique to each site and location. No number has been proposed by Barratt & David Wilson Homes North Scotland as the masterplan, site surveys and discussion with consultees are not yet complete.

The proposal for the site is at early stages and further technical assessments will contribute towards its progression. The proposal addresses known constraints, such as the adjacent Ancient Woodland and provides appropriate mitigation measures.

Located within the current Green Belt, the proposal, if allocated in the soon to be adopted Local Development Plan, will provide a new and robust inner green belt boundary. New homes will be screened in some areas of the proposal, with others providing filtered views, so that a positive and welcoming arrival to the settlement can be created,

A primary route through the site to the east provides the opportunity for a more direct route from Potterton to the east and the AWPR. Frontage onto Manse Road also provides the opportunity to reduce vehicle speeds into the settlement from the north.

The proposal will contain a mixture of housing sizes and tenures, including affordable housing, providing homes to meet a wide range of needs in the area.



Proposal for new homes to the north and north west of Denview Road, Potterton





# Community Consultation Event

## What happens next?

The response to this exhibition will help shape the content of the masterplan and eventual planning application. 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 and how this has influenced the final proposals. This Report will be submitted as part of the planning application.

Prior to the submission of an Application, further consultation events are planned. Further details of these events will be issued in due course

## 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 development, then you can email comments using the contact details provided below. Please submit your comments to EMA Architecture + Design Ltd by 14th April 2022.

Address: 42 Charlotte Street, Edinburgh, EH2 4AN

Email: [denviewroadpotterton@ema-architects.co.uk](mailto:denviewroadpotterton@ema-architects.co.uk)

Phone: 0131 247 1450

Comments should not be made to Aberdeenshire Council. Any comments made to the prospective application 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.



Examples of potential new homes