

Northwoods Masterplan

Northwoods, Mintlaw

Prepared on behalf of AC Watson

September 2012



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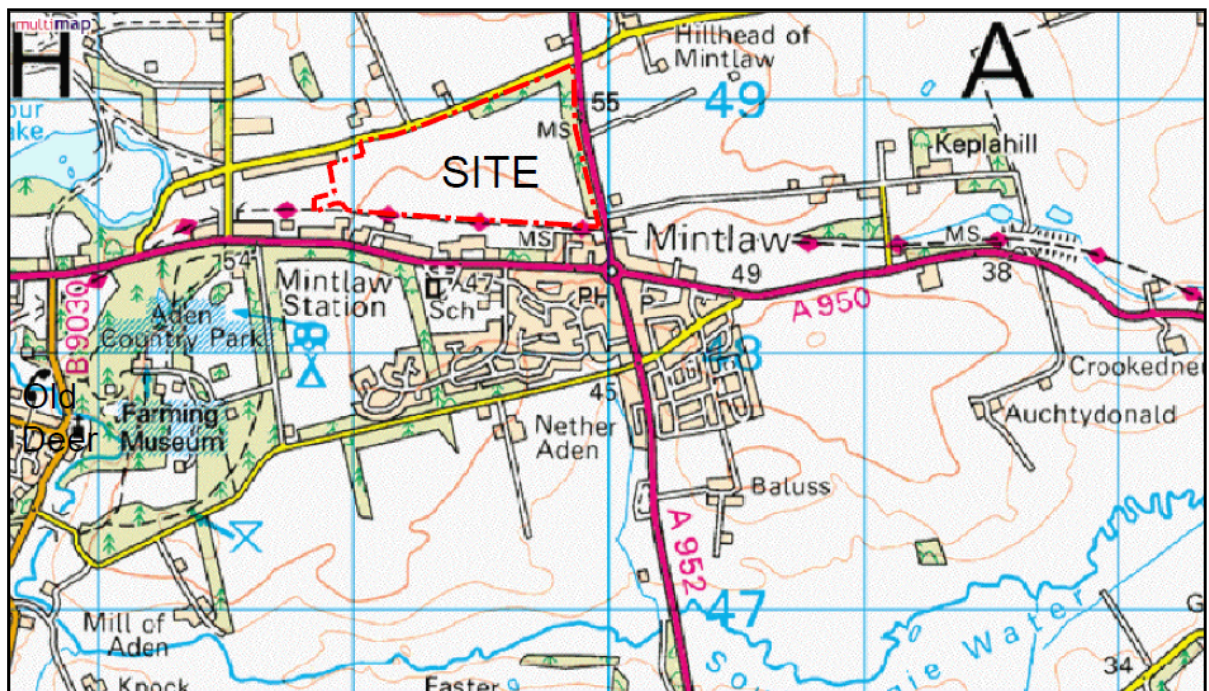
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1 Introduction

- 1.1 Knight Frank LLP and Baxter Design were appointed by AC Watson to prepare a Masterplan for the development of land to the north of Mintlaw (“Northwoods”) which forms a proposal for the long-term expansion of the settlement. The Masterplan for Northwoods has been prepared within the context of the allocation of the site (reference H1) in the emerging Local Development Plan (LDP) for Aberdeenshire for up to 600 houses in two equal phases up to 2023 with the inclusion of facilities for the elderly.



(Location Plan – OS Map)

- 1.2 The Masterplan for Northwoods has been prepared by a multi disciplinary Design Team comprising the following:
- Knight Frank LLP – Planning Consultants;
 - Baxter Design – Architects; and
 - Atkins – Engineers and Landscape Consultants.
- 1.3 The team have worked together on the project since 2008 and have an in depth knowledge of the site and its characteristics and have worked with the local community to develop the masterplan.
- 1.4 The masterplan has been subject to extensive consultation with Council officers, key stakeholders, Mintlaw Community Council and the local community in general. Full details of the consultation undertaken are set down in Section 3 Community Consultation in the masterplan.
- 1.5 The masterplan will provide key planning guidance for the assessment and consideration of planning applications for the future mixed use development of the land to the north of Mintlaw.

1.6 As part of this masterplan's preparation we have had regard to the following guidance:

- Aberdeenshire Local Plan (2006);
- Draft Aberdeenshire Masterplanning Guidance;
- PAN 83: Master Planning;
- Aberdeenshire Local Development Plan (2012);
- Aberdeenshire LDP Supplementary Guidance for Mintlaw (2012);
- Aberdeenshire LDP Supplementary – Policies (2012)
- Development Framework for Mintlaw (2012)

2 Planning Context

National Policy Guidance

2.1 In preparing the masterplan for Northwoods, regard has been made to comply with national policy guidance in particular with:

- Scottish Planning Policy;
- Designing Places and Designing Streets;
- Planning Advice Note 3/2010 - Community Engagement; and
- Planning Advice Note 83 – Masterplanning.

Reference to these documents is considered in more detail in the masterplan.

National Planning Framework 2 (2009)

2.2 National Planning Framework 2 (NPF2) was published in 2009. It sets the spatial strategy for Scotland's development to 2030. To ensure effective delivery, NPF2 is supported by an Action Programme setting out how and by whom the national developments and other key elements of the NPF strategy will be implemented. A key action for the East Coast of Scotland is to strengthen the role of Aberdeen City and Shire as Scotland's Northern Gateway and sustain vibrant economic growth. The proposals for Northwoods will play a major role in helping to grow the North East and to meet the needs of the rural area in Aberdeenshire.

Aberdeenshire Local Plan (2006)

2.3 Northwoods is identified in the 2006 Aberdeenshire Local Plan as future housing land (reference fh4*). The site was situated outwith the settlement boundary (to the north and west) but was designated as an area for future expansion due to it being ideally positioned to accommodate new housing in the medium to long-term.

Aberdeen City and Shire Structure Plan (2009)

2.4 The new Aberdeen City and Shire Structure Plan was approved by Scottish Ministers in 2009. The settlement of Mintlaw is situated in the Local Growth and Diversification Area and across this wide area there is the requirement for 4,200 new housing land allocations up to 2016 with an additional 4,000 new housing land allocations between 2017 and 2023.

2.5 The structure plan states that in Local Growth and Diversification Areas levels of growth should relate to local need and there should be a mix of housing opportunities for everyone with a focus on providing a significant amount of affordable housing in mixed use developments which respect the character of the landscape and local identity. The masterplan for Northwoods will help to deliver affordable housing as part of a mixed use development (i.e. alongside mainstream housing, special needs housing, potential community facilities, and small commercial/retail areas). The structure plan also states that new housing should take the form of extensions to existing settlements in areas that are well served by public transport in order to make communities sustainable. This is the case with the land at Northwoods which is located very close to the village centre and is served by an existing public transport service.

Aberdeenshire Local Development Plan (2012)

2.6 The land at Northwoods has been identified in the Aberdeenshire LDP as one of the main development opportunities within the Local Growth and Diversification Area. The proposed development land at Northwoods has been identified in the plan as site H1 with 300 houses proposed for the period 2007-2016 and a further 300 houses proposed for the period 2017-2023. The LDP also identifies a major

expansion to the south of Mintlaw in the form of site M1 which is allocated for up to 500 houses in two equal phases. The land allocations for Mintlaw are illustrated in Appendix 2 of this report.

- 2.7 The Local Development Plan identifies in Schedule 3 the strategic elements of infrastructure which will be required as a result of new development in Mintlaw including contributions to the provision of a household waste recycling centre and a depot and recycling bulking point.

Aberdeenshire Local Development Plan Supplementary Guidance (2012)

- 2.8 The Supplementary Guidance (SG) for Mintlaw confirms the allocation for Northwoods identified in the LDP and the need to provide facilities for the elderly. The SG identifies land at Northwoods which is protected for strategic landscaping (the North Woods - reference P7); land to the north of site H1 which is reserved for a district heating scheme or combined heat and power plant to serve the Northwoods development (reference R1), and land to the north-east of site H1 at the junction with Balring Road which is reserved for a new roundabout as part of the proposals for the Northwoods development (reference R2). These designations have been taken into account in the preparation of the masterplan for Northwoods.
- 2.9 The SG also states that all new development in Mintlaw is required to make contributions to the extension of the health centre, existing play provision, and an upgrade of the Waste Water Treatment Works. All new development will also require significant alterations to the A-road network and local road widening. Site H1 at Northwoods is also required to reserve land for a new primary school (minimum 2.4 hectares in size) in the second phase of the plan should it be required.
- 2.10 Supplementary Guidance policy Housing1 (Housing Land Allocations 2007-2016) states that Aberdeenshire Council will approve new housing, subject to other policies, on land allocated for immediate housing (2007-2016). The housing at Northwoods is earmarked for 300 units to be delivered by 2016 with a second phase of 300 units thereafter between 2017 and 2023 subject to a review of the LDP.
- 2.11 Supplementary Guidance policy Affordable Housing 1 states that Aberdeenshire Council will approve development, subject to other policies, if an appropriate contribution is made towards the provision of affordable housing, in proportion to the scale of the proposal and the level of need in the local area. In order to assist in meeting the need for affordable housing in Aberdeenshire, new housing at Northwoods must contain 25% affordable housing unless otherwise specified. Within the development at Northwoods, it has been agreed to provide 15% affordable housing within the initial phase of 96 units, and thereafter the subsequent phases will provide the 25% affordable housing requirement. It is likely that the affordable housing will be provided via either discounted low-cost housing for sale (including plots for self-build); mid-marked rented accommodation; shared equity homes; social rented accommodation; and housing without subsidy.
- 2.12 Supplementary Guidance policy LSD1 (Masterplanning) states that Aberdeenshire Council will approve new development on sites allocated in the LDP, subject to other policies if a Development Framework has been agreed by the local Area Committee. The Development Framework for Mintlaw was prepared by Knight Frank LLP and Bancon to deal with the cross-site infrastructure issues and this was approved by the Buchan Area Committee in February 2012. This masterplan for Northwoods follows on from the Development Framework by setting the parameters for development at site H1 and will be used in the assessment of individual planning applications for the site.
- 2.13 Supplementary Guidance policy LSD2 (Layout, Siting and Design) states that Aberdeenshire Council will approve new development, subject to other policies, if it conforms to an agreed masterplan and successfully combines and demonstrates responses to various issues as follows:

a) optimising its response to the site's context, including the consideration of:

i) the local climate (its response to cold winds, rain, snow and solar gain);	✓ housing has been orientated to respond to the local climatic conditions.
ii) respect for its setting (its relationship to the existing landscape, townscape and neighbouring features);	✓ the development retains key landscape features, and the layout/pattern of development is in keeping with the setting of Mintlaw.

b) optimising the resource-efficiency, through the consideration of:

i) appropriate use of materials;	✓ traditional, vernacular materials are proposed.
ii) consideration of embodied energy, re-use of construction materials, compactness of built form, and how well the materials relate to each other;	✓ sustainable construction methods will be deployed by the developer.

c) ensuring it performs the functions expected of it, including consideration of:

i) its basic functions (provision of privacy, amenity, security, warmth, homeliness etc.);	✓ new housing has been sited to ensure no loss of privacy or amenity to existing residents, and to create a new sense of place within the site.
ii) support systems (sustainability of heating, lighting, water and waste systems over the design's lifetime, including the use of water-saving technology; and	✓ these aspects will be dealt with as part of the detailed planning application stage(s).
iii) connectivity (practicality and environmentally-friendliness of its access and servicing arrangements; and	✓ the development has an "opened up" corner to the south-east which connects it with the existing village, and provided safe recreation/access and servicing routes.
iv) flexibility to adopt to the changing circumstances of its occupants.	✓ this is a matter for the detailed planning application stage(s).

d) the creation of local identity, including consideration of:

i) the balance of the development (mixture of house types and other building types and land-uses);	✓ an appropriate mix of house-types has been provided, including other types of uses such as commercial space, land for a school and a care home.
ii) the creation of a sense of place (the quality of urban and landscape design, incorporation of public art or craftwork, biodiversity etc.); and	✓ the masterplan creates a sense of place with a signature design and unique craftwork features that are distinctive to Northwoods.
iii) aesthetics (the unity and rhythm of all the design elements and features); and	✓ this has been incorporated into the house types of the development.
iv) the visual appeal (the design's "feel good" quality, style etc.).	✓ this is also incorporated within the unique craftwork features and the house types.

- 2.14 Supplementary Guidance policy LSD5 (Public Open Space) states that Aberdeenshire Council will approve new development, subject to other policies, if the provision of open space reflects the hierarchy and standards set out in the Aberdeenshire Parks and Open Spaces Strategy. The masterplan proposes the creation of pocket parks within the development for recreational, amenity and ecological benefit. Parkland is shown with SUDS pond wrapping around the southern edge of the site, with a central park within the site to benefit the wider local community. In addition, the overall masterplan area provides open space at a rate of 40% of the total site area in accordance with the LSD5 policy and planning applications will need to comply with this requirement for open space/landscaping regardless of the size of nature of each phase of housing development.

- 2.15 Supplementary Guidance policy LSD6 (Public Access) states that Aberdeenshire Council will approve new development, subject to other policies, if it is accompanied by an access plan that shows the existing non-motorised public access footpaths and cycleways, together with the proposed public access during and after construction. The pedestrian linkages plan is contained within section 6 of this report which shows that the development has been designed with a specific emphasis on pedestrian circulation including enhancing links to the F&B Way as well as the village centre.
- 2.16 Supplementary Guidance policy DC1 (Developer Contributions) states that Aberdeenshire Council will approve development, subject to other policies, if the developer makes a fair and reasonable contribution towards the cost of public services, facilities and infrastructure and the mitigation of adverse environmental impacts that relate to the development and make it acceptable in planning terms. Detailed discussions have already taken place in terms of the planning gain that will be sought from the Northwoods development including land and financial contributions towards a new primary school, improvements to the village centre roundabout, a possible extension to the health centre, and potential funding towards the MACBI project.

- 2.17 Supplementary Guidance policy DC2 (Access to New Developments) states that Aberdeenshire Council will approve new development, subject to other policies, if:

1. it is well related to existing settlements, and does not create an impermeable barrier to further development;	✓ the H1 site at Northwoods is physically well integrated with the settlement of Mintlaw.
2. it is close to existing public transport services, where available, or deliver major improvements to public transport services in scale with the development; and	✓ the site is close to existing public transport services.
3. where required, a Transport Assessment shows that the development and any mitigation measures proposed will not have significant transport impacts on existing transport infrastructure or services; and	✓ a Transport Assessment and the proposed mitigation measures have been agreed with Aberdeenshire Council as part of the planning application process.
4. it can be safely and conveniently access by service, delivery and other goods vehicles, as appropriate to the development; and	✓ the site can be safely and conveniently access by delivery vehicles; in particular the community hub area has been located so as to ensure safe access for service vehicles.
5. where it requires the formation of new accesses, these are designed to an agreed standard, and to be resource-efficient, safe, convenient for pedestrians, cyclists and public transport, and to cause minimal impact on the character of the site and the surrounding area; and	✓ new accesses have been designed in accordance with Aberdeenshire Council standards and in a way that minimises the impact on the surrounding area.
6. provision is included for access by wheelchair users, people with sensory disabilities, the elderly, those accompanied by small children and other less mobile groups; and	✓ this will be a matter for the detailed planning application stage(s).
7. satisfactory arrangements are made for subsequent maintenance of the access facilities constructed.	✓ this will be a matter for the detailed planning application stage(s).

- 2.18 Supplementary Guidance policy DC3 deals with water supply, waste waster treatment, public drainage infrastructure, and surface water drainage. These matters are dealt with in detail within section 4.20 of this report.

- 2.19 Supplementary Guidance policy DC4 requires developers to agree a Site Waste Management Plan with Aberdeenshire Council detailing how waste will be disposed of. This will be dealt with as part of the detailed planning application stage. Adequate space has been reserved within the masterplan area for handling domestic waste, and land has been reserved to the north of Balring Road for a potential Household Waste Recycling Centre should it be required.

Development Framework for Mintlaw (2012)

- 2.10 The Development Framework (DF) for Mintlaw was approved by Aberdeenshire Council as Supplementary Guidance in February 2012. The DF was prepared jointly by Knight Frank LLP and Bancon who represent the two major developments to the north and south of Mintlaw respectively. The DF is broad over-arching planning guidance which sets the ground rules for what type of infrastructure will be required to support the proposed development in Mintlaw, when each item will be required over the lifetime of the LDP, and who will be responsible for delivering it. The DF states that the development of site H1 will be required to:
- reserve land and make appropriate contributions towards the provision of a new school in Mintlaw;
 - provide contributions towards improvements to the village centre roundabout where the A950 and the A952 cross in order to improve amenity and safety;
 - provide contributions towards an extension to the existing Health Centre; and
 - provide contributions towards the Mintlaw and Central Buchan Initiative community centre project ACBI project.

Phase 1 Planning Application (Reference APP/2010/2511)

- 2.11 An application for Planning Permission in Principle for the first phase of the development comprising the erection of 96 houses plus associated access, road infrastructure, landscaping and drainage was lodged with Aberdeenshire Council in July 2010. This followed an extensive process of public consultation (see Section 3 Community Consultation) and the indicative phase 1 layout plan has also been appended to this report in Appendix 4.

3 Community Consultation

Process and Summary of Consultation Events

- 3.1 An important part of taking forward major development proposals is recognising that engagement with the local community and gaining the support of consultees is essential for the successful delivery of new developments. This is recognised by AC Watson and public consultation has therefore been undertaken at all stages in the masterplan proposals for Northwoods. Consultation has been undertaken following the best practice guidelines as set out in Planning Advice Note 3/2010 - Community Engagement. In this respect the following meetings have been held with stakeholders and the local community.

Scoping Meeting – The production of the masterplan commenced with a scoping meeting in May 2007. This involved a round-table discussion with technical consultees such as Aberdeenshire Council officers, SEPA, Scottish Water, SNH, NESBREC, the Buchan Development Partnership, public transport providers and Housing Associations. This meeting established the parameters for any development to the north of Mintlaw and informed the basis of the masterplan for Northwoods.

Inception Meeting – An initial meeting was held with Mintlaw Community Council in November 2007 at which the proposals for Northwoods were discussed with approximately 20 members of the local community.

1st Follow-up Meeting – A presentation was given to the Community Council in March 2008 at which the vision for Northwoods was explained and feedback from the local community was sought. The comments that were received from the Community Council were then used to inform the Masterplan proposals for Northwoods.

1st Public Exhibition – Building on the initial community meetings, the Northwoods masterplan proposals were presented at an exhibition held in Mintlaw Village Hall on 14th August 2009.

2nd Public Exhibition – As part of the ongoing process of consultation with the local community, a second full-day public exhibition was held in Mintlaw Village Hall on 26th May 2010 at which members of the public were given another chance to view and comment on the masterplan for Northwoods.

2nd Follow-up Meeting – A follow up public meeting with Mintlaw Community Council on 27th May 2010 to advise members of the local community of the feedback received at the previous public consultation events, and to present back the resulting changes to the masterplan for Northwoods. This also provided an opportunity to update the community on the programme for future planning applications.

Development Framework Meeting – A meeting was held with Mintlaw Community Council on 1st September in relation to the Development Framework and generally the feedback received was supportive of the proposals. The Framework was subsequently published for formal public consultation prior to it being adopted as statutory Supplementary Guidance.

Aberdeen City and Shire Design Review Panel Meeting – A meeting was held with the Design Review Panel in November 2011 to discuss the design approach to the masterplan for Northwoods. A number of the key features were commended by the Panel, and various suggestions were made in terms of how the concept for Northwoods could be further improved, and these have subsequently been incorporated into the masterplan.



(Public Consultation Photos)

Publicity Measures

- 3.2 In order to generate public interest in both consultation events, the following publicity measures were undertaken to ensure that the local community and relevant stakeholders were aware of the consultation event and afford everyone an opportunity to comment on the latest proposals.
- Public notices were placed in the Buchan Observer prior to events taking place.
 - Personal invites were sent out to individuals, organisations and the local community prior to the events taking place. These included Mintlaw Community Council, Buchan Area Councillors, Council officers and other relevant stakeholders.
 - Posters advertising the events were displayed in prominent locations in the village of Mintlaw.
 - Press releases were circulated to the local media publicising the events and articles appeared in the Press and Journal and the Buchan Observer.
- 3.3 At each of the public exhibitions, members of the public were able to view plans, designs, and illustrations of the proposed development at Northwoods and members of the Design Team were on hand to explain the proposals and answer any questions that people had. The consultation approach was widely welcomed by the local community and gave members of the public a genuine opportunity to discuss their ideas/concerns with the project team at this stage of the project.
- 3.4 Comments forms were also provided and those attending the events were encouraged to complete the forms at the event or post or email them back to Knight Frank. The forms for the event sought feedback on the emerging masterplan and development proposals for Northwoods. People were advised that their comments would be considered and incorporated where appropriate into the masterplan. It was made clear on the comments forms that any comments received were not representations to the Planning Authority and that there would be an opportunity to make representations on any future planning application when it is submitted. Overall there was over-riding community support for the proposals for Northwoods with the vast majority of the comments received sitting comfortably with the proposed Masterplan.
- 3.5 A comprehensive analysis of the public consultation programme is contained within the pre-application consultation report submitted in support of the application for Planning Permission in Principle (reference APP/2010/2511) and what follows is a summary of the issues raised and how each was addressed in the proposals for Northwoods.

Analysis of Public Consultation Responses

- 3.6 The main issues that were raised as part of the public consultation exercises were:
- Need for affordable housing to keep young people in Mintlaw;
 - Affordable housing should be scattered throughout the proposed development;
 - The upgrading of the village square should be done to coincide with the first phase of the development;
 - Strongly support the proposal for a care home facility;
 - Support having no retail within the Northwoods area so that the existing retail in Mintlaw can be supported;
 - Would like to see the footpaths around the site retained and upgraded;
 - Protect the existing trees around the edge of the site;
 - Would like to see improved public transport in Mintlaw;
 - Do not want to see a new school built in the Northwoods area;
 - Protect the existing houses from overlooking i.e. prevent any loss of privacy; and
 - Need a more direct footpath link to Mintlaw Academy.

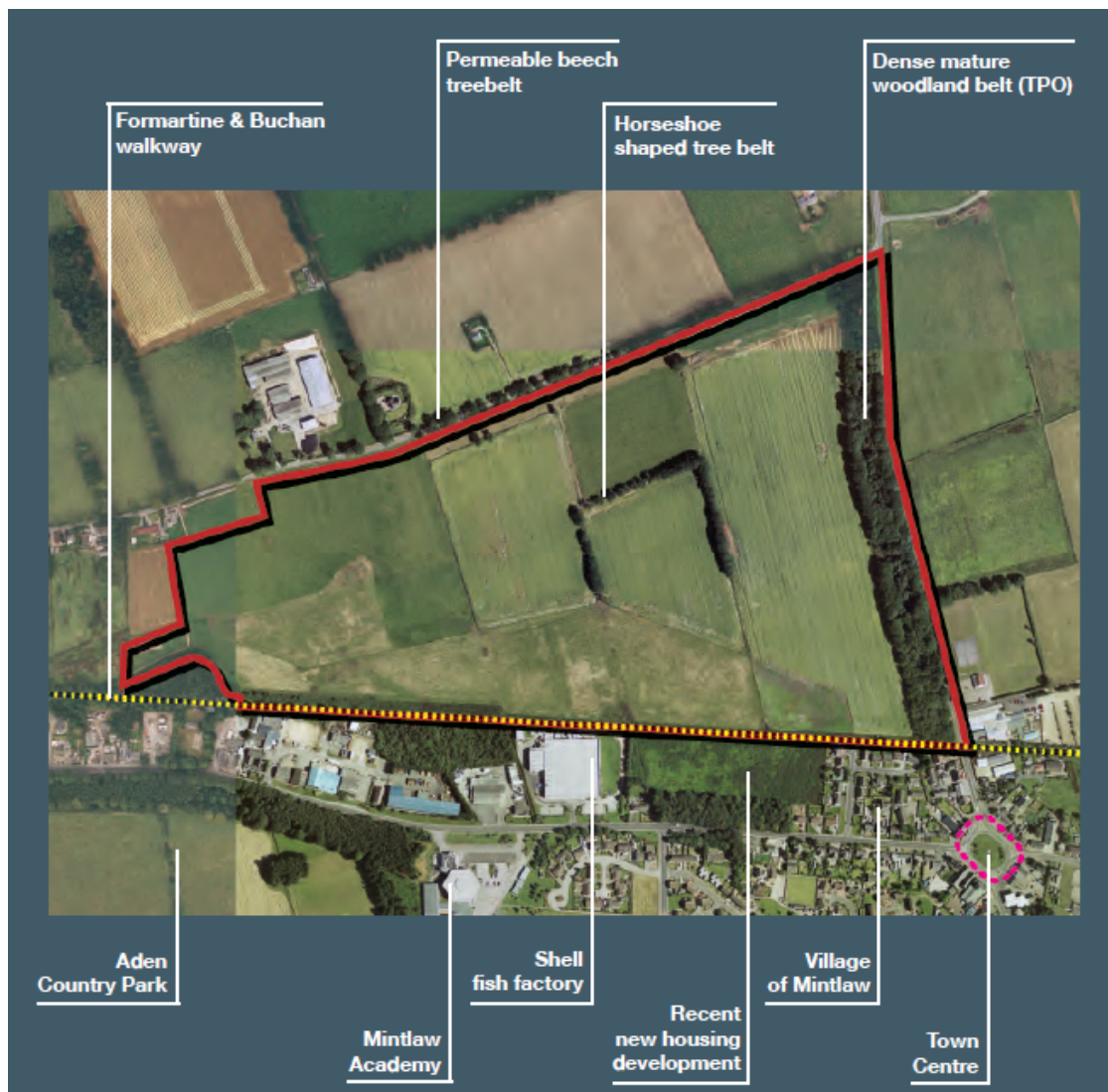
Response to Feedback from Public Consultation Events

- 3.7 This report highlights the reaction to the Northwoods masterplan amongst the local community which were presented at the public exhibitions and Community Council meetings. Whilst the Design Team are encouraged by the support expressed for the proposals and the masterplanning approach being taken to the development, the feedback from members of the public has led to various changes to the Northwoods masterplan which can be summarised as follows:
- Amendments have been made to the internal road layout to reflect the 'Designing Streets' guidance showing a hierarchy of roads and an emphasis on pedestrian permeability.
 - Inclusion of a care home facility within the first phase of the development at Northwoods;
 - Increase the separation distances between the proposed development and existing housing by incorporating additional areas of landscaping to act as a buffer between Station Road and the nearest houses within the masterplan area;
 - Provide direct linkages through from the Northwoods area to Station Road and Mintlaw Academy.
- 3.8 Two periods of consultation have taken place with Aberdeenshire Council officers where departments such as Roads, Housing and Education have had an opportunity to influence the content of the masterplan for Northwoods. A summary of their comments, along with the changes made in light of the issues raised, has been appended to this report in Appendix 5. Generally the feedback received was either already in accordance with the proposals or could easily be added to the masterplan without affecting the overall concept. However, one issue which did not accord with the strategy for Northwoods was the issue of reserving land for a new school. Namely, members of the public and the Community Council were strongly opposed to the creation of another school on the Northwoods site (preferring instead to redevelop the existing Mintlaw Academy site as a new, combined education campus) however, on the advice of Council officers, the masterplan does reserve land for a new primary school at should it be required, and this will be reviewed after the first LDP period.
- 3.9 The masterplan has been amended as appropriate and further opportunities to comment on and influence the proposals will also be given when planning applications come forward for the site over the subsequent phases. Community engagement is an ongoing process, whereby further consultations will inform more specific, detailed elements of the proposals.

4 Site Analysis

Location and Description

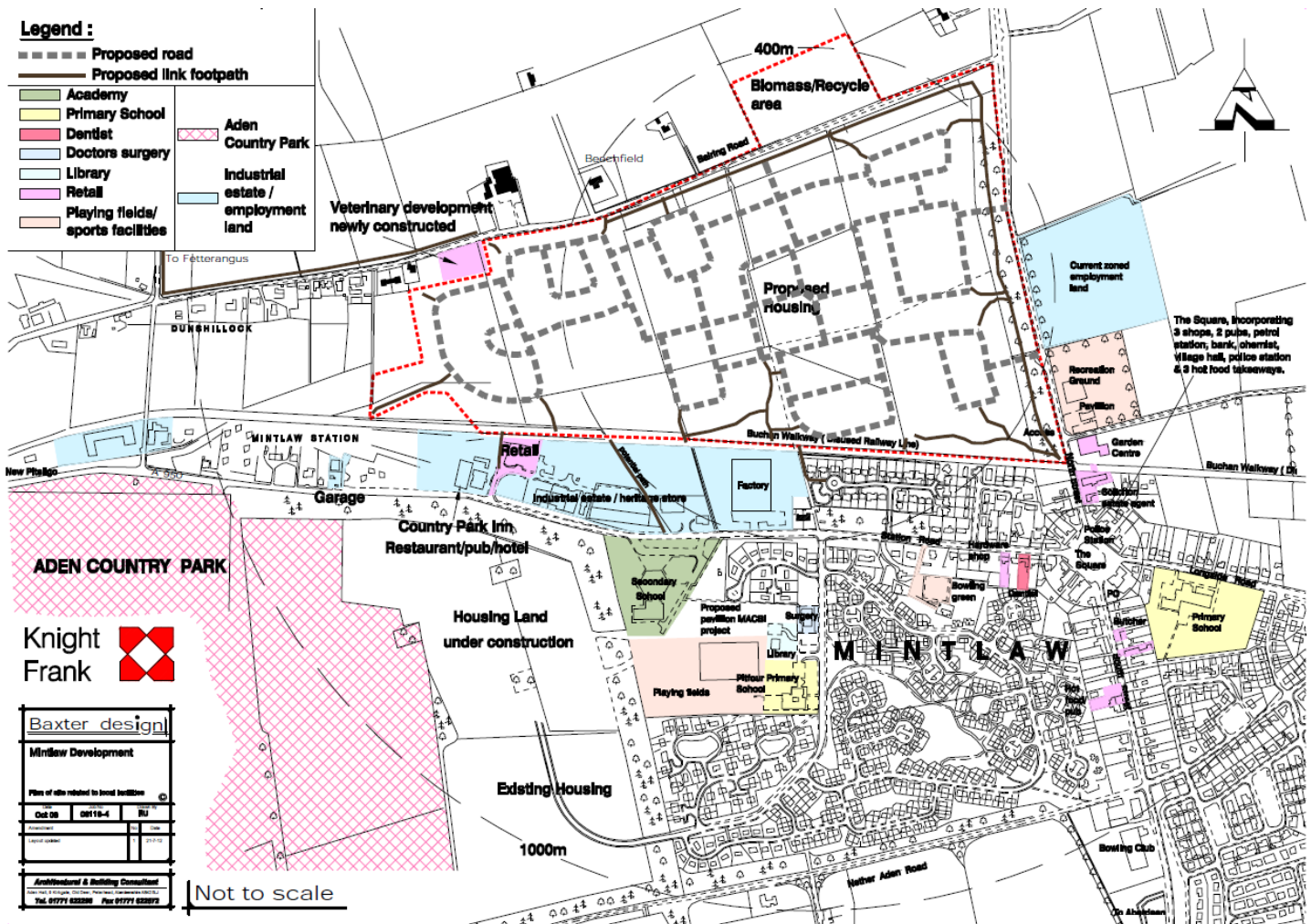
- 4.1 Mintlaw is located at the centre of the Buchan area, strategically placed at the crossroads between the A952 Aberdeen to Fraserburgh road and the A950 Banff to Peterhead road. The settlement is located 9 miles to the west of Peterhead and is ideally placed to serve the immediate needs of the surrounding rural hinterland.
- 4.2 Mintlaw has a wide range of local services and facilities to serve its population of almost 3,000 as well as the nearby communities of Stuartfield, Fetterangus, Old Deer and Longside. The overall masterplan site is around 110 acres and is located to the north of Mintlaw. An aerial photograph of the site is shown below.



(Aerial Photograph of Site)

Contextual Setting for the Masterplan

- 4.3 The site is bounded by the A952 Mintlaw to Fraserburgh road to the east; Baling Road to the north; and the Formartine and Buchan Way to the south. The land is currently in productive agricultural use and is within the sole ownership of AC Watson.
- 4.4 Although generally flat and open, the site is higher in the north-east corner and falls generally in a southerly direction towards the old railway line. The eastern edge of the site is bounded by a mature, scheduled ancient woodland belt (North Woods) with the northern boundary lined by a beech avenue which is of high aesthetic and amenity value.
- 4.5 Within the site, the key landscape feature is a horseshoe-shaped belt of trees with an open aspect to the south. The landscape elements are distinctive and define the extent of the site very well. The Formartine and Buchan Way provides a well defined boundary to the south by separating the site from the adjacent industrial and residential properties on Station Road.
- 4.6 To the west of Mintlaw is Aden Country Park. The park offers large areas of open lawns for informal recreation, nature trails and walks around a small lake and through woodland areas comprised of mixed native broadleaved trees and shrubs. The 36 mile Formartine and Buchan walkway (which follows the line of the former Formartine and Buchan railway) runs along the southern boundary of the site. It extends from Parkhill, on the border of Aberdeen City and Aberdeenshire, a half mile to the north of Dyce, to Fraserburgh and Peterhead. This long-distance cycle and walking route, is a notable feature in the landscape providing a valuable corridor for movement and assisting wildlife connectivity by linking isolated woods, bridging waterways and marshes.
- 4.7 To the south of the Formartine and Buchan walkway lies the main settlement of Mintlaw. At this boundary a ribbon of light industrial premises and yards is present, the largest and most notable being a shell fish factory. This ribbon, dividing the main residential settlement of Mintlaw from the site has recently been punctuated with small residential development to form a continuous built edge to the southern boundary of the site. The grounds of the Mintlaw Academy with its sports pitches perform a local park role for the village, and its more strategic Leisure functions.
- 4.8 The site itself is bounded along the eastern edge by a well defined, dense mature woodland belt of primarily beech trees with scrub which is covered by a TPO and identified on the inventory of scheduled ancient woodland. Along the northern boundary a mature tree belt, again comprising of predominantly beech provides a more permeable boundary linking with the mature woodland belt to the east. In the centre of the site a mature horseshoe shaped tree belt, open to the south is present together with remnants of a stone field boundary. These woodland belts are distinctive elements within the landscape and contribute to defining the extent of the site.
- 4.9 The site although relatively flat is slightly higher toward the north-east and slopes gradually downward towards the south. The site does not fall within any national or local landscape or ecological designation such as a SSSI or a SCNI. An ecological walkover survey determined no evidence of protected or notable species. However full survey of badgers, squirrels and bats has now been undertaken to support the development.
- 4.10 Northwoods is very close to the centre of Mintlaw as shown in the Isocrome drawing shown below. When viewed within the context of the village's historical and physical evolution, it represents a logical area for the next phase of Mintlaw's expansion.



(Isochrone drawing)

- 4.11 Northwoods is located just to the north of Mintlaw village centre as shown above, close to the existing roundabout which serves as a focal point for the village with shops and public facilities situated here.
- 4.12 Northwoods would be separated from Mintlaw by the Formartine and Buchan walkway (former railway line) and a mature belt of mixed broadleaf and conifer woodlands. Both Mintlaw and Northwoods have connectivity via this existing walkway.
- 4.13 Mintlaw is effectively a rural village made up of a centre of 2-3 storey development overlooking the roundabout which serves as crossroads between Fraserburgh and the north and Aberdeen to the south, Peterhead to the east and Banff to the west.
- 4.14 The highest density occurs in the centre of Mintlaw with the old streets radiating out from the centre having a mixture of detached and semi-detached buildings with development reducing in density the further from the centre it is.
- 4.15 Large scale development happened in Mintlaw around the early 1970s into the 1980s and now the majority of development in Mintlaw will be of a low density single to two-storey development with architecture not always following the traditional vernacular.
- 4.16 At the node point there is higher density development spreading out to lower density development.

Site Constraints and Opportunities

Constraints - Existing Utilities

- 4.20 A comprehensive desktop study of the site has been undertaken by our engineers and the findings and conclusions can be summarised as follows:

Water

Scottish Water and SEPA have been consulted on provision of water and waste water disposal for the concept Masterplan. Sustainable Urban Drainage proposals make significant provision for cleansing of storm water and attenuation of storm surges to maintain and enhance natural habitats. The collection and disposal of surface water from the site has been planned in accordance with the design guide for Sustainable Urban Drainage Systems (SUDS). The SUDS design is intended to allow the surface water to drain to the natural water cycle by means of retention in holding areas. Water quality is also a major consideration with SUDS and it is recognised that potential sources of pollution should be highlighted and consequences reduced. The proposed SUDS drainage methodology has been accepted by SEPA as being satisfactory.

Sewerage

Waste water disposal will be through a carrier drain pumped to the Scottish Water Network. Scottish Water has confirmed that there is currently insufficient capacity at Mintlaw Waste Water Treatment Works to deal with the overall masterplan development. Discussions are on-going with Scottish Water in respect of clarification of the required investment and timing, although Scottish Water may have to bear the cost of this work. Scottish Water has also confirmed that Turriff Water Treatment Works has sufficient capacity to provide potable water to the Northwoods development.

Electricity, Gas and Telephones

Scottish and Southern Energy have confirmed that electrical provision can be delivered from their existing infrastructure. They also have an 11kV overhead line which runs through the site which requires to be diverted during the construction of the development and this can be done by diverting the line to an underground cable. Scottish Gas Network has confirmed that gas can be provided to the development from their existing infrastructure. There is also a length of gas main which requires to be diverted within the development. British Telecom has confirmed their commitment to ensure that all new developments will be provided with telecommunications connections, and there has also recently been a commitment to ensure Mintlaw has broadband technology capabilities. There are no other known services or utilities constraints which cannot be overcome through diversion or relocation.

Constraints - Flooding

- 4.21 The only specific constraint identified is the risk of flooding. SEPA have identified the potential for localised flood risk, which will be addressed through the planning applications process. None of the Northwoods area is identified as at a risk of flooding.

Constraints – Cultural Heritage

- 4.22 No scheduled ancient monuments and no listed buildings or buildings of historic interest have been identified within the Northwoods area. There are also no gardens and designated historic landscapes within the site.

5 Vision and Aims

Distinctive Place making

- 5.1 Our vision for the proposed residential development is to create a **'place'** that has a clearly defined character whilst also respecting the existing landscape quality. The intention is to create a **high quality, distinctive** development that works **physically, socially** and **environmentally** as is illustrated in the indicative photomontage alongside.
- 5.2 Through a series of focal points and pedestrian areas, the housing radiates from these centres in carefully designed walking routes, marking the progression of the development and linking the different phases. A mixture of high quality soft and hard landscaping is proposed which will provide a focus for the new development. This will create an attractive environment for those living and working in Mintlaw.

Connection & Integration

- 5.3 The masterplan is not seen as a stand-alone development, isolated and disconnected from its surroundings. Another core aim is that the development is connected to the existing built form of the village as well as the landscape. Footpaths and cycleways connect the development to the surrounding landscape and the development will also integrate and strengthen the existing community through the creation of the new community hub in the latter phases.
- 5.4 The thinning out of existing vegetation at the south-east corner of the site will integrate the new development with the existing settlement. The design of the proposals has been based on national and local guidance including Designing Places, Designing Streets and advice received from the Aberdeen City and Shire Design Review Panel.

Sustainable Development

- 5.5 Northwoods is seen as a sustainable development which will nurture local facilities in Mintlaw in the longer-term. This core aim is seen as a crucial part to the success of the development for those living and working in Mintlaw and the surrounding Buchan Area. Northwoods will be an exemplar development in terms of sustainable technologies, setting the standard for future developments in the region. Walkable distances to areas within the development, pleasant footpath and cycleways will help reduce reliance on the car.
- 5.6 The proposed housing will use high levels of insulation and modern timber kit construction to the highest specifications to deliver low energy usage and low energy bills for the future occupants. The potential for a new Biomass energy facility to the north of the site will also be explored which will help to create a new sustainable extension to the existing community of Mintlaw.

6 Masterplan Principles

Creating a Sense of Place

- 6.1 The Northwoods masterplan incorporates a mixed of uses that promotes a sustainable, contextual new housing development, structured around a pedestrian oriented network of streets and spaces and ensures that the development integrates fully with the existing community.
- 6.2 A maximum of 600 new residential units are proposed in accordance with the LDP allocation, with a variety of typologies ranging from flats to villa type houses within a grid development pattern in keeping with the existing field geometry of the site.
- 6.3 The grading of housing has been structured so that the highest densities are closet to the areas of public open space and the village centre. The masterplan also incorporates 'home zones' in some areas of the development where pedestrians have complete priority over the car.
- 6.4 Community and educational facilities are proposed to form a new village hub in the latter phases of the development. This westerly location has been chosen because it is farthest from the existing village centre so it was considered sensible to provide a "walkable neighbourhood" to reduce people's reliance on the private car. Land has also been reserved for a new primary school should it be required post 2016.
- 6.5 The masterplan also proposes the creation of small pocket parks that are well overlooked at strategic points within the development for recreational, amenity and ecological benefit. Parkland is shown with SUDS pond wrapping around the southern edge of the site, thus conservation and enhancing the woodland belt along the northern and eastern site periphery, with a central park within the site to benefit the wider local community.
- 6.6 Land has been reserved for specialist housing (such as a care home) in the south east corner of the site directly adjacent to the village centre in close proximity to facilities and local services.

Linking to the Existing Village

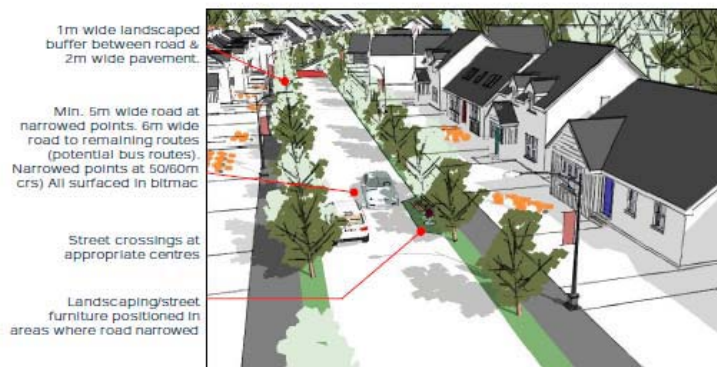
- 6.7 The landscape strategy is focused on the integration of the development into its natural setting with retention and enhancement of the main structural features such as the Beech Avenue on Balring Road and the North Woods on the eastern boundary of the site.
- 6.8 The masterplan proposes the creation of strong pedestrian/cycle paths linking into the Buchan Walkway physically connecting the site to the town centre, Aden County Park, Mintlaw Academy and Mintlaw Railway Station.
- 6.9 A new roundabout along the A952 at the site junction is proposed along with the widening of Balring Road to serve the new housing to the south.

New Housing Areas

- 6.10 In accordance with the policies of the LDP, each phase of the Northwoods masterplan must include both a mixture of house types and house sizes to meet housing need in terms of market demand, the provision of affordable housing, and providing variety throughout each phase of the development.

This will include detached properties, semi-detached, terraced, flatted properties, and affordable housing in every phase of the masterplan. All new buildings must be responsive to the local context and integrated within the landscape structure. Landscaping and sensitive screening will make a valuable contribution to minimising the visual impact of new development. The established character of the mature tree belts within the Northwoods site will provide the basis for the landscape structure.

- 6.11 New housing areas are organised into distinct blocks set into a structured hierarchy of primary and secondary streets anchored by public open spaces and designed in accordance with the principles set down in Designing Streets. The new housing will be integrated carefully with the existing built form of Mintlaw. The masterplan incorporates Homezone style roads with almost squared-off corners which work effectively in creating an exemplary development. The avenue style roads will also work effectively as the trees lining the streets will give a 'closed in' feel to persons driving vehicles and the narrow road points will also help to reduce traffic speeds yet allow a bus route throughout the development.
- 6.12 Affordable housing provision will be provided in accordance with Aberdeenshire Council standards. The LDP target is to provide 25% affordable housing throughout the site and this will be expected to be achieved at Northwoods. It has also been agreed with the Planning Gain service that affordable housing will be provided at a rate of 15% for the first phase of the development (96 units) to compensate for the high infrastructure costs required to "open up" the site for development; thereafter the % will revert to 25% for the remainder of the site. The affordable housing will include an element of higher density flatted development beyond the initial phase, though the height of the flats is likely to be limited to 3-4 stories in order to minimise the visual impact of new development on the landscape.
- 6.13 Development at Mintlaw aims to meet the Aberdeen City and Shire Structure Plan target of 30 dwellings per hectare or above, as an average across the housing areas of the site. Some areas, such as the lower density family housing development plots in the first phase of the development will not meet the 30 dwellings per hectare target; however it is considered that the 600 houses allocated in the Local Development Plan are achievable across the entire site.
- 6.14 The Homezone approach gives priority to the design quality of public space and the amount of it for community use. The careful positioning of buildings in relation to each other provides the framework for creating such people orientated public spaces, and also helps control traffic movement and speed within them. Building layout will be prioritised so roads do not dictate the form of the built environment and vehicles do not dominate the appearance, function or use of the space between buildings. Home Zones will help promote social inclusion, encourage sustainable urban living and improve the quality of the urban environment at Northwoods. There is plenty of space for pedestrians and vehicles to manoeuvre at all points in the development, however the areas within the avenues and Homezones with additional landscaping and street furniture will be effective in reducing traffic speed.



Typical Avenue Street Layout : not to scale



Typical Homezone Street Layout : not to scale

- 6.15 Our proposed development would somewhat follow this of structure in so far as we are proposing higher density development closer to the junctions and node points. This would require houses to be built closer to the street edge but not necessarily on the street edge, examples of which are evident in the old traditional part of Mintlaw.
- 6.16 Where the Northwoods development stretches away from the node points, development is planned to be more low density and slightly further away from the street edges with front garden areas and off street parking which reflects the character of the built form in Mintlaw. Road surfaces will also incorporate different materials and colours (e.g. texture flex) to indicate the changes in the road hierarchy and avoid the use of tar and lock-block and these are relatively expensive to maintain and do not last a long time.
- 6.17 The development would form a more traditional appearance in its design respecting the local vernacular and adopting traditional window proportions, gable proportions and fenestration throughout. The development will be restricted to single, 1½ and 2 storeys throughout the majority of the development. It is suggested that traditional materials/finishes that will be acceptable for external walls will include dry dash render, wet dash render, silicone render (e.g. K-Rend), stone, and timber cladding. In terms of roofing, it is suggested that appropriate materials will include slates, slate-like tiles, lead, or standing seam roofing. Consideration will be given to the suitability of Upvc windows as well as more traditional timber windows and doors and aluminium as a contemporary alternative.
- 6.18 In order to achieve a “walkable neighbourhood” for those parts of the development furthest away from the village centre, and to avoid people’s dependence on the private car, the reservation of land for the commercial hub will be mandatory within the latter phases of the development i.e. once the village has grown considerably. Only if it is properly evidenced that there is insufficient market demand for commercial/retail space within the masterplan area will it be considered for appropriate for revisiting in terms of potential alternative uses. In the hub area there will be the possibility of 2½ storey height development incorporating flats/possible offices and on the ground floor the opportunity to convert flats into shops depending on demand.
- 6.19 Allotment gardens have been provided close to the high-density hub to allow those who may not have access to garden areas to grow their own produce. Adjacent to the allotment areas we have a market stance and indoor market area to allow the local produce to be sold to the public.





Access and Connectivity

- 6.20 The access and connectivity strategy for Northwoods sets out a well integrated network of streets, footpaths and cycleways where a high priority is given to the needs of pedestrians and cyclists. The strategy follows the design principles set down in government guidance, in particular *Designing Streets* and *Designing Places*. It also seeks to take account of the needs of existing residents and proposed new residents within the development.

Pedestrians and Cyclists

- 6.21 The importance of a well defined cycle/footpath network is recognised in the masterplan layout through provision of dedicated cycle and foot paths that are integrated into the development linking it to its wider surroundings.
- 6.22 The north-south route extends from the Buchan Walkway in the south through the proposed Parkland and Central Park and connects into the existing Woodland Walk in the north. East-west links run along the landscaped avenues and provide linkages into the Mintlaw Academy in the south and Aden Country Park to the south-west.
- 6.23 Careful consideration has been given to the provision of pedestrian and cycle facilities within the Northwoods masterplan. The development enjoys continuous frontage to the Formartine & Buchan Way on its southern boundary and multiple access to this strategic link have been incorporated into the proposed concept layout. This linkage will:
- Encourage pedestrian access to the village centre;
 - Encourage pedestrian and cycle access to the schools; and
 - Create links to the Formartine & Buchan Way and beyond.

Public Transport and Park and Ride

- 6.24 It is envisaged that the bus services that currently serve Mintlaw will be expanded into the site. Discussions will be held with the bus operators regarding the arrangements however a bus stop is required to be provided on the A952.

Street Structure

- 6.25 The proposed internal road layout has been developed in accordance with the aims of *Designing Streets*: “to build and strengthen communities; balance the needs of all users; form part of a well

connected network; create safe and attractive places which have their own identity; and are cost effective to construct and maintain.” The masterplan layout has been designed by an architect, civil engineer, transportation engineer and landscape architect with input from the local authority at every stage in the process to ensure that the design is in accordance with *Designing Streets*. In terms of roads, the result is a safe environment for all road users, giving priority to pedestrians and cyclists whilst maintaining the impact of vehicles within a residential environment.



6.26 The thoroughfare network is proposed to meet the needs of the pedestrian as well as vehicular traffic.



By reducing densities at the node points, this will give a feeling of a built up nature which in turn will reduce traffic speeds in accordance with *Designing Streets*. Some of the node points will be finished in a contrasting surface which will give a pedestrianized feel which will in turn give the development an emphasis on pedestrianized areas and not vehicular areas.



6.27 The thoroughfare network is designed to easily accommodate a local bus service. The road network for Northwoods partially follows a traditional grid pattern, intended to allow for maximum connectivity. This connectivity will promote an ease of travel throughout the settlement. Within the street layout, Northwoods also includes paths designed specifically for pedestrian and cyclist use. The partial grid format seen in some of the development replicates the grid format of the traditional street layouts of Mintlaw whilst still retaining some curved roads in the main hierarchy of streets.

Access

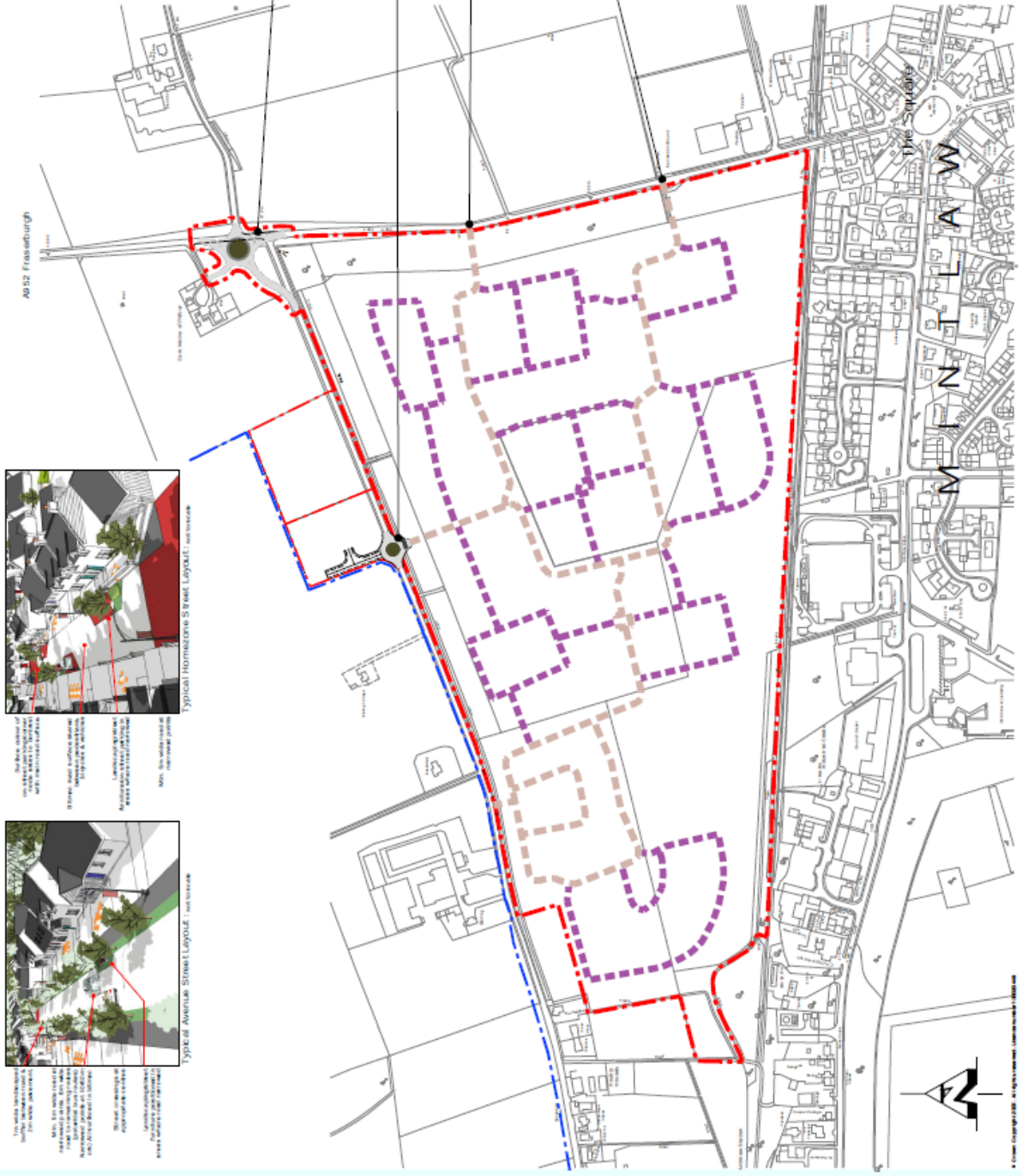
6.28 The Northwoods masterplan has been developed to allow maximum permeability for vehicles. Access to the site will be evenly spread across four principal access points. To facilitate new accesses onto the existing road network, improvements to the A952 and Balring Road will be promoted. These improvements recognise existing safety issues and aim to reduce speed on the southbound approach to Mintlaw from Fraserburgh.

6.29 A new roundabout will be built on the junction of the A952 and Balring Road at the north-east corner of the site. This roundabout will enhance safety on this approach to Mintlaw by:

- Creating a distinctive entry/gateway into the village;
- Provide a speed reducing feature; and
- Combine three separate junctions on the A952 into one.

Overall Connectedness

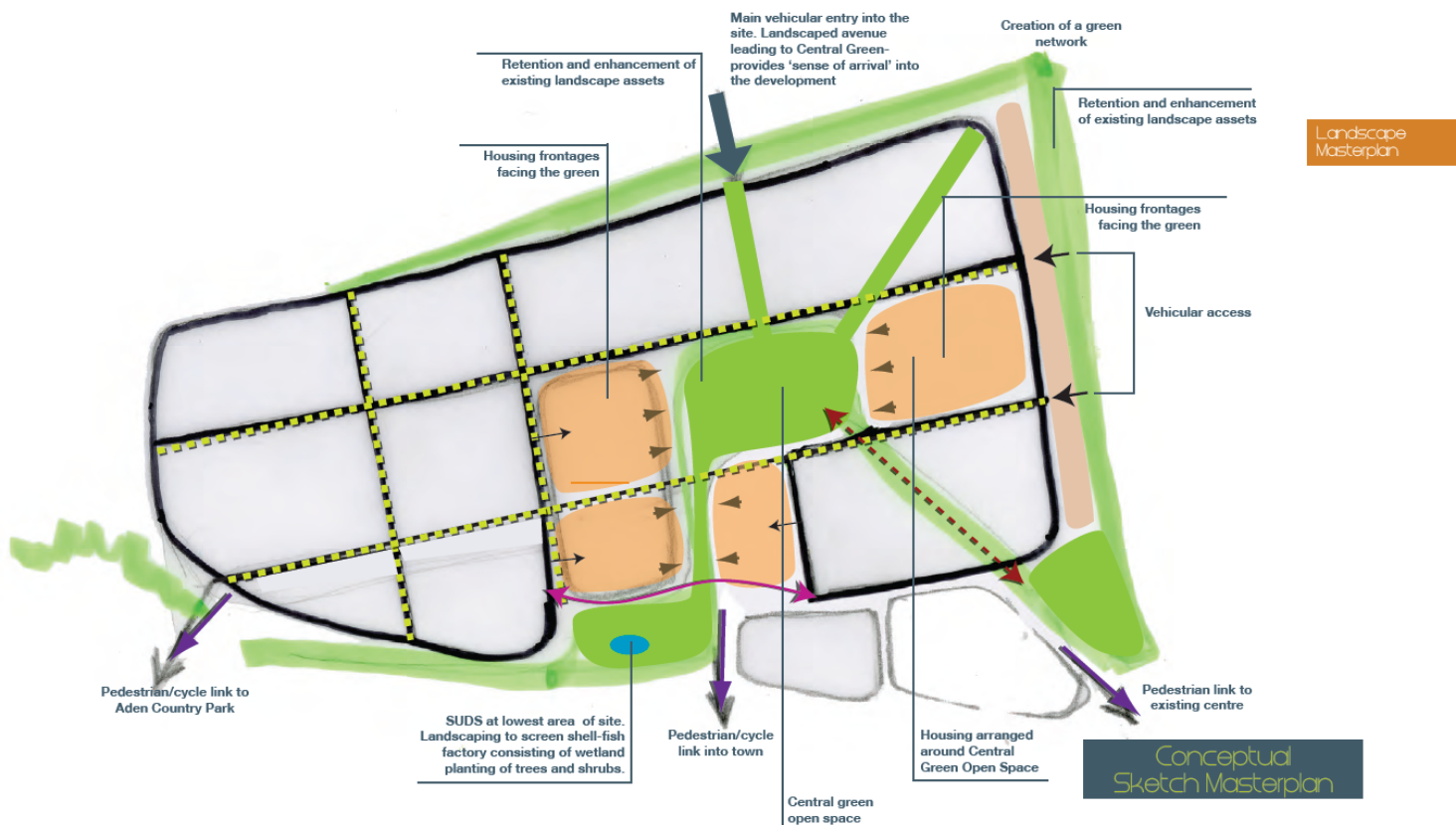
- 6.30 Taken from a point at the centre of the proposed development, all community facilities and employment/commercial areas are between 400m and 800m from the site. When taken from the site boundary, it is clear that this distance reduces considerably, in most cases to within 400m of the site.
- 6.31 The close proximity of Northwood to the heart of Mintlaw has shaped the strategy for service provision with a clear focus on integrating the site with the existing community and enhancing the current infrastructure to sustain its long term viability rather than simply proposing new facilities within the site.
- 6.32 The overall circulation elements in the masterplan are based on the introduction of a road hierarchy which allocated defined roles and characters to each type of street or road, and prioritises movement on foot, cycle or public transport over general traffic needs whenever possible. The introduction of a clear hierarchy of street types helps to define Northwoods as a place. It aids and improves the legibility, connectivity and accessibility of the area.
- 6.33 The main thoroughfares are the masterplan area's main connecting roads and they are designed to be the widest so as to accommodate the highest volumes of traffic and movements in both directions. Other streets are primarily residential and are designed for lower volume and lower speeds of traffic. They offer connections to residential streets to be used by homeowners and their visitors.
- 6.34 There are sufficient pedestrian and cycle links to the existing networks, for example onto the Balring footpath in the north and onto the F&B Way in the south. Three of the main destinations from the development to the south will be Aden Country Park, Mintlaw Academy and Mintlaw Square which can be serviced by the three existing access points. North Street Road (A952) is already established and secure. Access through the Caley Market site (near the Country Park Inn) is under the control of Aberdeenshire Council. It is understood that there is a conditional planning approval at this location for retail and residential use which requires an access path to the railway line to be left in.
- 6.35 The use of this section of the F&B Way will increase as a direct result of the development and consideration will be given to upgrading it from an unlit hardcore footpath to a well-lit 3.5m wide tarred cycleway/footpath that is suitable for access and use by all abilities. This will be dealt with through the planning application process and potential planning gain contributions from the developer.



Landscape Framework

6.36 The landscape objectives for Northwoods reflect the aims and principles set out in the overall vision statement. The design aims to:

- Integrate Northwoods within its landscape setting so as to gain maximum benefit from the green surroundings and the views out from the area.
- Maximize the opportunity to conserve, enhance and link with the existing assets - both physically and visually- to make the most of the sites particular context.
- Provide within North Woods a well ordered hierarchy of green spaces, conveniently located and accessible to all age groups in the community so that people can enjoy the spaces beyond house and garden; and in particular, to create pleasant spaces with a clear social function, related to principal movement routes or major community buildings.
- Provide the local parks and urban green space needed within the housing areas themselves that are attractive environments that add vitality and character to the scheme.



(Concept Masterplan Sketch)

- 6.37 The landscaping for each phase of the development will take place concurrent with the programme of building works for that particular phase. The masterplan has good, sizeable areas of amenity open space with a network of open spaces and local park areas that in effect split the site in two and will reduce the visual impact of the development on the surrounding area.
- 6.38 It is recognised that a development of this size would normally require areas for organised sports, however this is catered for within the nearby Mintlaw Academy facilities which are very well used, as well as the recreation ground beside the Happy Plant Garden Centre.
- 6.39 The scale of the proposed allotments in the masterplan area has taken into account the provision for allotments within Aden Country Park. Financial contributions from the Northwoods development to these off-site facilities may be possible through the planning application process, but it is wise to also reserve land for potential allotments within the masterplan area particularly for the occupants of the houses in the higher density parts of the site who may not have their own private garden space.
- 6.40 The SUDS areas have been designed to take into account the setting of Northwoods as part of a wider landscape analysis to ensure that they blend into the environment. Full details of the landscaped margins along the edge of the “avenue” style roads and Homezone areas will be provided through the planning application process.
- 6.41 Future management arrangements for the community woodlands and details of any trees that will be removed will be provided as part of the planning application process. Community play areas will also be provided within the identified areas of open space and their specific nature will be dealt with at the detailed design stage.
- Open Space Strategy**
- 6.42 The urban layout of the proposed development is structured to include a network of formal and informal green spaces that build on and enhance the existing landscape features of the site as well as fit within the wider landscape fabric of the area. A hierarchy of open spaces has been developed to provide a range of opportunities for recreation and leisure, whilst maintaining and enhancing the ecological value of the site.
- 6.43 The existing mature woodland belt extends along the eastern periphery of the site and screens the development from the Main Road (A952). Woodland walks within this belt will be retained and connected to the new pedestrian and open space network of the development. The new woodland belt will form a logical extension of the existing belt along the eastern periphery, thus containing the development along its northern edge.
- 6.44 A central amenity open space will be created that is strategically positioned to offer protection to the existing mature tree belts within the site while harnessing their amenity and landscape value in defining a centralised open space for informal recreation.
- 6.45 The parkland will provide a physical link between the existing town centre and the proposed central greenspace of the development. It will accommodate SUDS that will be both physically and visually integrated into the parkland setting providing added value in terms of visual amenity and nature conservation.
- Pocket Parks and Local Parks**
- 6.46 Pocket Parks are spaces integrated at strategic points within the framework of the urban block structure, designed and located to encourage social interaction between all age groups in the community. They will provide valuable recreational and amenity space, play facilities as well as a pleasant prospect to the surrounding homes. These small park spaces will provide important local “greens”, recreational grounds, and wildlife habitats in the neighbourhood.

- 6.47 Local parks would contain more formal landscaping and cut grass areas and footpath links throughout and natural wildlife areas including SUDS areas. They are areas where people will interact with each other and they will contain other social features such as play equipment, sculptures and public art.
- 6.48 Neighbourhood Gardens will provide private and secure communal garden areas for the residents of the apartments and town houses directly adjacent. They will form a valuable external extension to the living-space connecting via pedestrian routes to the wider open space provision within the development.
- 6.49 The road network will be landscaped to provide green corridors for passage of both pedestrians and vehicles. These green corridors will assist in connecting the wider landscape frame-work and will also provide routes for wildlife movements, thereby stitching the varied landscape elements together to form an integrated open space network that connects to the wider context.

Mature Community Woodlands

- 6.50 These areas consist of mature woodland belts which contain hardcore public footpaths running through linking back onto the site.

Local Parks

- 6.51 These areas would contain more formal landscaping and cut grass areas and footpath links throughout and natural wildlife areas including SUDS areas. There will also be play areas and art/sculpture features interspersed in these areas.

Other Open Spaces

- 6.52 These areas would be less formal areas grassed to allow for dog walking and amenity area interspersed with existing mature trees and proposed specimen tree planting. These areas would also contain isolated areas of shrub planting at strategic locations i.e. road junctions and focal points.

Allotments

- 6.53 These would be provided to allow occupants to provide floral and horticultural produce which could be used for their own use or put to market.

7 Delivery

7.1 As a major mixed use proposal, the expansion of the existing settlement at Mintlaw will require a phasing strategy to ensure the successful delivery of the project. The proposed strategy sets out the key principles for phasing and the direction for development and infrastructure provision. The phasing which is set out in six broad phases is indicative only and flexibility will be required to be maintained within each phase to respond to changing circumstances and ensure successful delivery. The timing and the detail of each phase should be considered at the appropriate stage, however the principles set down here should be used to guide the form and direction of growth ensuring the aims and objectives of the masterplan are realised.

Phasing

7.2 Northwoods will be developed in six phases. Phase 1 will include an area of land which is capable of being drained naturally into the pumping station and SUDS area as shown at the south of the site. This area incorporates the trees to the east. This area of land is nearest to the public services and infrastructure of Mintlaw. Phase 1 will also include the new roundabout at the junction with Balring Road (this will be provided after the 20th house has been occupied).



(Phasing Plan)

- 7.3 Phase 2 proposes to incorporate a second pumping station due to the contours of the land.
- 7.4 Phase 3 would follow the line of the Balring Road and create additional access points to connect to Balring Road as the development increases in size. This development would be connected to either phase 2 or phase 1 infrastructure.
- 7.5 Phase 4 would be the central core of the development which would incorporate the SUDS area at the lowest part of the overall site we anticipate this phase connecting up to the infrastructure at phase 1.
- 7.6 Phase 5 would be a continuation of phase 3 adjacent to the Balring Road and again would incorporate an additional access to Balring Road along with the formation of the high-density hub area, allotment gardens and market garden.
- 7.7 Phase 6 would be the completion of the development with an additional SUDS area and again infrastructure connecting back to previous phases.
- 7.8 With regards to the area for education facilities, if this area is required then it could be incorporated either within phase 3, phase 4 or phase 5. If the educational facilities do not proceed then we would anticipate that the educational area would be incorporated within phase 5 housing.

Implementation

- 7.9 It is intended to carry out land-shaping, woodland planting in advance of each phase of development in order to create a background setting for development as quickly as possible. Avenue/boulevard planting will be carried out as part of the road infrastructure works as will sections of the central water feature. Timeously completion of landscape works will be an important means of establishing the quality of the proposed development.

Management

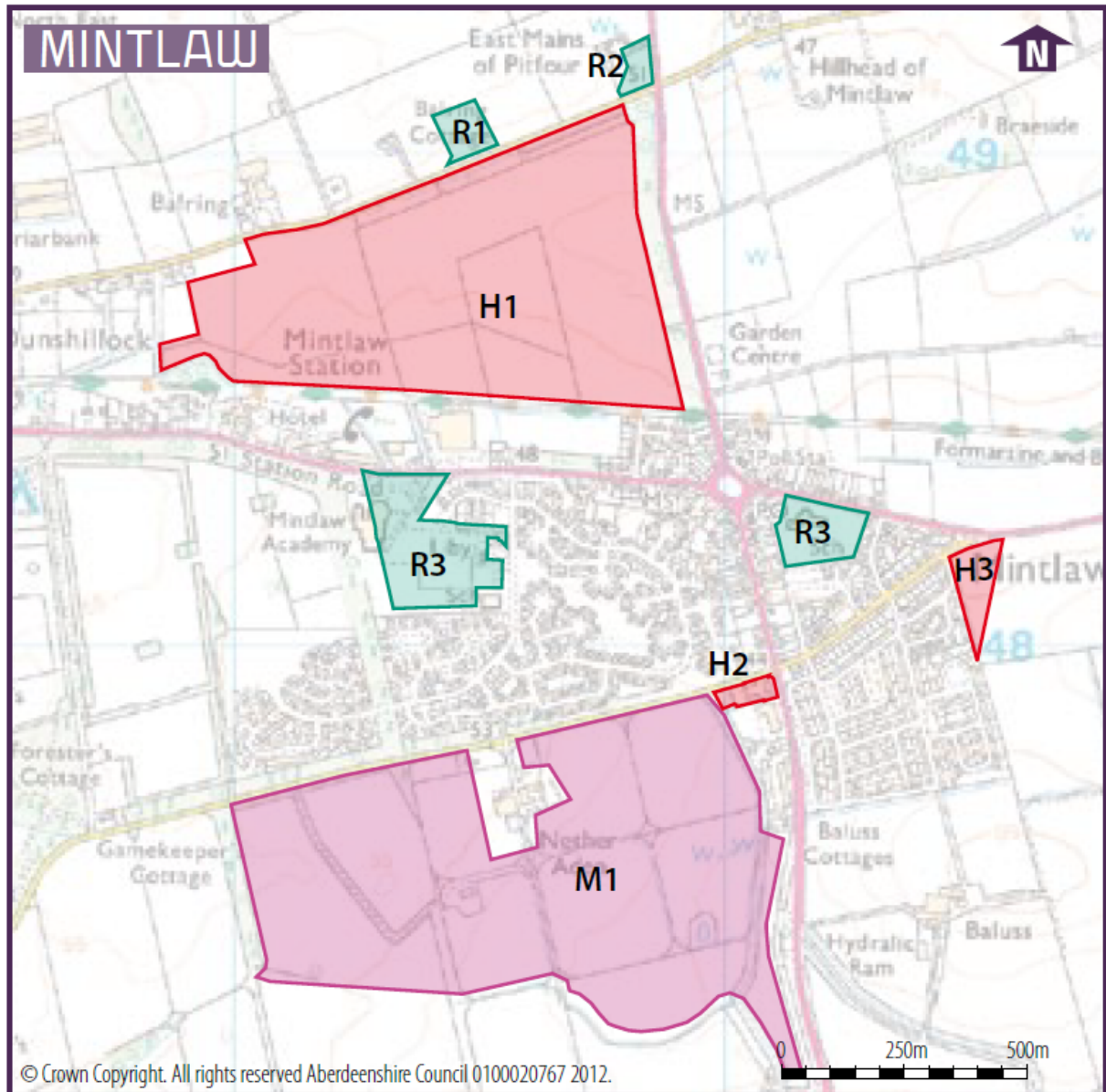
- 7.10 Future maintenance regimes for all of the areas and details of any factoring needs to be made clear from the outset e.g. who will maintain what, when and how it will be funded. The SUDS areas will be adopted by Scottish Water. The Homezones and landscaped margins (road edges) will be adopted by the Roads Department as part of the streets.
- 7.11 Landscape features, play areas and open spaces within the development will be owned and managed by a management company which will be controlled by the developers, occupiers and residents. It will be financed by service charges. The management details of each area will vary, however the following schedule indicates the general standard of amenity maintenance which will be carried out to ensure adequate management for plant establishment and sustained growth as well as to ensure that landscape works within development plots are maintained to approved standards.
- 7.12 Developers will be required to submit a Landscape Management Plan which specifies the operations to be carried out each year for a five year period following completion of the planting works to ensure that the intended planting performance is achieved and standard maintained. The operations specified shall include weed control, litter collection, fertilising, pruning, thinning and replacement planting.
- 7.13 Developers shall make provision for plant replacement at appropriate times during the planting season so that the original intentions of the design are fulfilled. Any debris or material arising from maintenance operations shall be removed off site.

8 Appendices

Appendix 1 - Key Milestones for Northwoods Masterplan



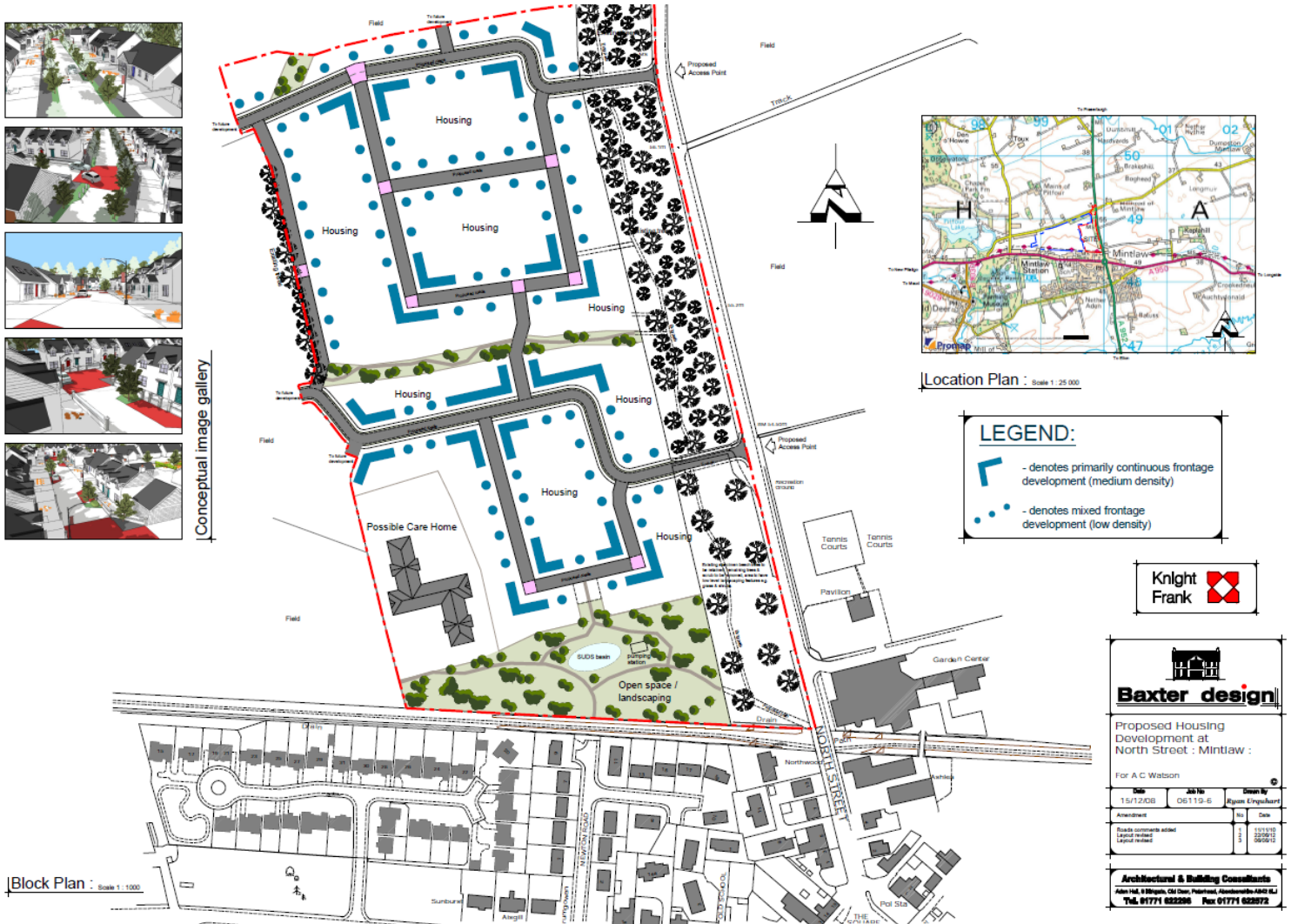
Appendix 2 – Mintlaw LDP Extract



Appendix 3 – Overall Masterplan for Northwoods



Appendix 4 – Residential Development Phase 1



Appendix 5 – Stakeholder Consultation Responses

CONSULTEE	COMMENT	RESPONSE
Bruce Mann (AC Archaeology)	An archaeological evaluation of the site would be required prior to works commencing.	This would be a condition of planning consent.
	Welcome the revised open space areas on the south side of the site and the inclusion of the allotments. This helps to soften the impact on the Formartine & Buchan Way and the elements of the designed landscape along that section.	Support noted.
Aberdeen City and Shire Design Review Panel (November 2011)	The site is large enough to include two walkable neighbourhoods.	The early phases of the masterplan in those parts of the site closest to the village centre will help to support and enhance the existing services and facilities in Mintlaw. It is accepted that the latter phases of the development will be some distance from the village centre and the revised masterplan now includes a second “walkable neighbourhood” which will reserve land for small-scale commercial/retail uses to help reduce people’s dependence on the car (e.g. so they can walk to the shops to buy convenience goods).
	The site needs to be better integrated with Mintlaw and in particular access in the South East corner.	The masterplan has been revised to “open up” the south east corner of the site by proposing to thin out the existing trees and scrub and it is proposed to incorporate low-level landscape features here to give a sense of place/arrival. This will improve the physical connectedness between the development and the existing village.

	There needs to be North/South connections to make the site fully integrated.	The revised masterplan places a greater emphasis on north-south pedestrian routes to integrate all parts of the site to local amenities such as Mintlaw Academy, Aden Country Park and the Village Square.
	The masterplan needs a stronger landscape framework including integration of SUDS and allotments into the site.	A greater emphasis has been placed on the landscape framework for the site by linking SUDS and allotment gardens with existing natural features such as the F&B way and the North Woods.
	The development must not turn its back on the Formartine and Buchan Way or the woodlands.	Where possible, dwellings have been re-orientated and re-designed to have double-frontages so that occupants can enjoy views of both the street front and existing woodland to the rear.
	Further consideration needs to be given to densities and how they relate to each other.	Higher density housing has been focused around public spaces and those parts of the site closest to the village centre. The revised masterplan now incorporates an additional walkable neighbourhood for the latter phases of the development, further away from the existing village centre, and higher density housing has been located here also.
Susanne Steer (Scottish Water)	Due to the size of the development a Development Impact Assessment will be required to allow network investigations to be carried out.	It is the intention to submit a DIA as part of the detailed planning application process.
	It may also be necessary for growth to be delivered at Mintlaw WwTW during the life of this project. By engaging in early discussions we will endeavour to deliver any required increase in capacity so	We are aware that there is limited capacity in the WWTW. There is a growth project for this asset in Scottish Water's development programme.

	that it does not impact on the phasing of the development.	
Adam Ritchie (Aberdeenshire Council Scientific Officer)	The majority of the land appears to have been solely used for agriculture with no indication of any potentially contaminative use. The only feature within the site boundary which may require further assessment is a former sheepfold to the south of Balring Cottage. Whilst the structure is identified as a sheepfold, the internal divisions are characteristics of a sheep dip. Although it is understood that the sheepfold is no longer present, residual contamination from chemicals used in the sheep dip could still be present in the surrounding soils. As a consequence, it should be confirmed whether sheep dipping took place at this location.	We can confirm that no sheep dipping has ever taken place at this location.
Karen Clark (Planning Gain)	Highlight that the site should include facilities for the elderly.	Land will be reserved for a care home within the first phase of the development. This has been located in the south-east corner so that it is within walking distance of local services.
	The action plan requires that site H1 reserves land for a new primary school. This is under debate and should be discussed with the Education department.	The original masterplan for site H1 did reserve land for a new primary school. However, further to the production of the Development Framework, it is apparent that there is a strong desire in the local community not to see another school in Mintlaw at this time. The Education department were invited to comment on the masterplan.
	There are issues with regard to the WWTW which require to be considered.	We are aware that there is limited capacity in the WWTW. There is a growth project for

		this asset in Scottish Water's development programme.
	The medical practice in Mintlaw is in need for an extension to accommodate the proposed new development.	Planning gain contributions from the development will go towards the extension to the medical centre.
Mark Peters (Strategic Roads) and Dave Naismith (Local Roads)	Village hub should be nearer C5B or A952 for better service access arrangements (i.e. not having to access through a number of residential roads).	The village hub has been deliberately located so that service vehicles won't have to access through residential roads. It is also conveniently located within other local amenities such as Aden Country Park and Mintlaw Academy.
	Clarification of proposals for south-east corner marked as "Area for future expansion of The Square".	The reservation of land for a potential future expansion of The Square was our idea to try and physically integrate the site better with Mintlaw (as per the advice received from the Design Review Panel). On reflection, we accept that this will be achieved better by thinning out the existing trees/scrub as opposed to having this area entirely open and reserved for commercial use. The masterplan has been updated to show the existing trees/scrub would be thinned out.
	The Transport Assessment refers to three phases of development, with a planning application already submitted for phase 1. We would suggest that the phases are indicated on the masterplan as well as any new/improved infrastructure required as a result of any phase of development.	A separate phasing plan has been produced and submitted alongside the live planning application.
Waste Management	Consider providing a public waste recycling point.	Land has been reserved for a

		household waste recycling point to the north of the masterplan area.
Scottish Natural Heritage	No substantial parts of the tree belt should be removed.	The majority of the woodland along the east of the site is to be retained and used as a key feature in terms of strategic landscaping and a recreational asset.
	Bat and squirrel habitat survey required.	A protected species survey has been completed.
Landscape	Pleased with the retention of the tree belt.	The landscape strategy retains and enhances the main structural features such as the Beech Avenue on Balring Road and North Woods on the east side of the site.
	Need to emphasise positive links to the open space.	There is an emphasis on the pedestrian network around the site linking to the village centre Mintlaw Academy.
Natural Heritage	Tree survey required.	A tree survey has been completed.
	Suitable protection measures are required for the trees that are to be retained.	This aspect will be a condition of planning consent.
Flood Prevention.	Drainage impact assessment required	A drainage impact assessment has been completed.
SEPA	Connection required to public sewers.	A connection to the public sewer will be provided and an upgrade to the WWTW is also required.
	SUDS strategy to be agreed.	SUDS strategy has been completed.
Steve Galashan (Grampian Police Force Architectural Liaison Officer)	<ul style="list-style-type: none"> • Footpaths should direct pedestrians to the front of properties where people are most likely to be seen. • Design features (such as changes in road surface) can help identify acceptable 	These issues have been taking into consideration as part of the production of the masterplan and will help to inform future detailed planning applications for the site.

	<p>routes through the development and define defensible space.</p> <ul style="list-style-type: none">• Communal areas should be designed to allow supervision from nearby dwellings.• Consideration should be given to applying for 'Secured by Design' for the entire development.• Communal parking areas should utilise natural surveillance afforded by adjacent buildings.• Planting should not impede the opportunity for natural surveillance and must avoid the creation of potential hiding places.• Landscaping should be accompanied by appropriate street lighting.• Rear boundary treatments should be 1800mm close-board timber fences.	
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