

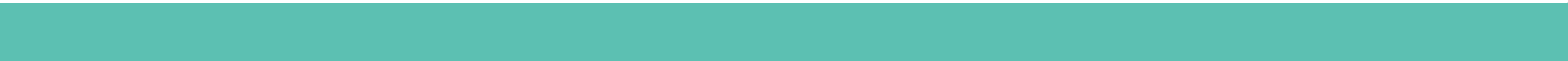
BALMELLIE & DELGATY TURRIFF M1 MASTERPLAN

DECEMBER 2016



JAMES G IRONSIDE LIMITED

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Chartered Planning Consultants



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1. CONTEXT

1.1 The Need

Turriff is a key settlement within the Formartine administrative area. The town is approximately 35 miles north west of Aberdeen City and 31 miles west of Peterhead. It lies on the A947 which links Dyce to Banff, a key transport corridor.

Turriff is an established historic market town, and is now largely a residential settlement with a range of facilities to support the local community, including;

- Markethill Primary School and Turriff Academy,
- An established Town Centre,
- Cafes and public houses,
- Various small food stores,
- Recreational spaces,
- Various Commercial uses (including Classes 4, 5 and 6).

Key objectives for Turriff in the 2012 Aberdeenshire Local Development Plan (LDP) 'Settlement Statement' include **'meeting the demand for new housing in the Rural Housing Market Area'**. Site M1 is the largest single allocated development site for Turriff, aiming to deliver 450 new homes, of mixed types.

A second objective for Turriff is to **sustain existing services**. This will be achieved through phased housing development, introducing new residents to the town.

Another objective is to **provide opportunity for local employment**. The M1 allocation includes 10ha of employment land. This aims to provide local businesses new premises and attract new businesses to Turriff.

The Turriff M1 site, land at Balmellie and Delgaty, is allocated for a mixed-use development of 450 houses and 10 ha of employment land as set out in the LDP.



1.2 The Opportunity

The M1 Turriff Masterplan comprises two areas of land: a large 42 Ha area of land, which will contain the largest portion of development, and a smaller area to the south of Balmellie Road.

This smaller site has a separate planning consent for the erection of 8 dwellinghouses (APP/2013/1097). As a result of this planning permission being in place with the development being implemented, in addition to the geographical separation from the 'main' masterplan area, this land has not been included within this masterplan.

The land at Balmellie and Delgaty provides an opportunity to create a logical, well-connected extension to the eastern edge of Turriff.

Proposed connections will utilise the roads and paths from the existing network to the west to integrate with the new development.

This masterplan document will justify how a holistic approach to future development in Turriff will deliver benefits for all. These benefits include:

- Enhancing the characteristics of the town;
- Encouraging a sustainable settlement;
- Provision of land for employment within the local area;
- Introduction of a range of different house types;
- Reduction of traffic on residential side-roads;
- Increased connectivity between existing and proposed housing and employment areas, school, community uses and retailing

1.3 The Process

Aberdeenshire Council have an adopted procedure for the preparation of masterplans.

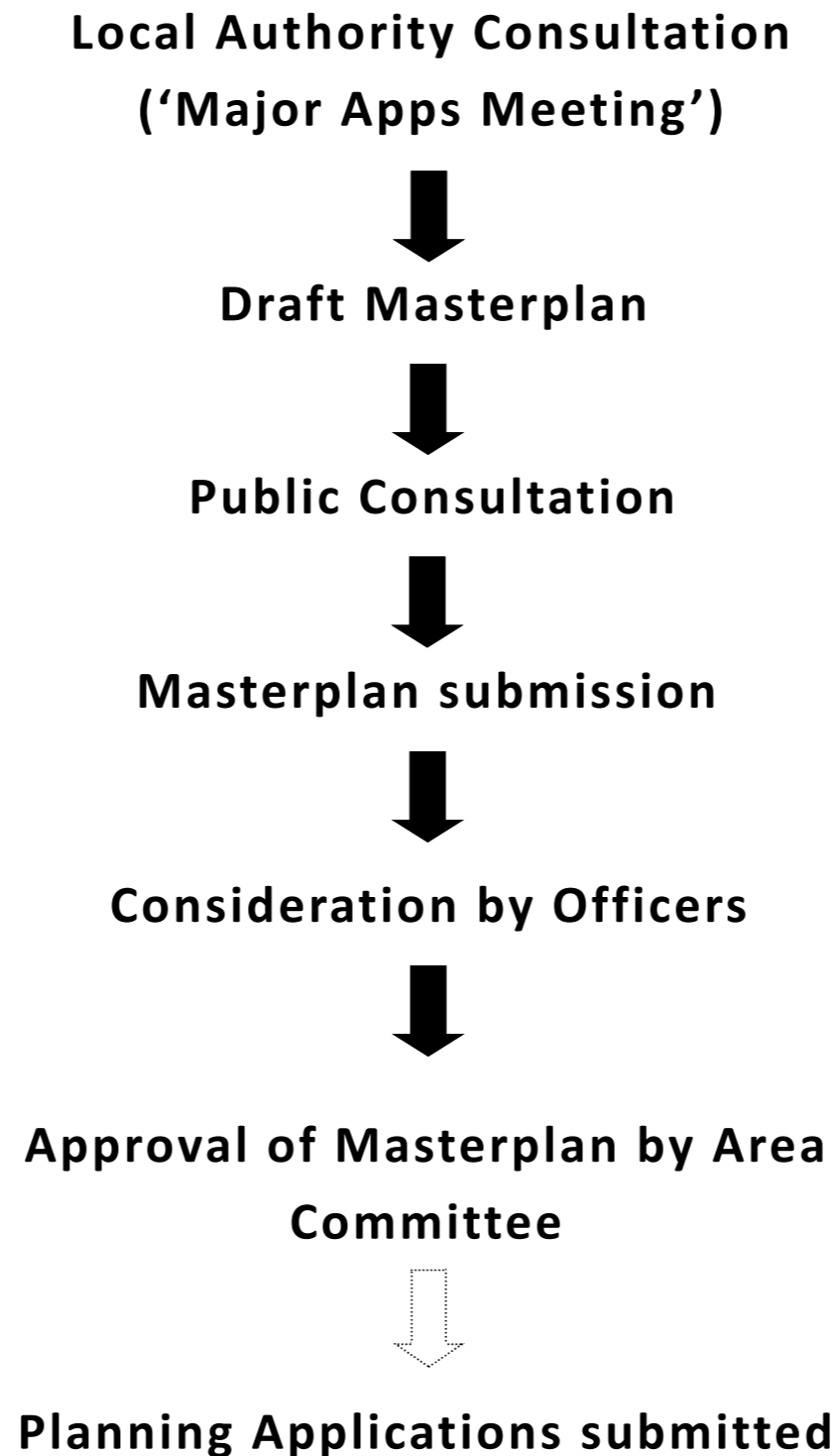
The aim of the masterplanning process is to ensure future developments are designed to the highest standard, encompassing economic, social and environmental requirements to create the sustainable communities of the future.

This document follows that process by analysing the site and its context, developing the design from that analysis and producing a draft masterplan document that will be issued to Aberdeenshire Council officers for comments.

This site and the associated Masterplan has been the subject of discussions with Officers and Consultees since 2013 and throughout 2014 and 2015. In order to allow the public to participate in the process and comment on the draft Masterplan proposals, Public Consultation was undertaken in September 2015.

The ongoing collaboration regarding the drafting of the Masterplan has allowed comments received from Aberdeenshire Council officers, consultees and the Community Council, to have been considered and incorporated into this masterplan document.

The masterplan will be presented to Aberdeenshire Council's Formartine Area Committee for review and agreement to set the vision of how this site should be developed.



2. THE SITE

2.1 Context

Regional Context

As highlighted in the Aberdeen City and Shire Strategic Development Plan (2014), Turriff lies within the Rural Housing Market Area (RHMA).

Aberdeenshire Council define the RHMA as;

“A geographical area covering rural Aberdeenshire which is relatively self-contained in terms of reflecting people’s choice of location for a new home i.e. a large percentage of people settling in the area will have sought a house only in that area”.

The Aberdeen City and Aberdeenshire combined RHMA has a total housing capacity for 16,400 units (this is the sum of Local Development Plan allowances, Effective and Constrained land supplies).

Local Context

The Aberdeenshire Local Development Plan (LDP) was formally adopted in 2012. This allocated 450 houses and 10ha of employment land on site M1 at Balmellie and Delgaty.

Another site from the previous Local Plan for 90 homes (H1 Markethill) was also carried forward into the 2012 LDP as an extension to the north-western boundary of the settlement.

There are further ‘employment’ allocations (‘BUS’ sites) to the north of Turriff at similar existing locations.

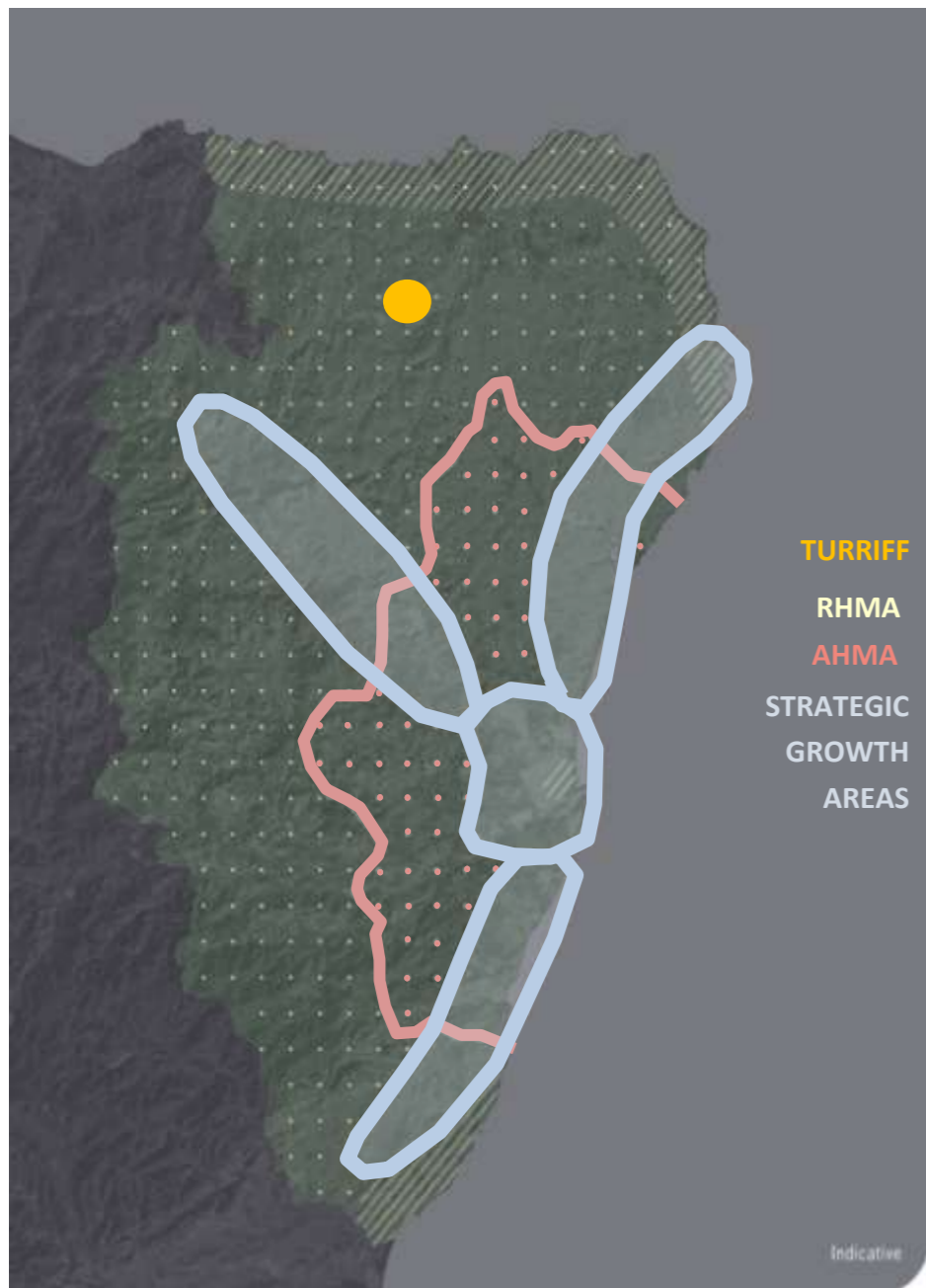
These other allocations confirm the acceptability of the principle of development in Turriff and the LDP’s support for its role as a regional centre.

The M1 site for further development on the eastern edge of the town presents an opportunity to support the economy necessary to sustain a community and its infrastructure.

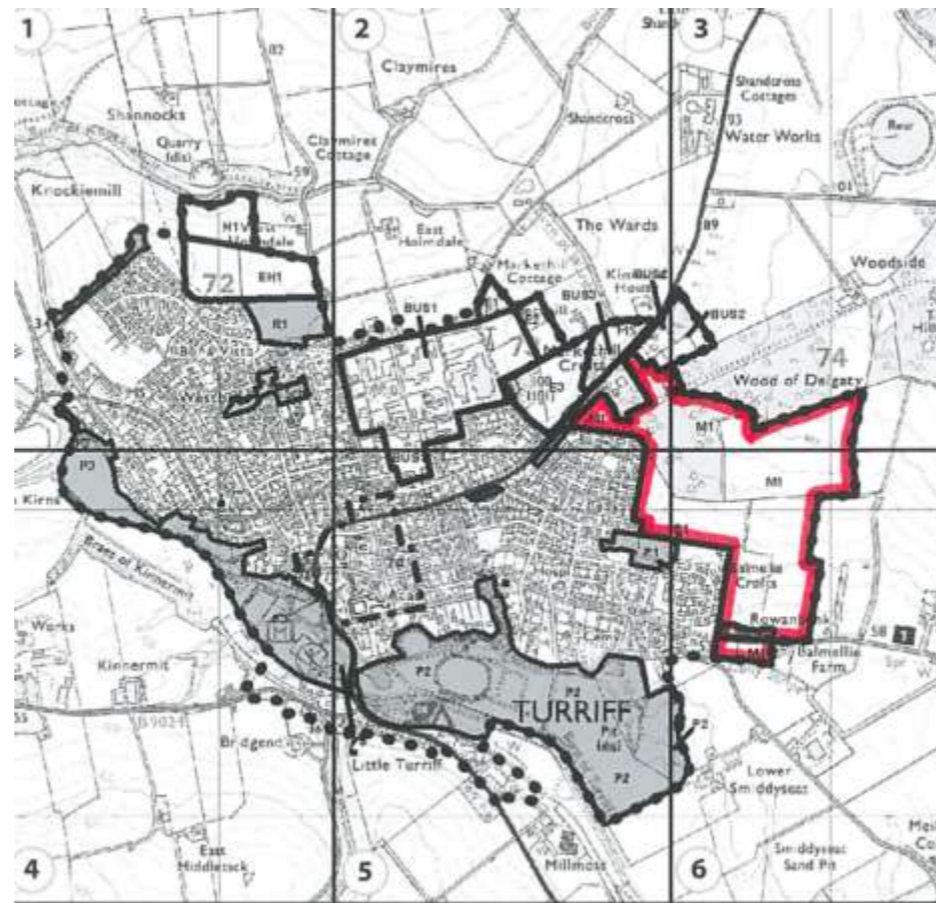
LDP Allocation

This document has been prepared in the context of Aberdeenshire Council’s Supplementary Guidance and Planning Advice relating to Masterplanning.

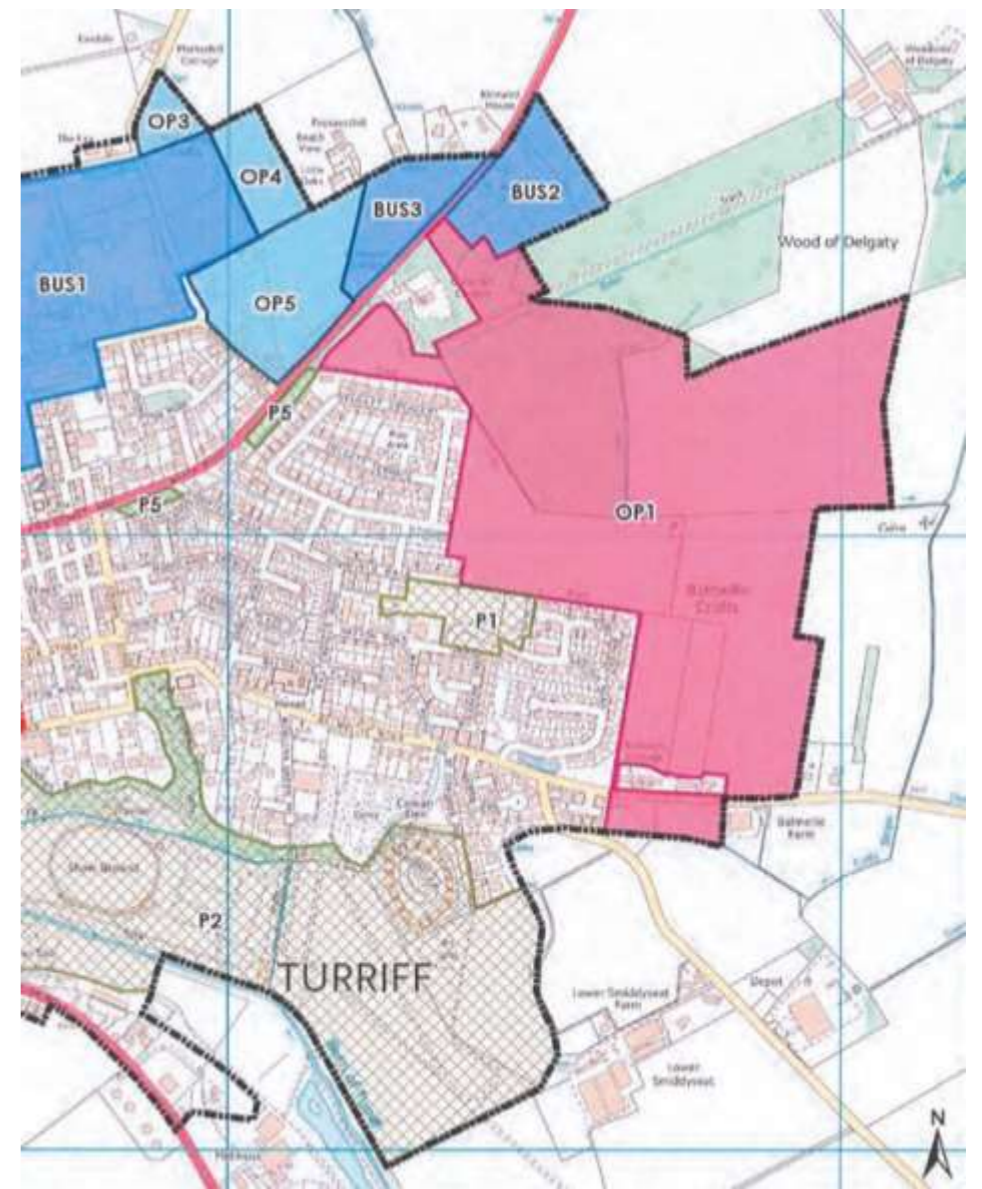
The allocation has been carried over into the Proposed 2016 Aberdeenshire Local Development Plan (PLDP, published in 2015).



STRATEGIC DEVELOPMENT PLAN DIAGRAM SHOWING HOUSING MARKET AREAS AND STRATEGIC GROWTH AREAS.



2012 LDP ALLOCATION DIAGRAM



2016 PLDP ALLOCATION DIAGRAM (SITE BOUNDARIES REMAIN THE SAME AS 2012 LDP)

2.2 Ownership

The site is made up of two parcels of land, the larger extending to approximately 42 hectares. The site is in the ownership of Messrs Rennie, Cameron, Paterson & Davidson .

Agreement has been reached between the landowners to progress with the proposed development, therefore there are no land ownership issues with the masterplan area that would delay the delivery of development.

2.3 Description

The site is accessible from the north by the A947, the west by existing residential streets and the south by the Balmellie Road.

The land comprises agricultural land presently in arable and rough grazing use, and some areas of woodland.

Housing development neighbours the site to the west, undulating agricultural land to the east and woodland and scrub areas to the north.



BIRDS EYE AERIAL OF TURRIFF

3. SITE ANALYSIS AND APPRAISAL

3.1 History

The historic maps adjacent show the growth of Turriff over the 19th and 20th centuries.

The town is mentioned in a 12th century manuscript known as the 'Book of Deer', so although the exact founding date is unknown, it is known that Turriff was established more than nine centuries ago.

The site today known as 'Temple Brae' is said to have been the base for the Knights Templar. Turriff is also the place which first witnessed the Civil War in 1639 when the Covenanters and the Royalists forces clashed.

More recently, Turriff also plays host to a two-day agricultural show which is held once a year. People from all over Scotland compete in the show and it is a popular attraction with locals and visitors alike. It is the largest annual event held in Aberdeenshire, the Turriff Show promotes Scotland's agriculture and food industry. The event includes over 250 trade stands, cookery demonstrations and a funfair.

Turriff has a number of listed buildings, most notably Delgaty Castle (A-listed) approximately 2 miles north-east of the M1 site, Towie Barclay Castle (A-listed) approximately 4 miles south of Turriff, and Old Parish Church of St Congan within the town.

There is also a Scheduled Monument, 'Boat of Muiresk', around one mile west of the town north of the Deveron Road.

There are no specific archaeological designations within the site however any necessary archaeological mitigation measures will be considered at the detailed planning application stage.

HISTORIC MAP, TURRIFF 1868-1874

TURRIFF IN THE LATTER HALF OF THE 1800S IS SHOWN AS A COMPACT TOWN.

THE WOOD OF DELGATY CORRIDOR WEST OF DELGATY CASTLE COVERS A LARGE AREA, AND THE SURROUNDING COUNTRYSIDE IS LARGELY UNDEVELOPED WITH FEW ROAD LINKAGES.

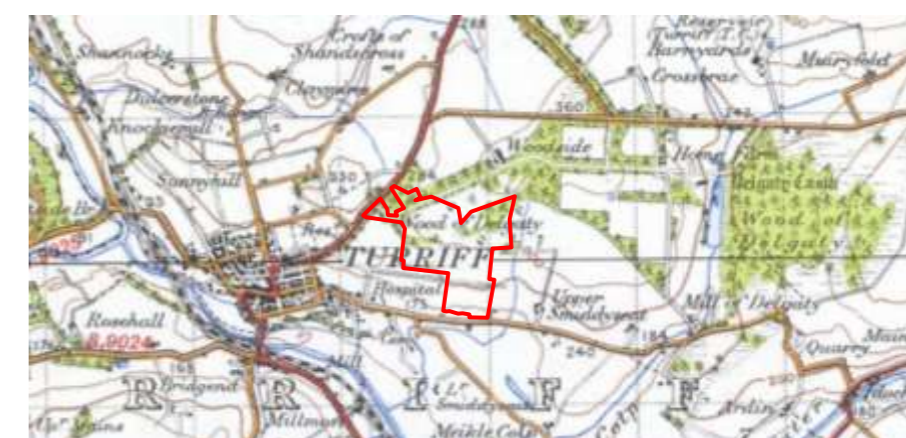


HISTORIC MAP, TURRIFF 1925

THE TURRIFF SETTLEMENT HAS EXTENDED TO THE NORTH-WEST SOUTH OF 'SUNNYHILL' AND THE SOUTH EAST CORNER TO FORM A COMPRESSED L-SHAPE.

THE WOOD OF DELGATY REMAINS LARGELY SIMILAR TO THE PREVIOUS MAP AROUND 50 YEARS EARLIER, ALTHOUGH THE WOODED CORRIDOR LEADING NORTH-EAST ON THE BANFF ROAD HAS BEEN REMOVED.

THE HOSPITAL ALSO APPEARS ON THE SOUTH-EAST AT BALMELLIE.



MAP OF TURRIFF, PRESENT DAY

90 YEARS ON, TURRIFF HAS EXTENDED IN ALL DIRECTIONS ON THE EAST OF THE RIVER DEVERON/ BURN OF TURRIFF.

THE WOODLAND NOW APPEARS AS THREE SEPARATE AREAS, AND IS NO LONGER A SINGLE CORRIDOR TO THE SOUTH OF THE UNCLASSIFIED ROAD WHICH RUNS EAST-WEST.

THE WOOD OF DELGATY IS NOW REDUCED TO THE EASTERN-MOST PORTION SURROUNDING THE CASTLE, AS DENOTED BY THE FORESTRY COMMISSION SYMBOL. THIS IS NOW SEVERED FROM THE WOODLAND ADJACENT TO THE TOWN.

THE HOSPITAL ON BALMELLIE ROAD NOW SITS WITHIN THE SETTLEMENT, AS A RESULT OF THE EXPANSION OF THE TOWN.



3.2 Turriff Characteristics

Turriff has a notable historic town centre, with visible grid iron street patterns and crescents and cul-de-sacs appearing towards the outskirts of the settlement as residential extensions have been developed over the years. Mixed housing types range from older red sandstone (from Ardinn and Delgatie quarries) properties found at the 'core' of the town, to modern 'suburban' properties found on the peripheries of the settlement. The pictures adjacent show examples of this mix (source: Google Streetview).

- 18th/19th century houses on Market Street and Victoria Terrace;
- Circa 1980s terraced housing on Highfield Walk;
- Circa 1990s low density detached and semi-detached houses at Ardinn Crescent;
- 21st century development on the north-western edge and southern corner at Meadowview Road and St Congan's Circle respectively;

This range of residential development styles does not provide Turriff with a single distinctive character. The scale of development sought through this Masterplan of Balmellie and Delgaty presents an opportunity to replicate the essence of the historic character within new development.

A range of house types and tenures is to be provided within the Masterplan area. This creates the potential for a development with a more distinct character rather than the homogenous detached housing currently found in the more recent housing in Turriff.

A mix should comprise detached housing, semi-detached, terraced and flatted properties. This will provide a range of choice for new residents who wish to locate in Turriff, and existing residents who may be upsizing, or downsizing.

The opportunity exists to create an attractive, sustainable extension to the town, laid out within a hierarchy of streets, linked to the adjacent established residential areas and set within the landscape context.



1: MARKET STREET



2: VICTORIA TERRACE



3: MEADOWVIEW ROAD



4: ST CONGAN'S CIRCLE



5: ARDINN CRESCENT



6: HIGHFIELD WALK

3.3 Landscape Characteristics

Generally, the landscape character of the area is rolling agricultural land, which gently undulates to the south.

The figures opposite show various views of the site and its backdrop on the edge of the built-up area.

This natural topography has influenced the Masterplan concept and layout, with new development taking advantage of the sloping landform.

This arrangement also allows the Delgaty Wood to become a natural focal point and connectivity corridor, linking into the green space path networks within the development area.

VIEW FROM A947 SOUTH OF TURRIFF



VIEW TO SOUTH-EAST FROM THE SITE



VIEW WEST ALONG BALMELLIE ROAD



VIEW WEST ACROSS SITE TO EDGE OF EXISTING HOUSING (ARDINN ROAD/CRESCENT)



VIEW WEST AT THE SOUTHERN EXTENT OF THE M1 SITE



VIEW NORTH WEST ACROSS M1 SITE



3.4 Woodland

A Woodland Statement was prepared by Landcare NorthEast in September 2013 to provide a description of woodland type, condition and current management, in order to establish information on potential impacts on the habitats present as well as inform future decisions on layout of any development. The Wood of Delgaty covers 41.2ha, and is classified within the Ancient Woodland Inventory (AWI) as 'long established woodlands of plantation origin'. Woodland has been present in the area since the 19th Century.

Some woodland will be lost through development, and compensatory planting is proposed. This is detailed on the Indicative Landscape Framework plan in Section 5 of the Masterplan document. Some woodland will be lost in the western part of the site, to permit development and to allow the creation of a break in the woodland for the link road corridor. Compensatory planting is proposed east of the site, where there is presently a 'gap' in the woodland. This will result in higher quality woodland provision that exists at present.

Little recent active woodland management was evident at the time of the survey. In the western section of woodland, there were no signs of recent grazing or human use/activity to any level of intensity.

The woodland surveyed is predominantly broadleaved, the majority of which is semi-mature (1/3 to 2/3 of life expectancy), with a closed canopy. The dominant species present throughout is silver birch, comprising an estimated 90% of the canopy, with frequent rowan and occasional sycamore, alder, Scots pine, willow and beech.

The extent of woodland at Delgaty has, according to the AWI maps, been reduced in recent history, with trees cleared to make way for agriculture, and business expansion.

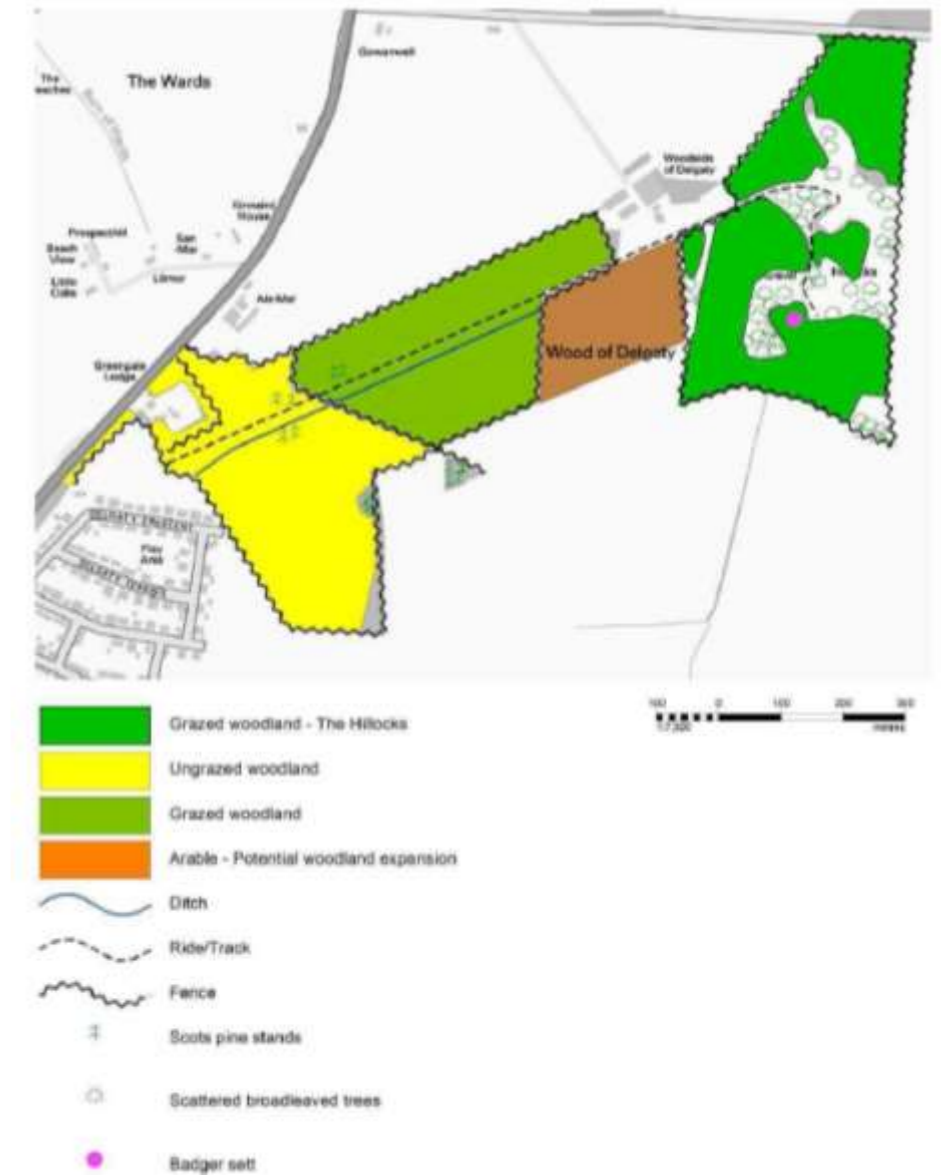
If a development would result in the severing or impediment of connectivity between important woodland habitats, workable mitigation measures should be identified and implemented, potentially linked to the creation of green networks.

At Delgaty Woods, there are obvious opportunities for reinstatement of native woodland, particularly along the southern side of the survey area by following the line of the defined ancient woodland to the South of Woodside Farm with appropriate species, planting density, etc. This would improve the integrity of the woodland where it is reduced to a narrow band of trees with current grazing levels restricting regeneration. This opportunity has influenced the Masterplan.

Birches are pioneer trees which can rapidly colonise adjacent ground. With the appropriate management and maintenance, newly established native woodland adjacent to existing mature birchwoods has good potential to develop into a valuable habitat relatively quickly.

Changes in management of existing areas of woodland, mainly by excluding or significantly reducing grazing by livestock, would provide a further opportunity to enhance the existing woodland.

Arrangements for the delivery of compensatory planting will be secured through separate legal agreement (either a financial contribution or planting works) between the developer and landowner (in conjunction with discussions with Aberdeenshire Council) to establish the extent of proposed tree removal and re-planting, either on or off-site. This will be agreed at planning application stage, based on the scale of the development proposed at the time. It should be noted that the area identified for compensatory planting is under the same ownership as the M1 site.



WOODLAND AREAS SURVEYED BY LANDCARE NORTHEAST

3.5 Ecology

As part of the masterplanning process, an ecological survey was commissioned to establish habitat types, presence (potential or actual) of protected species (badger, red squirrel, otter, water vole) and provide an assessment of habitat suitability for bats on the site.

Ecological issues on the Masterplan area have been considered by Landcare NorthEast with an ecological survey undertaken in August 2013. Current land-use in the area comprises open farmland of large fields of mainly arable land.

Drainage from the development will be treated by various Sustainable Urban Drainage System (SUDS) and detention/filtration basins are envisaged.

Methodology

Biological records for the site have been provided by the North East Scotland Biological Record Centre (NESBReC) and a review has been undertaken of desk-based information available on the National Biodiversity Network (NBN) Gateway and the Scottish Natural Heritage (SNH) Sitelink websites.

The site visit was conducted on 29 August 2013, a mild (17°C), overcast day with light winds. Ground conditions were reportedly ideal for identifying footprints.

The objectives for the survey were:

- To categorise, map and describe Phase 1 Habitats in the site, including the identification of any particularly important habitats and species.
- To assess the suitability of the site for supporting Protected Species badger, red squirrel, otter, water vole and bats.
- To determine whether further, species-specific, surveys are required for this site.

The survey area comprised the entire site proposed for development plus a 30+m buffer around the perimeter. Where residential housing and gardens were located within this buffer, detailed walkover was not possible due to access restrictions. In total, the survey area covered approximately 65ha.

Planning Context

Scottish Planning Policy (SPP 2014) is the Scottish Government's policy statement on nationally important land use planning matters. The general heading of "Landscape and Natural Heritage" (paragraphs 134-148) provides policy guidance on matters relating to International Designations, National and Local Designations, Protected Species and Trees and Woodland.

Regional planning policy, in particular for spatial development, is provided by the Aberdeen City and Shire Strategic Development Plan 2014. Within the Aberdeenshire Local Development Plan 2012 there are policies and proposals, supported by supplementary guidance (SG), to promote sustainable development and tackle climate change, to protect natural heritage, in particular nature conservation sites the wider biodiversity and geodiversity. The plan recognises the importance of safeguarding of resources under Policy 14, with the guidance given on the protection of natural resources in the following areas:

SG Safeguarding 1: Protection and conservation of the water environment

SG Safeguarding 2: Protection and conservation of agricultural land

SG Safeguarding 3: Protection and conservation of trees and woodland

SG Safeguarding 9: Open space

Designated Sites

There are no statutory or non-statutory designated sites within the proposal site.

Results of Survey

At the time of survey, land was either sown to spring cereal, in stubble from recently harvested oil seed rape crops or under a grass ley.

Since a standard sampling methodology was followed, any bias or limitation associated with such a methodology could potentially affect the results collected during this survey.

Habitats and Vegetation

The majority of the survey area (59%) is classified as arable ground, sown to spring cereal or recently harvested oilseed rape crop at the time of survey. 21% of the site is covered in semi-natural mature woodland, with smaller areas of improved and rough grassland, amenity grassland, landscaped gardens and roads/houses making up the remainder.

Woodland

This habitat forms over 1/5 of the survey area, and is the only semi-natural habitat present. The woodland forms part of the larger Wood of Delgaty, which extends to the east of the site. The dominant species is Silver Birch; other broadleaf species occurring in the canopy are frequent rowan and occasional Sycamore, Scots Pine, Willow and Beech.

Although trees are typically multi-stemmed, they are semi-mature/mature, forming a closed canopy. Where gaps in the canopy exist, some seedling regeneration is evident. Ground layer consist of grasses, bryophytes and occasional ferns, and a rich diversity of fungi was noted.

In the southeast corner of the surveyed woodland, the canopy opens up and small pocket of rough improved grassland and dense gorse thicket forms the boundary with open arable ground to the south and east.

Fauna

Two signs of use of the site by badger were noted in the form of hairs attached to barbed fencing. It is highly likely that the area is frequented by foraging and commuting badgers, as suitable habitat is widespread and an active sett was noted 220m outwith the north-eastern boundary of the survey area.

No otter signs were noted within the site and no potential breeding or foraging habitat was recorded. No permanent open water is present within the survey area and all agricultural drainage ditches were found to be dry at time of survey.

No red squirrel signs were noted. There is no suitable red squirrel breeding habitat within the site and its buffer although some foraging opportunities and commuting routes are offered.

No field signs of the species were noted and the site offers no suitable water vole habitat. No water was found to be present in minor agricultural ditches within the survey area.

Bat roost potential is significant within the proposed development site boundary. Mature mixed broadleaved woodlands offer widespread summer roosting opportunities. In the 30m buffer surveyed, there are several dwelling houses which may offer bat roost potential. Bat foraging habitat is limited over the open and exposed agricultural fields, while the woodland edges and rides, gardens and surrounding residential areas will offer good feeding opportunities.

Ecological Evaluation

Most of the development site itself, as well as the majority of open land around it, is intensively managed for arable cropping and so will be of limited benefit to wildlife.

Birch woodland however is relatively uncommon and constitutes a significant habitat, supporting a rich ecosystem. Registered on the Ancient Woodland Inventory, woodland has been in situ on this site for a considerable period of time, and is likely to support a range of species not typically found in younger woodlands.

Potential Impacts and Mitigation

As signs of occasional use of the site by badgers were noted during survey, a preconstruction badger survey by a suitably qualified and experienced ecologist is recommended to establish and evaluate badger use across the site. This should be conducted no more than 7 days prior to construction works commencing.

Prior to any felling commencing, trees should be assessed for bat roost potential by a suitably qualified and experienced ecologist. Surveys on individual trees to establish presence or absence of roosts should be carried out where bat roost potential has been identified.



EXISTING 'WOODLAND AREA

3.6 Drainage and Flooding

Drainage and flooding on the Masterplan area have been considered by Ramsay & Chalmers Consulting Structural & Civil Engineers.

Flooding

The following policies and guidance are relevant to the consideration of flooding:

- Scottish Planning policy (SPP), June 2014.
- Flood Risk Management (Scotland) Act 2009.
- Water Environment (Controlled Activities) (Scotland) Regulations 2011.
- Pan 69: Planning and Building Standards advice on Flooding, Scottish Executive 2004.
- Technical Flood Risk Guidance for Stakeholders v9.1, SEPA June 2015 .

In accordance with Scottish Planning Policy (SPP) and Planning Advice Note 69 (PAN69): Planning and Building Standards Advice on Flooding, it is necessary to demonstrate that adequate protection against flooding exists, or can be provided, for the proposed development and that the development does not increase any existing flood risk to persons or property upstream and downstream.

Aberdeenshire Council's Local Development Plan includes supplementary guidance on flooding issues SG LSD 8: Flooding and erosion. This guidance is in line with the risk framework contained in Scottish Planning Policy.

SPP states that a new development should not take place if it would be at significant risk of flooding from any source or would materially increase the probability of flooding elsewhere. In general, the storage capacity of floodplains should be safeguarded.

The proposed development sites are identified in the Aberdeenshire Local Development Plan as M1. The development is located 850m North of the Burn of Turriff. Research into the existing site shows that small pockets of surface water flooding can occur for a 1:200 year and 1:1000 year storm event.

Potential flood risk and the mitigation of impact on the water environment have been fundamental considerations in the development layout. A number of SUDS areas have been placed to treat and attenuate sections of housing and roads before discharging into the existing ditch network that eventually discharges into the Burn of Turriff. Any external surface water run-off will be dealt with via cut off drains, reducing any flooding risk to the proposed residential development. The proposed development is outwith any possible flood envelope.

Finished floor levels of the proposed buildings will be set to provide a minimum 500—600mm freeboard above the 1 in 200 year peak flood levels.

Water supply will be taken from the public network.

Drainage

The following policies and guidance are relevant to the consideration of drainage:

- Scottish Planning policy (SPP), June 2014.
- Flood Risk Management (Scotland) Act 2009.
- Water Environment (Controlled Activities) (Scotland) Regulations 2011.
- Planning Advice Note (Pan) 61: Planning and Sustainable Urban Drainage Systems, Scottish Executive 2001.
- SUDS Manual, C697, CIRIA 2007.
- SUDS For Roads.
- Drainage Assessment – A Guide for Scotland, SEPA 2005.
- Sewers for Scotland Third Edition, WRc plc April 2015.
- Pan 69: Planning and Building Standards advice on Flooding, Scottish Executive 2004.
- Technical Flood Risk Guidance for Stakeholders v6, SEPA June 2015.

Foul Drainage

The proposed development will be served by a gravity foul drainage system, located within the road system. The proposed system will join the existing foul network within the surrounding residential areas. However, currently the Scottish Water waste water treatment plant is at capacity and therefore requires a 'Growth' project to be launched to schedule the required upgrade works at the Turriff plant.

As the 'Growth' project takes between 30 to 36 months to be completed, temporary foul treatment plants and soakaways could be installed, provided that the percolation results are favourable. The temporary system would be removed and the sewers connected to the permanent sewer system once the upgrades are complete.

Surface Water Drainage

The surface water drainage system will be appropriately designed in line with the principles of Sustainable Drainage Systems (SUDS). It is envisaged that SUDS will be accommodated throughout the development. The surface water system will mimic the natural drainage of the catchment and mitigate many of the adverse effects of surface water run-off from urban development on the environment by:-

- Managing and restricting run-off rates to reduce the risk of downstream flooding;
- Encouraging natural groundwater recharge (where appropriate);
- Reducing pollutant concentrations in the run-off and acting as protection to the receiving waters;
- Contributing to the enhanced amenity and aesthetic value of developed areas;
- Providing habitats for wildlife in urban areas and opportunities for biodiversity enhancement.

The proposed surface water drainage measures will provide treatment of the run-off in accordance of the requirements of the SUDS manual. The SUDS

solutions proposed will also require to satisfy the adoption and maintenance requirements of Scottish Water and the Aberdeenshire Council. It is intended that surface water run-off will be dealt with through a variety of measures, including:

- Run-off from roof areas will be drained directly to a public gravity sewer system.
- House driveways will be drained directly to ground at source where subsoil infiltration permits, or, drained directly to a public gravity sewer system where subsoil infiltration does not permit.
- Run-off from the proposed roads will drain via trapped road gullies to the public gravity sewer system, or will drain via trapped road gullies to the road side stone filled filter drain system.
- Run-off from car parking areas with the Commercial / Employment Land areas will drain to areas of porous construction within the parking bays with a stone filled filter drain located beneath. These measures will drain to the public gravity sewer system.
- Integral SUDS measures such as Aquablocks will be used in landscaped areas.
- Detention basins will be provided throughout the development area to serve the M1 site. The surface water gravity sewer system will discharge to these basins via a conveyance swale, or, Filter Trench.

In accordance with the Drainage Assessment Guide, the rate and volume of surface water run-off from the post development situation should not exceed the surface water run-off from the existing greenfield site.

Attenuation volume will be provided within the detention basins in order to contain the run-off volumes and restrict the discharges to the greenfield run-off rates. The attenuated surface water flows will discharge into the existing ditch network to the South of the site, which eventually discharges into the Burn of Turriff. As part of the detailed drainage design, sensitivity tests to assess flood risk will be carried out for rainfall events up to and including the 200 year event and site levels will be set in order to prevent water entering properties or restricting access for emergency vehicles. Any existing land

drainage encountered during the development works will be reinstated or re-routed as appropriate.

Adoption and Maintenance:

It is anticipated the adoption and maintenance of the proposed drainage measures will be as follows:

- In-plot drainage will remain private and will be maintained by the property owner.
- Foul and surface water sewers to be adopted and maintained by Scottish Water.
- Gullies to be adopted and maintained by Aberdeenshire Council as part of the roads adoption.
- Conveyance swales to be adopted and maintained by Aberdeenshire Council.
- Filter trenches to be adopted and maintained by Aberdeenshire Council.
- The detention basins to be adopted and maintained by Scottish Water.
- It is anticipated that the adoption/ maintenance of general public open space / landscaped areas will be managed privately through a factoring company.



PHOTOGRAPHS OF TYPICAL SUDS SWALES



PHOTOGRAPHS OF TYPICAL SUDS POND

3.7 Transportation and Roads

Transportation and roads matters have been considered by Ramsay & Chalmers Consulting Structural & Civil Engineers.

Description

The site lies between the A947 and Balmellie Road. The site is currently used as farm land and has a vertical grade of over 5%. The A947 is subject to a 40mph speed limit, with Balmellie Road subjected to a 30mph speed limit.

This Masterplan proposal has been prepared showing 450 houses plus 10 Ha of land designated for ‘employment’ use. A new roundabout will be installed on the A947 with a new distributor road constructed for the first 450m of the proposed site to a second roundabout. From the second roundabout, the site internal roads will be designated Housing Roads and Home Zones, as per Aberdeenshire Council Road Standards.

There will be multiple connections to existing residential roads on the West side of the proposed development. The design will make it more appealing to use the new junctions to avoid overloading the existing road networks. With all this infrastructure in place, we anticipate that the junctions will operate well within their capacity.

The creation of new junctions on the A947 and Balmellie Road will allow for the better flow of traffic within the adjacent Delgaty/ Highfield residential area. At present, this area is only served by the Highfield Walk/Banff Road junction. The development of M1 will allow for three junctions to be ultimately used.

A wayleave in the form of a green strip of land will be left from the second roundabout to Balmellie Road for the possible construction of a by-pass.

A town gateway feature will be introduced after the second roundabout for those entering and reduce speeds on entry to the residential area.

Pedestrian Accessibility

Pedestrian links are currently available in the existing residential area west of the site.

Footpaths are also present on the A947 to the north, however there is a lack of formal pedestrian footpath to the south on Balmellie Road.

Development proposed for the site is therefore required to provide good quality, safe pedestrian links to the existing residential area, leading to the town centre.

Cycle Accessibility

The existing road network adjacent to the site to the north, west and south has no dedicated cycle provision (cycle paths/ lanes, etc) and so the opportunity to incorporate safe cycle routes into new development on M1 exists.

Public Transport

A number of bus services serve Turriff, northbound and southbound. A circular route serves the town, which has scope to be extended to include new development on the M1 site.

The scale of the site and its proximity to the town centre provides an ample opportunity to be included within the existing public transport network.

Summary

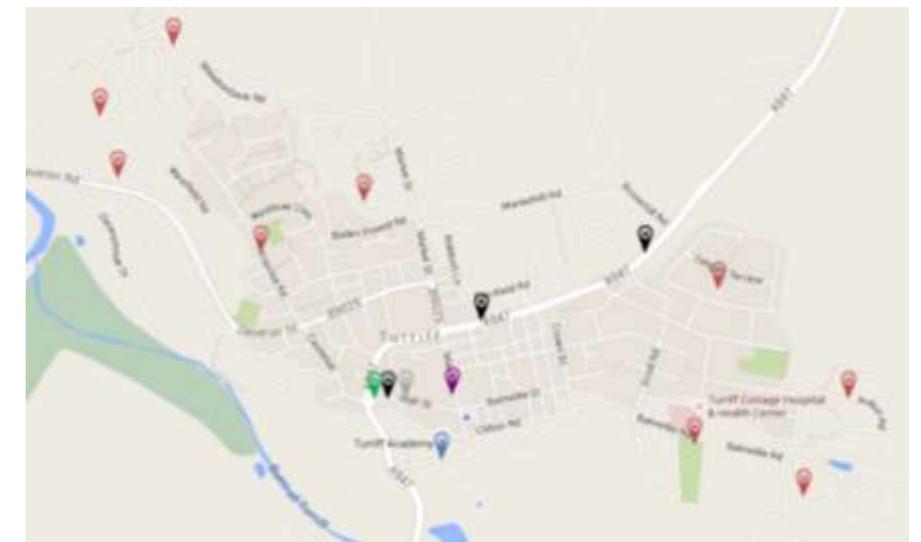
The proposed development will have minimal impact on the existing road infrastructure. The impact on the existing junctions will be mitigated by the construction of a preferred route of travel.

The following items are to be incorporated within the existing and proposed road network as part of this masterplan:

- Development proposals consists of 450 houses plus 10 Ha commercial use.
- Provide footpath linkage to the centre of Turriff.
- Provide cycleway to comply with the ‘Safe Routes to School’ initiative.



ABERDEENSHIRE COUNCIL CORE PATHS PLAN



Route no	Route	Map key	Frequency (approx.)	Nearest stop from M1
35/ 35A	Aberdeen-Elgin	Lightbulb	Every half hour / hourly on Sundays	0.5 mile
253	Mintlaw-Fraserburgh/Turriff	Blue pin	0903/ 1455/ 1545/ 1558	> 1 mile
257	Turriff Circular	Red pin	0835/ 0855/ 1025/ 1225/ 1300/ 1425/ 1655	< 0.5 mile
258	Turriff-Cuminestown	Green pin	0735/ 0740/ 0930/ 1130/ 1335/ 1530/ 1600/ 1730	> 1 mile
303	Huntly-Turriff	Lightbulb	0916 / 1256	> 1 mile
308	Aberchirder/Inverurie	Purple pin	Up to five services per day	> 1 mile

SUMMARY OF BUS SERVICES IN TURRIFF

3.8 Opportunities and Constraints

The Turriff M1 masterplan area presents a number of opportunities and constraints. These include:

Opportunities:

- Create a logical extension to the Turriff settlement
- Provide homes in a range of size, type and tenure
- Creation of jobs through development of allocated employment land
- Connectivity from existing settlement to the new extension, its green areas and beyond
- Utilising green spaces as a key feature of the development
- Upgrade of local water supply, transport and drainage networks

Constraints:

- Assessing various layouts to appropriately address southward slope of the land
- Wooded areas may be lost; local off-site replacement planting to counter the loss
- Future development to be sympathetic to existing properties on western side of site
- Accommodating natural topography within the development layout



CONSTRAINTS AND OPPORTUNITIES

4. DEVELOPING THE DESIGN

4.1 The Vision

By incorporating the opportunities and constraints listed (section 3.8), a realistic and achievable vision for the site can be created.

The vision for M1 is to create **an integrated extension to the existing town** of Turriff. This is supported by various pragmatic principles, including;

- **Design standards** for housing should be set high, incorporating a range of house types across the site;
- Delivery of a **range of tenures** of housing to address local demand;
- Creation of **employment** opportunities;
- **Sustainability standards** should be set high, offering ample green space, discouraging the use of the car, and incorporating sustainability in design, wherever possible ;
- High quality foot and cycle **connections** into Turriff and **access** to public transport services.
- Landscape fit/enhancement.

4.2 Uses

A number of uses are proposed in the masterplan area. The uses proposed for the site have been established from discussions with the community and a review of the existing services available in Turriff throughout the preparation of the Aberdeenshire Local Development Plan. These include:

- Up to 450 houses delivered in a phased manner;
- 10 ha of employment land;
- Public open space;
- Footpath / Cycle networks

The uses proposed are therefore compliant with the LDP allocation, and the objectives for the settlement set out by Aberdeenshire Council in the LDP.

4.3 Connectivity and Street Hierarchy

Improving connectivity through linkages between existing and proposed development areas is one of the key concepts behind the Turriff M1 masterplan. Access from the A947, integration with existing residential areas and easy circulation around the site and linking to the town centre are opportunities that the masterplan seeks to deliver.

Vehicular:

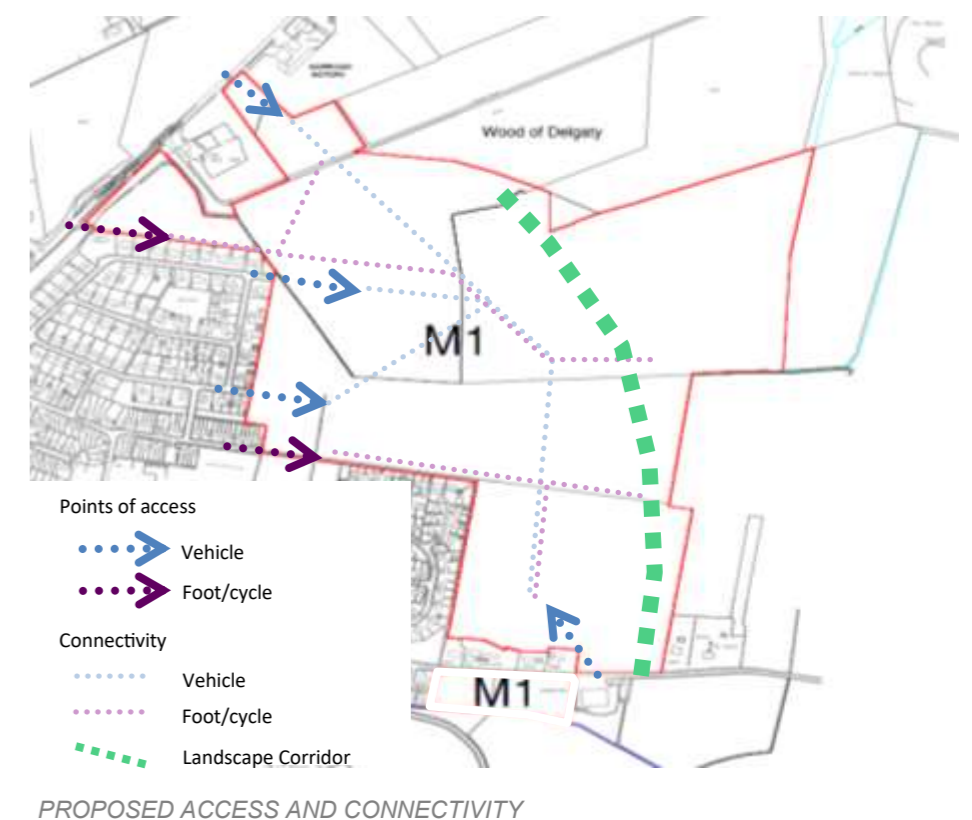
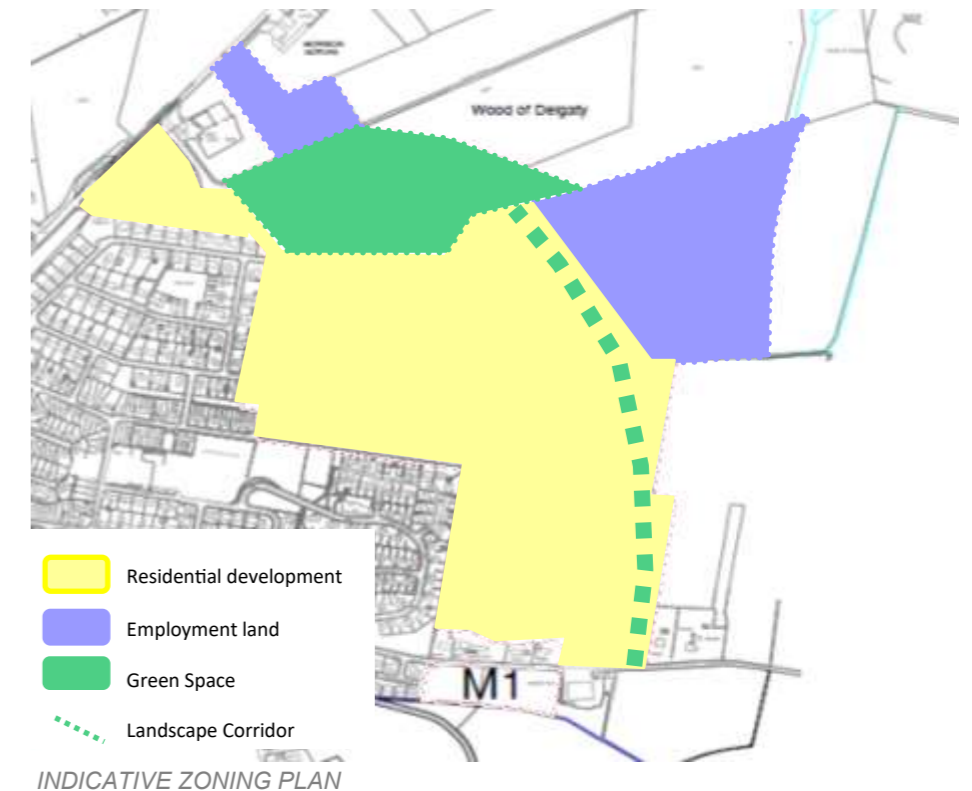
The site's location adjacent to the A947 road provides good links from the proposed development area to Aberdeen City and Banff, and everywhere in between. The proposals incorporate additional vehicular linkages within Turriff to improve the connections within the town.

Pedestrian and Cycle:

Proposals will form connections for pedestrians and cyclists with safe public walkways and a linked pedestrian/cycle network. It will also create safe public walkways and increase accessibility to the school from the existing town.

Street Hierarchy

A hierarchy of streets is proposed, with the difference between a primary access road and lane being obvious to users. The development will vary in density from the tight urban pattern at the proposed town centre, to low density layouts at the edges, and will be reflected in the street scale and layout. This can also be achieved by including more gardens, trees and open landscaping forming a transition zone to the surrounding countryside.



4.4 Community Consultation

The project team have publicised the Masterplan process at its various stages including;

- Proposal of Application Notice;
- Newspaper Advertisement;
- Statement to Local Press;
- Neighbour Notification;
- Public Consultation Event

A public consultation event was held in Turriff Town House (Former Municipal Hall) on the 3rd of September 2015 from 2pm until 8pm.

The Town House, managed and maintained by members of the Turriff Town House Association, was ideally located within the centre of the town for attendees to access.

A range of visual display material was provided throughout the day with project team members present to discuss the Masterplan and answer queries from the public.

With over 100 attendees on the day, and 27 comments forms returned, the event was well-attended with local residents providing their feedback and comments being incorporated into the Masterplan.

Material from the public consultation is included in **Appendix 1** of this document.



PHOTOGRAPHS OF VENUE AND EXHIBITION

5. THE MASTERPLAN

5.1 Overview

- The creation of a mixed use development linked to adjacent development and town centre which respects the site's setting within the landscape.
- To link the new development to the existing school and existing houses in a safe manner, allowing residents to circulate the town safely.
- To form a hierarchy of connections for pedestrians, cycles and cars with a fully linked movement network.
- The underpinning main design philosophy is sustainability at all levels, from creation of a balanced community integrated with the rest of the town, which would include provision for employment, commercial, community and home working units, to the reduction of CO₂ emissions through energy efficient design.

The following elements of development will take into account previous chapters within this document.

5.2 Open Green Space

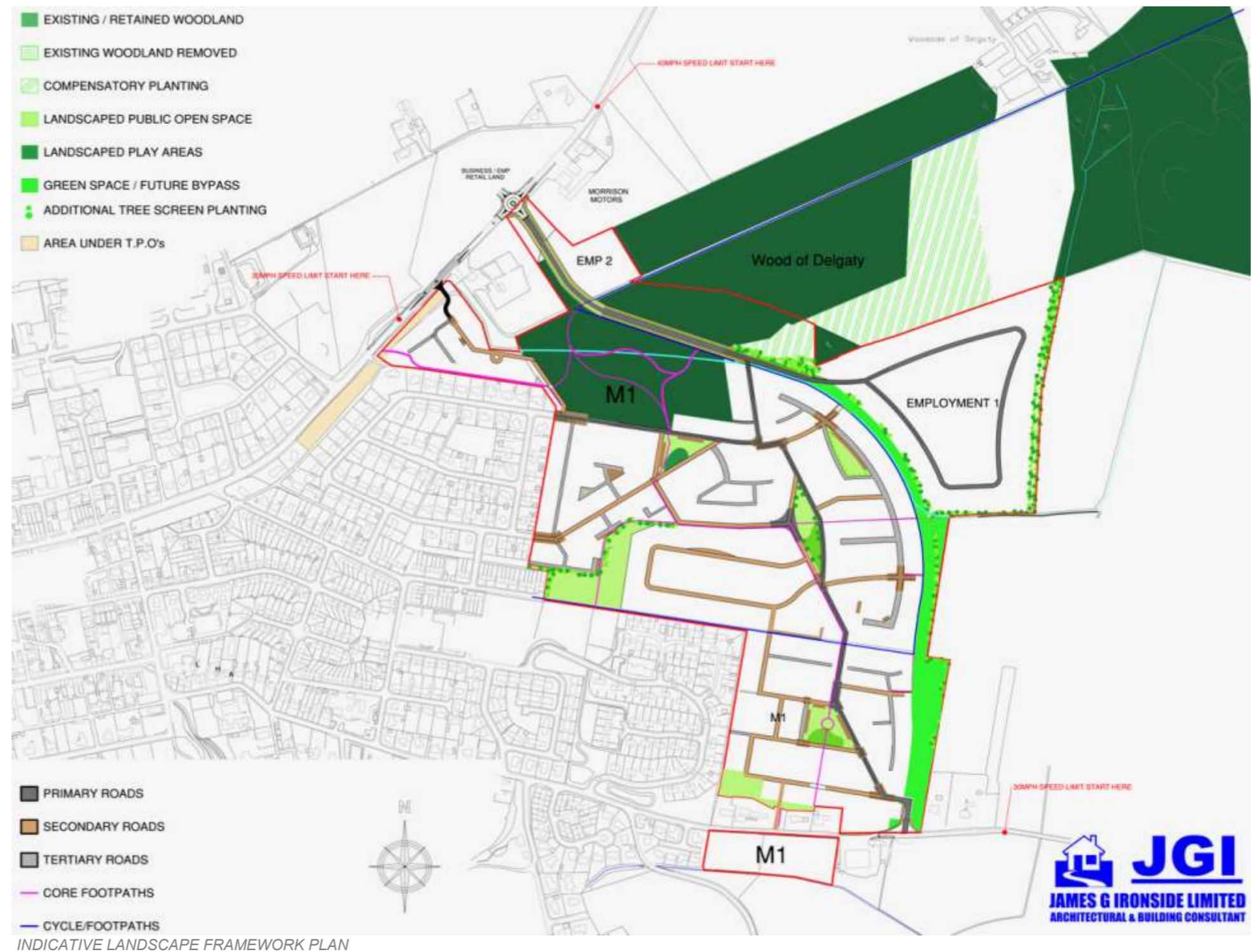
The overall concept for the open space provision is to retain and enhance the area around the Wood of Delgaty and a landscaped green corridor to be created and extended southwards to Balmellie Road. The layout retains as much as possible of the Wood of Delgaty by concentrating development south of the wooded area. Compensatory woodland planting is proposed around the western section of existing woodland, shown right.

5.3 Mixed uses

Provision for employment and commercial land uses are encompassed into the masterplan, by providing 10ha of employment land for variety of uses. This will allow existing businesses to expand into new premises and also to attract new businesses to Turriff.

5.4 Streets

Creation of a clear hierarchical street pattern, while complying with "Designing Streets" guidance, will encourage fluidity between existing and new development, as well as promoting sustainable modes of travel such as walking and cycling.



5.5 Paths

The proposed path network will link existing paths to connect to Turriff's public spaces, existing houses, and to the wider surrounding countryside.

5.6 Housing

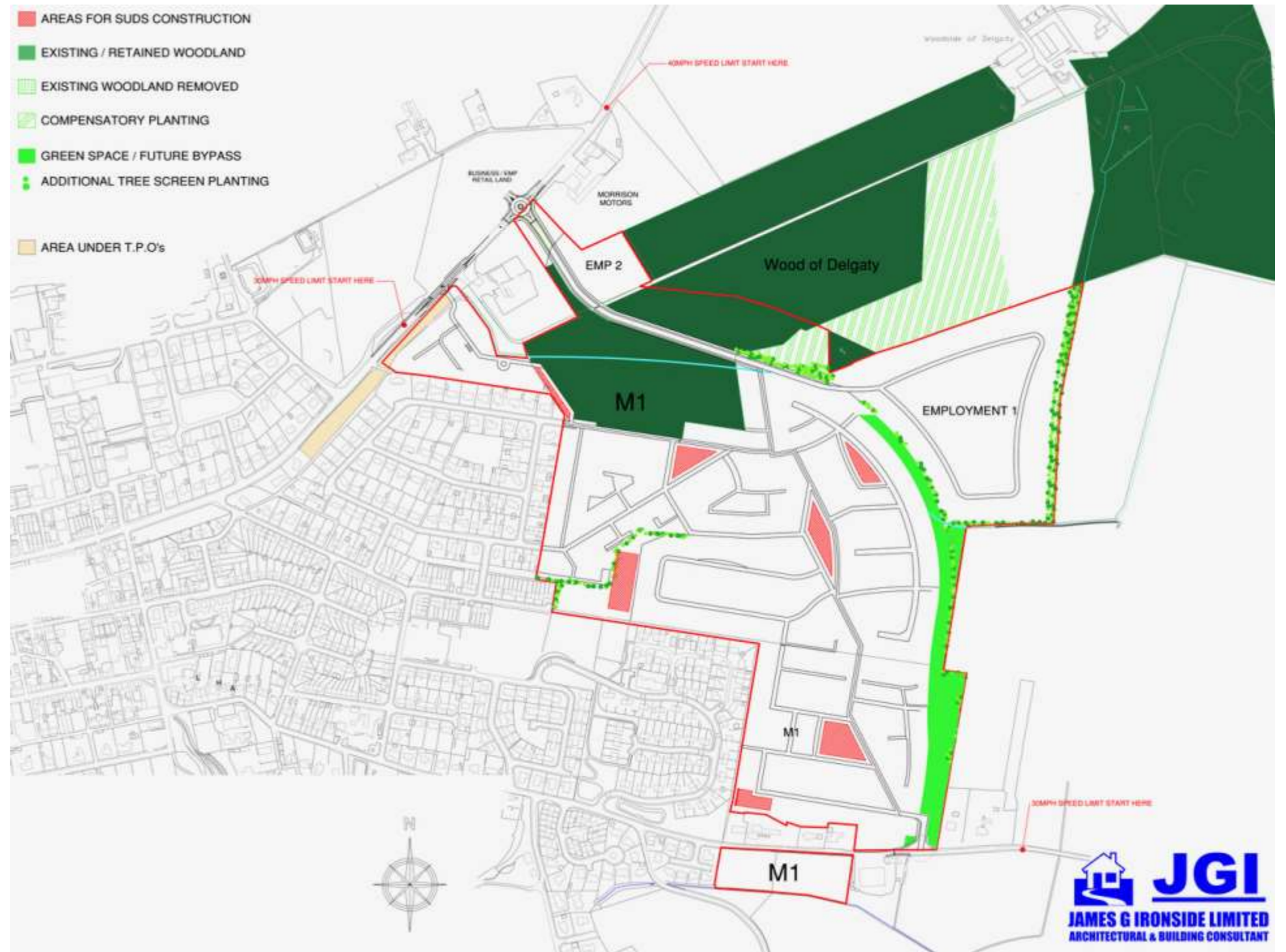
Proposed housing is to be of a range of sizes and types. There will be varied density across the site to take into account the landscape as well as placemaking principles.

In line with local planning policy, 25% of all 450 units to be 'Affordable Housing' (i.e. at least 112 units). The delivery of affordable housing also requires to be in line with the scale of each phase, e.g. if the first phase is 160 houses, 40 of these should be affordable.

Future planning proposals for housing should be of sympathetic scale and design to existing properties outwith the site.

5.7 Factoring

An agreement would be reached between developer(s)/residents and the Council in relation to factoring and maintenance costs of any common spaces. This would likely follow detailed planning approval(s).



INDICATIVE STREET HIERARCHY PLAN



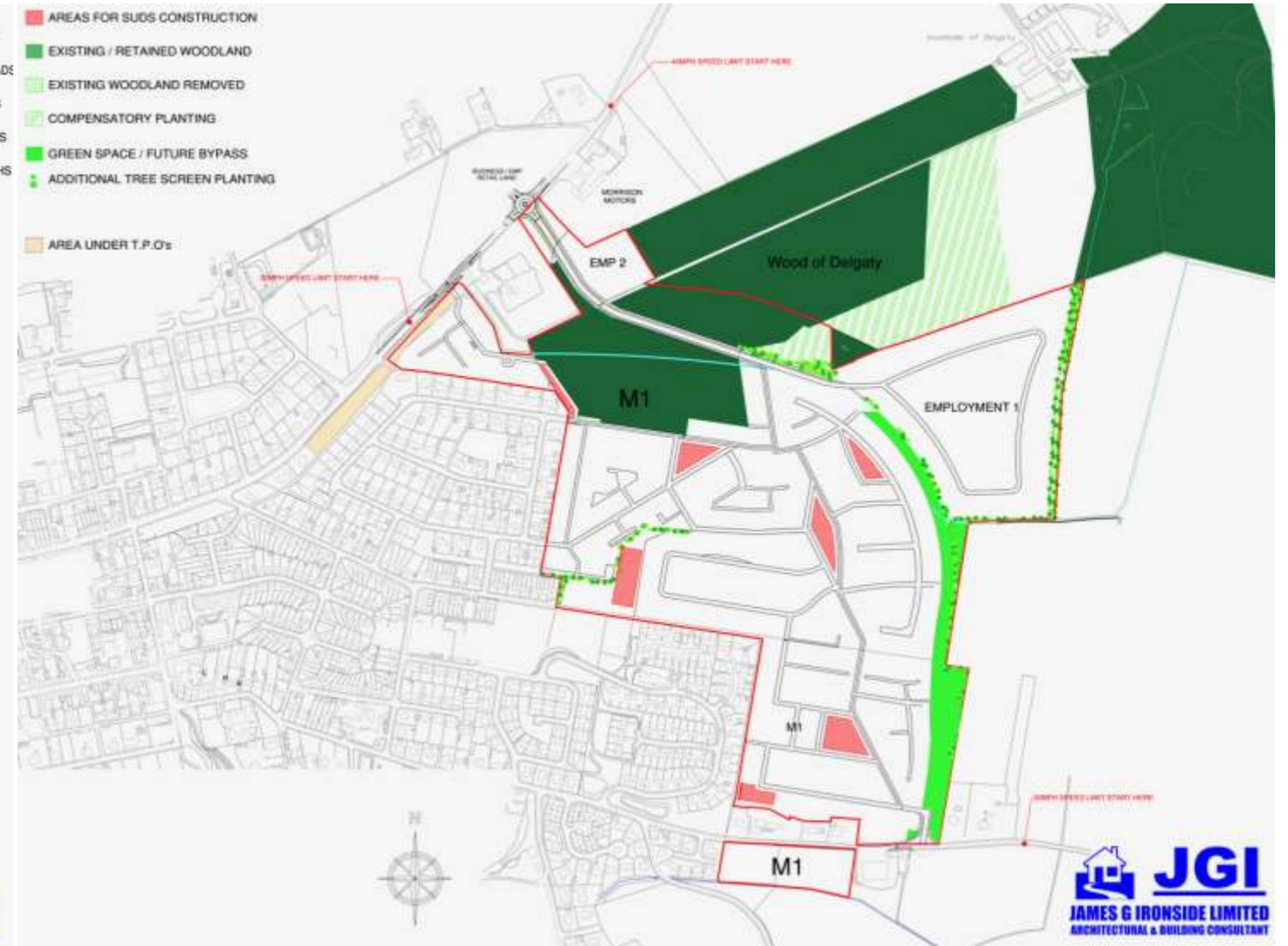
INDICATIVE VIEWS



INDICATIVE VIEWS



USE MIX DIAGRAM



LOCATION OF SUDS

6. PHASING AND DELIVERY

6.1 Phasing

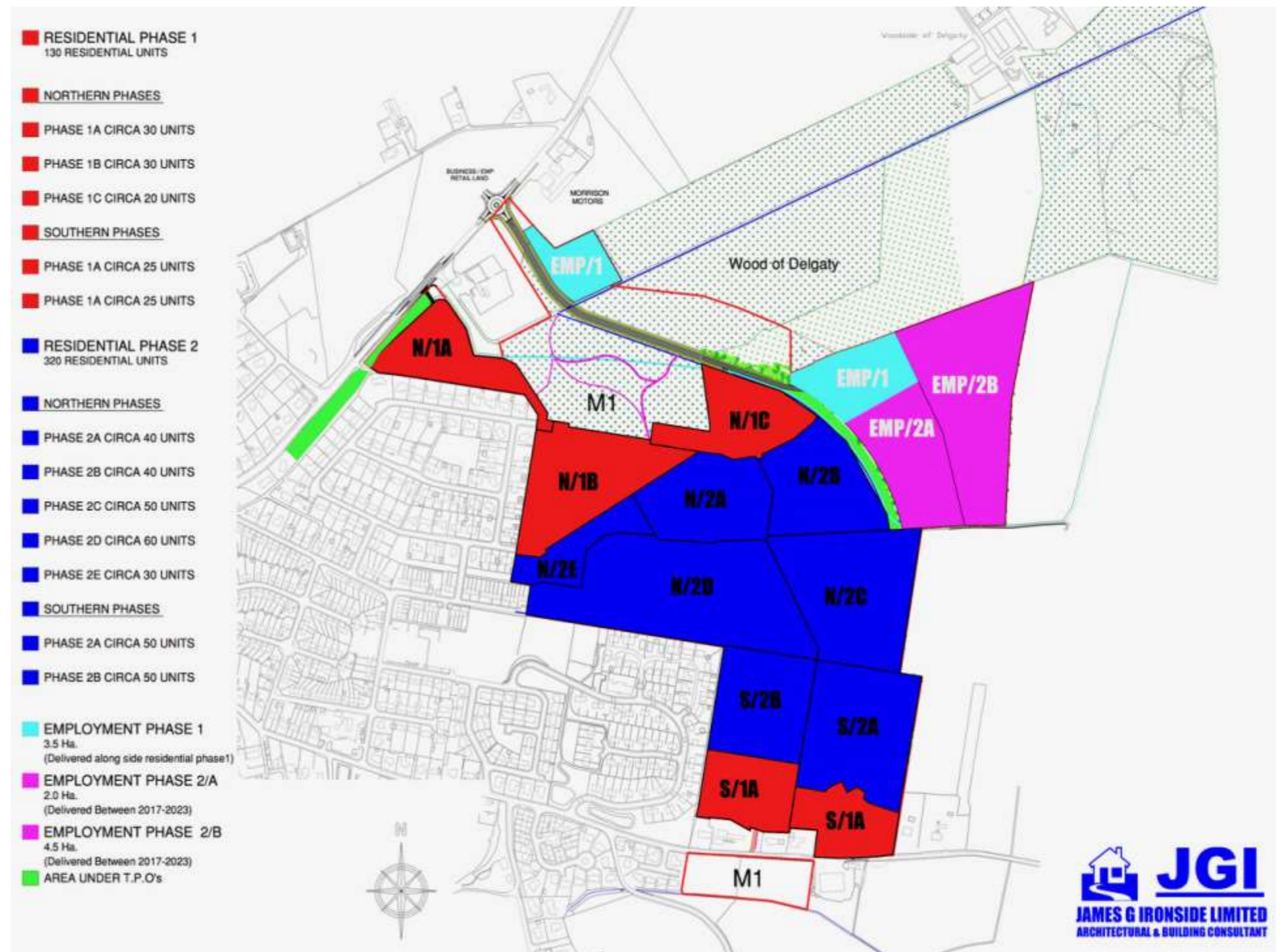
A suggested phasing of development is shown in the adjacent diagram. There will be a requirement for infrastructure and landscaping to be delivered within the early stages of development, in particular access arrangements to the site.

Employment land will also be encouraged for delivery in tandem with primary phases of residential development.

The 2012 Local Development Plan states that up to 130 houses will be delivered in the first phase, with the remaining 320 delivered in the second phase of the Plan. The Proposed 2016 Local Development Plan does not contain information for preferred phasing. It is therefore assumed that the delivery of the development would be within the second phase of the current Plan given the timing of this Masterplan and any future planning applications.

6.2 Delivery

Community facilities are anticipated to be delivered, or secured by financial contributions through Developer Obligations, from the outset of the development management process through discussions with Aberdeenshire Council should such facilities be required. Developer Obligations indicate that off-site provision is preferred.



SUGGESTED PHASING STRATEGY

7. DEVELOPER CONTRIBUTIONS

7.1 Specific Infrastructure

Financial contributions to Education and Healthcare will be required at the time of a Planning Application(s) and will be advised by Aberdeenshire Council. Financial contributions may be sought to the NHS to fund an extension to Health Centre at the Turriff Hospital Site.

The Council's Roads/Transportation departments have indicated that the site should be accessed from the A947 via a new roundabout. Transport Assessments/Statements should be provided with any future planning application(s) to determine impacts and mitigation to the road network as a result of new development.

The Local Development Plan (LDP) identifies this M1 site for the location of a new primary school, however the current view of the Council is that the replacement Markethill Primary School will have sufficient capacity to accommodate pupils from the M1 development, and may not require a further school at Turriff M1.



INDICATIVE SITE LAYOUT PLAN

8. FURTHER INFORMATION

8.1 Contact Details

Halliday Fraser Munro

Carden Church

6 Carden Place

Aberdeen

AB10 1UR

J G Ironside Ltd

Dunvegan

Victoria Terrace

Turriff

AB53 4DZ

Aberdeenshire Council

Woodhill House

Westburn Road

Aberdeen

AB16 5GB

APPENDIX 1 — PUBLIC CONSULTATION

Date: 3rd September 2015

Venue: Turriff Town House

Who: Halliday Fraser Munro + J G Ironside Ltd

Form: Staffed Public Exhibition and Discussion

Over 100 attendees viewed the exhibition on the day, with further requests made via email for those who were unable to attend on the day.

Up to 30 comments forms were completed both on the day and submitted via post and email. A closing date was applied two-weeks after the event to submit comments.

Press attention from the Turriff Advertiser is shown adjacent. Right: 27 August 2015, below, 21st August 2015.

The exhibition boards are also shown in pages 30-32

Examples of comments form and responses from the event are summarised on page 33-34.

The Town and Country Planning (Scotland) Act 1997
Regulation 6 of the Town and Country Planning
(Development Management Procedure) (Scotland)
Regulations 2013

Notice Published Under Regulation 7

HALLIDAY FRASER MUNRO AND J G IRONSIDE LTD GIVE
NOTICE OF A MIXED-USE DEVELOPMENT TO INCLUDE UP TO
450 HOMES, 10HA EMPLOYMENT LAND, AND COMMUNITY
AND LEISURE FACILITIES, WITH ASSOCIATED
INFRASTRUCTURE AND LANDSCAPING ON LAND AT
BALMELLIE & DELGATY (TURRIFF LDP SITE M1), TURRIFF,
ABERDEENSHIRE

Further information on the proposed development will be
available at a public consultation event to be held at:
TURRIFF TOWN HOUSE, HIGH STREET, TURRIFF, AB53 4EN

On 3rd SEPTEMBER 2015, between 2pm and 8pm.
Any persons wishing to make comments relating to the
proposal or wishing to obtain further information may do so by
contacting:

Halliday Fraser Munro
Chartered Architects & Planning Consultants
Garden Church 6 Garden Place
Aberdeen AB10 1UR
Tel: 01224 388700 email: planning@hfm.co.uk

Comments can be submitted by email to planning@hfm.co.uk
by 17th SEPTEMBER 2015

Please note that comments made at this stage are not
representations to the planning authority in respect of a
planning application. If a planning application is submitted
there will be an opportunity to make representations on that
planning application to the planning authority at that time.

CONSULTATION ADVERT

CONSULTATION ON DEVELOPMENT WHICH COULD SEE OVER 400 NEW HOMES IN TURRIFF

A PUBLIC consultation event is to be held in Turriff next month following the submission of a Proposal of Application Notice for more than 400 new homes in the town.

Chartered architects and planning consultants Halliday Fraser Munro have lodged the document with Aberdeenshire Council which proposes a mixed-use development to include up to 450 homes, 10ha employment land, and community and leisure facilities, with associated infrastructure and landscaping on land at Balmellie and Delgaty to the East of Turriff.

This land is currently undergoing the local authority's master-planning process, with a draft master-plan having been prepared, and this will also be discussed at the forthcoming public event, which is scheduled to take place at Turriff's Town House on Thursday, September 3, from 2pm to 8pm.

By **JOANNE McDONALD**

Presentation and display materials will be produced to illustrate the proposed development, the planning process, and how to make comments on the proposals.

In addition, consultation response forms will be used to help note down any comments for consideration at later stages.

It is planned that residents immediately adjacent to the site will also be invited to the consultation event, and the town's John Smith, who is also treasurer with the Turriff and District Community Council, commented: "We have not had time to discuss the plan in any detail, so I cannot quote for the community council.

"However I can say one thing and that is that it appears to conform with the Local Plan in regards to concepts.

"It will be interesting to see the detail which may be revealed in the exposition which will take place in the Town House in early September.

"I wonder if the 450 homes, which could see more than 1000 people (including many children) added to the population, have been factored into the infrastructure, i.e. schools, medical facilities and provision for social care?"

"If the increase has been so factored I should be interested in how this was done."

He added: "As you see there could be a lot of questions.

"The Town House presentation should be interesting and I would encourage the people of Turriff to go to it."

Chairwoman of Turriff and District Community Council, Rose Logan said: "John is correct in that we have not discussed this at a community council meeting yet.

"However, it is in keeping with the Local Development Plan for Turriff and I would reiterate what John says - there will be many questions, such as school places, health and social care, medical/dental facilities and more.

"As chair of Turriff and District Community Council, I would encourage the community to attend this presentation."

Consultant with applicants Halliday Fraser Munro, Lucy Sumner commented: "We have lodged a Proposal of Application Notice with Aberdeenshire Council, however it is not yet validated.

"The Council then have 21 day on validation to confirm whether they require further information on consultation techniques and other aspects."

Housing expansion: A proposal of application notice has been submitted for a major housing development in Turriff for which a public consultation will be held in September
Photograph by David Porter



PRESS ARTICLE

introduction

Welcome to our consultation exhibition.

We are here today to present our Masterplan proposals for land at Balmellie & Delgaty, Turriff site M1.

The purpose of this event is to consult with the community as part of the Planning Process in relation to the proposed mixed-use development on this site.

Our exhibition outlines the proposed development which will be progressed through the Masterplan and Planning Application process.

The aim of the Masterplan process is to ensure future developments are designed to the highest standard, encompassing economic, social and environmental requirements to create the sustainable communities of the future. The agreement of the Masterplan for the site by Aberdeenshire Council is the first stage in the planning process and the delivery of the development on the site.

We welcome any comments you have on the proposals. Staff are present to help with any queries you may have.

Please note that the principle of development on the site has already been established through its allocation in the Aberdeenshire Local Development Plan 2012.





BALMELLIE & DELGATY, TURRIFF SITE M1

Halliday Fraser Munro
Chartered Planning Consultants

JGI
JAMES G IRONSIDE LIMITED
ARCHITECTURAL & BUILDING CONSULTANTS

CONSULTATION BOARD 1

LDP context

This area is currently allocated for development in the Aberdeenshire Local Development Plan (2012).

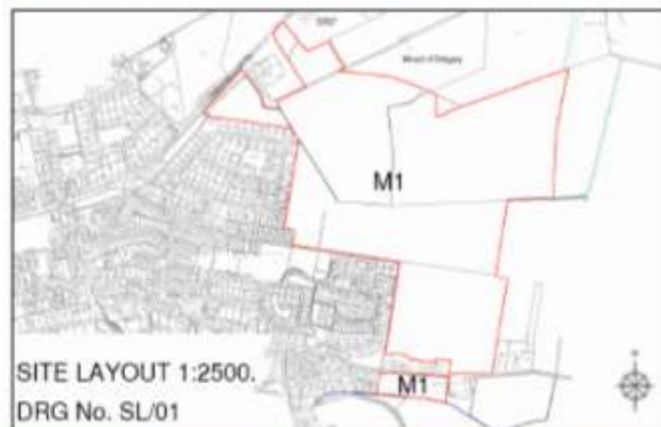
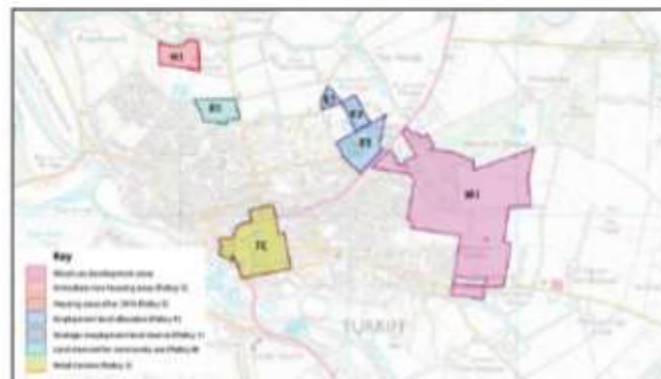
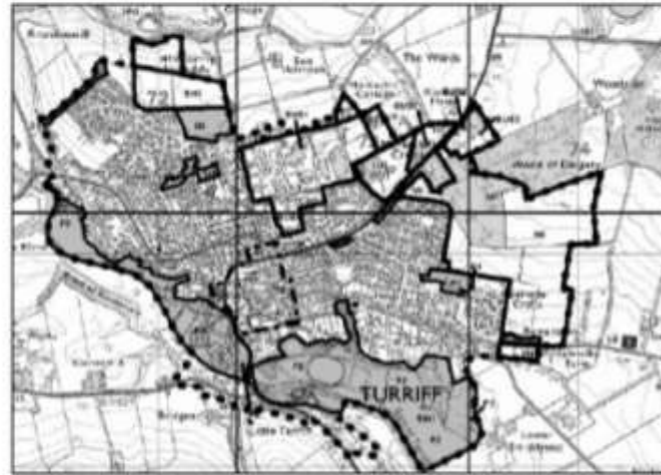
The site is allocated for 450 homes, 10 hectares of employment land and a primary school.

The key objectives for Turriff in the LDP 'Settlement Statements' include 'meeting the demand for new housing in the Rural Housing Market Area'. Site M1 is the largest single allocated development site for Turriff, aiming to deliver 450 new homes, of a range of types and tenures.

Due to the progression of an alternative site in Turriff for a new school, this site is no longer required to include plans for a school.

A second objective for Turriff is to sustain existing services. This will be achieved through phased housing development, introducing new residents to the town.

Another objective is to provide opportunities for local employment. The M1 allocation includes 10ha of employment land. This aims to provide local businesses the opportunity to relocate to new premises and also to attract new businesses to Turriff.



SITE LAYOUT 1:2500.
DRG No. SL/01

the site



The site is located on the eastern side of the Turriff settlement. It is 42 hectares in size, and gently undulates towards the south.

The site is currently used as arable fields for rough grazing and unmanaged woodland, with 9 hectares of woodland located in the northern portion of the site.

Characteristics of the site include:

- positioned between the A947 Banff Road and Balmellie Road,
- largest development allocation in Turriff,
- Opportunities to take advantage of open views to the south and passive solar gain,
- footpath network connection to existing residential areas at Highfield and Delgaty Crescent,
- walkable to Turriff Town Centre (0.5 mile),
- woodland features



design principles



Landscape Strategy



Street Hierarchy

Overview

The uses proposed for the site include:

- Up to 450 houses delivered in a phased manner;
- 10 ha of employment land;
- Public open space;
- Footpath / Cycle networks.

Landscape Strategy

Development will compliment the land and existing development. The overall concept for the open space provision is to create new areas of open space within the development areas. Community space and leisure use is to be integrated into this development area. The Wood of Delgaty will provide a defensible backdrop and setting to the north of the development. A new landscape buffer will be created along the eastern boundary.



Access and Connectivity

Improving connectivity through the creation of linkages between existing and proposed development areas is one of the key concepts behind the Turriff M1 masterplan. Access from the A947, integration with existing residential areas and easy circulation around the town are opportunities that the masterplan seeks to deliver.

Street Hierarchy

A hierarchy of streets is proposed, with a distinctive primary access road. The development will vary in density from the centre to the edges and this will be reflected in the street scale and layout. This will also be achieved by including larger gardens, trees and open landscaping, forming a transition zone to the surrounding countryside on the edges of the development.



concept visuals



View south-east from A947 Banff Road



View east from A947 Banff Road



Indicative street layout



Indicative street layout



Indicative Public Open Space



Indicative Primary and Secondary roads

masterplan



Indicative Masterplan Layout



3D Masterplan Layout Visual

BALMELLIE & DELGATY, TURRIFF SITE M1
CONSULTATION BOARD 6

Halliday Fraser Munro
Chartered Planning Consultants



next steps

We would be grateful if you could take some time to leave any comments using the forms provided. A box is available to submit these comments forms.

We will review and consider the issues raised and comments left by those attending today's exhibition. These will be used to inform the Masterplan and forthcoming Planning Applications as they are refined and submitted to Aberdeenshire Council for consideration in due course.

Please note that comments submitted at today's event do not act as formal representations. An opportunity to submit formal representations to Aberdeenshire Council will be available once a Planning Application has been submitted.

Thank You.



BALMELLIE & DELGATY, TURRIFF SITE M1
CONSULTATION BOARD 7

Halliday Fraser Munro
Chartered Planning Consultants



Balmellie & Delgaty Turriff M1

Consultation Response Form

We appreciate you have taken time to attend our consultation event.

Please leave some comments to help us in the future stages of the planning process.

Comments can be returned to the Comments Box today, by email to: planning@hfm.co.uk, or by post to: Halliday Fraser Munro, Carden Church, 6 Carden Place, Aberdeen, AB10 1UR by 17th September 2015.

Name:

Address:

Email/ Tel:

Are you happy to be contacted by email? Y/N

Q1) What do you think of the proposals you have seen at today's exhibition?

PERSONALLY FEEL TURRIFF IS A GREAT COMMUNITY TO LIVE IN. THESE PROPOSALS COULD TAKE THE 'COMMUNITY' OUT OF TURRIFF.

Q2) Are there any types of uses and facilities, other than those suggested, that you think might be useful to include?

HEALTH, EDUCATION ^{SERVICES} WILL NOT TO BE ABLE TO SERVE THIS EXTRA GROWTH. - STRUGGLING TO COPE WITH THE TOWN SIZE ALREADY

Q3) Please use this space to leave any other comments you have

SOCIAL HOUSING MUST BE INCLUDED. PROVISION FOR ELDERLY HEATH CARE (- 2 NURSING HOMES CLOSED + SHELTERED HOUSING TAKEN AWAY!)

PROVISION FOR RETAIL?

Balmellie & Delgaty Turriff M1

Consultation Response Form

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Please leave some comments to help us in the future stages of the planning process.

Comments can be returned to the Comments Box today, by email to: planning@hfm.co.uk, or by post to: Halliday Fraser Munro, Carden Church, 6 Carden Place, Aberdeen, AB10 1UR by 17th September 2015.

Name:

Address:

Email/ Tel:

Are you happy to be contacted by email? Y/N

Q1) What do you think of the proposals you have seen at today's exhibition?

As the houses are being built directly behind my house I would object 2 higher than one storey housing as this would invade the privacy that I currently have in my back garden. I do not want social housing near my property as I have had bad experiences when I lived in Balmellie

Q2) Are there any types of uses and facilities, other than those suggested, that you think might be useful to include?

It would be good to have a supermarket included. The GP Surgery is struggling to cope at this point in time so maybe another surgery. More housing can't be built without extending facilities

Q3) Please use this space to leave any other comments you have

Instead of housing, since more and more accommodation for the elderly is vanishing it would be excellent to have a care home sheltered housing included as there is definitely not enough of this type of accommodation. I understand more family housing is needed but what about the elderly!

Balmellie & Delgaty Turriff M1

Consultation Response Form

We appreciate you have taken time to attend our consultation event.

Please leave some comments to help us in the future stages of the planning process.

Comments can be returned to the Comments Box today, by email to: planning@hfm.co.uk, or by post to: Halliday Fraser Munro, Carden Church, 6 Carden Place, Aberdeen, AB10 1UR by 17th September 2015.

Name:

Address:

Email/ Tel:

Are you happy to be contacted by email? Y/N

Q1) What do you think of the proposals you have seen at today's exhibition?

BETTER THAN ORIGINAL LOCAL PLAN WHICH HAD INCLUDED A PRIMARY SCHOOL. THE SOUTH EXIT IN THE PLAN COMES OUT INTO A SMALL COUNTRY ROAD WHICH WILL NOT BE FIT FOR PURPOSE.

Q2) Are there any types of uses and facilities, other than those suggested, that you think might be useful to include?

& MORE CYCLE TRACKS

Q3) Please use this space to leave any other comments you have

TRAFFIC ALONG BALMELLIE ROAD CAN BE VERY SLOW BECAUSE OF PARKING AT THE HOSPITAL + SURGERY. THIS ROAD FLOODS AFTER HEAVY RAIN. SEE QUESTION 1 (2ND PARAGRAPH). 450 FAMILIES WITH CHILDREN WILL PUT ENORMOUS STRAIN ON LOCAL FACILITIES IE SCHOOLS, TRANSPORT, ROADS (ESPECIALLY SMALL COUNTRY ROADS ON THE SOUTH EXIT ON THE PLAN)

Topic	Frequency	Summary
Education Provision	16	Implications on both high school and primary school capacity
Traffic Impacts	11	Implications on local road network and commuter travel patterns
Health Care Provision	11	Capacity at local health centre and hospital
Water/Sewage	8	Implications on water supply and waste treatment
Road Safety	5	Additional traffic on road network and implications on road safety
Housing for Elderly	5	Lack of provision at present for elderly housing (social, private)
Proximity/Privacy	4	Design of housing in close proximity to existing housing should be sympathetic to residents
Environmental Concerns	4	Loss of woodland, development on agricultural land
Retail Provision	4	Lack of retail choice to serve town at present
Employment	3	Lack of demand for business etc uses in Turriff to supply allocation
Scale of Development	3	Concerns over housing numbers to be added to the town
Flooding/ Drainage	2	Concerns over potential flooding of the site once developed
Community Facilities	1	Childcare facilities desirable
Social Housing	1	Concern over Affordable Housing requirement

A number of topics were discussed by members of the public throughout the Pre-Application Consultation (PAC) Event. These are summarised in the table, left.

Education, healthcare and traffic impacts are issues which require attention at the Planning Application stage. The site has been allocated for development by Aberdeenshire Council, therefore this infrastructure has been deemed adequate to allow development. Section 7.1 of this document explains that Developer Contributions would be sought by Aberdeenshire Council at Planning Application stage, and further technical assessments will be undertaken.

Changes to the Masterplan were made following the PAC Event including alterations to the road network, and positioning of housing north of Delgaty Crescent to address concerns of local residents.

The access road from the A947 has also been repositioned so as to avoid impacting on the Tree Preservation Order.

The topics and comments in this table should be used to inform future design proposals for the site.

APPENDIX 2 — DESIGN CODE

1. Street Layout

Section 3.2 of this document explains the characteristics of the existing town's historic core, and how this has become 'diluted' by newer housing developments on the peripheries.

Street layouts of proposed development should observe the traditional 'core' of Turriff and aspire to create pragmatic, sustainable street patterns.

Principle which would be adopted throughout the development of M1 to create a varied streetscape are as follows:

- Streets should utilise both on and off street parking wherever possible
- Housing should be varied and may be set back from public walkways and delineate them

2. Plot Layout

Plot layout considers where the house is on the site, its relationship with the access road, its garden area and its neighbours and is key to influencing the character of development.

Placemaking and identity are fundamental to the creation of a successful development. It is proposed that a variety of plot layouts should be adopted to add interest and help create a sense of place.

The orientation of the house with regard to sunlight, views, wind protection, privacy and flexibility should also be considered throughout the design process.

The common themes which would be adopted throughout the development of M1 are as follows:

- The use of a variety of building lines to add interest to the street
- The use of hedging, masonry walling or dry stone dyking to define the front and street visible side boundaries to the plots
- The reduction of the visual dominance of the car
- Minimum usable back garden area of 100 sq.m

Contemporary architectural designs will not be discouraged, however it is

important that such buildings respect historical forms and can be identified as relating to their place and culture through their massing, proportions and use of materials.

The proportion, visual balance and coherence of external features is also critical to a successful design.

3. Materials

Materials for housing development should compliment the historic core of Turriff and should be sympathetic with existing adjacent housing developments.

Suggested materials include;

- Walls: Dry dash render finish, colours to be agreed at resolution of matters specified in conditions stage. Facing blockwork, colours to be agreed at resolution of matters specified in conditions stage. Red feature areas are appropriate to Turriff.
- Roofs: The majority of development in Turriff is dark slate/ tile roofing. It is proposed that the roof finishes generally be inkeeping with this colour palette of slate grey and dark tiles. However small areas of different roof materials may add variety and identity to the development.
- Boundary treatments: Walls and hedges should be used to enclose front gardens and define space.

4. Sustainability

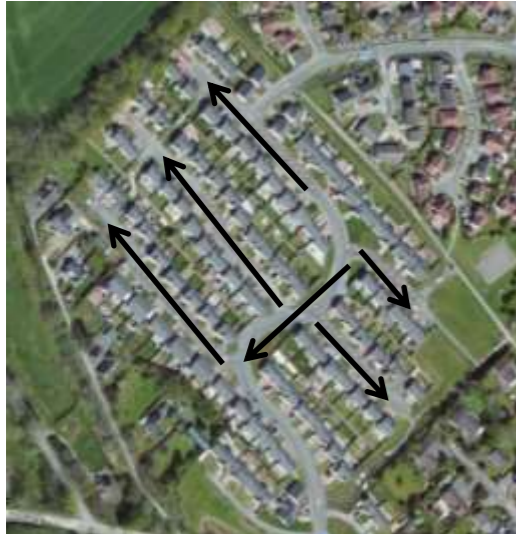
Sustainability must be a prime consideration when considering the house designs for the individual plots.

The main factors in addition to those required in the current building regulations to consider are as follows:

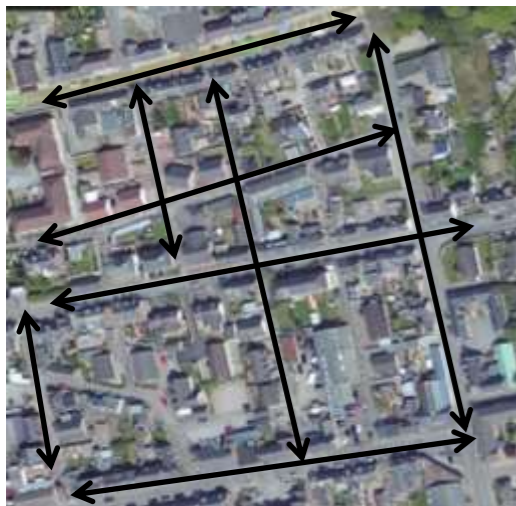
1. House orientation to maximise passive solar gain and minimise heat loss through north facing glazing.
2. Roof orientation for maximising opportunities for solar thermal and photovoltaics.
3. House form for the creation of sheltered outside sun traps.
4. The use of as many locally sourced natural building materials as possible.
5. House designed with built in flexibility in mind adopting whole life principles to allow adaptation to changing circumstances.
6. Encourage bio diversity by considered garden design and planting.

This design code is not meant to be prescriptive, but it does provide a framework that will allow a variety of what will be bespoke homes to integrate with each other to form a legible and cohesive whole with a definite "sense of place".

1. Street Layout



STREET PATTERNS WITH LIMITED CONNECTIVITY ARE DISCOURAGED IN NEW DEVELOPMENT



STREET PATTERNS WITH HIGH CONNECTIVITY ARE ENCOURAGED IN NEW DEVELOPMENT

2. Plot Layout



PROPERTIES WHICH ADDRESS THE PAVEMENT, MARKET STREET



HOUSING WHICH IS SET BACK FROM THE PAVEMENT, VICTORIA TERRACE

3. Materials



EFFECTIVE PLOT LAYOUT AND BOUNDARY TREATMENT OF A LOW WALL AND PLANTING, BALMELLIE ROAD



A VARIETY OF HOUSE STYLES AND MATERIALS WITH COMMON FEATURES SUCH AS ROOF MATERIALS AND WINDOW STYLES TO CREATE CONSISTENCY, CHAPEL STREET

4. Sustainability



EXAMPLE OF DOMESTIC SOLAR PANELS ON ROOF



HOUSE ORIENTATION FOR MAXIMUM SOLAR GAIN, EXAMPLE OF 'SUN TRAP' GARDEN SPACE

5. Materials Palette

