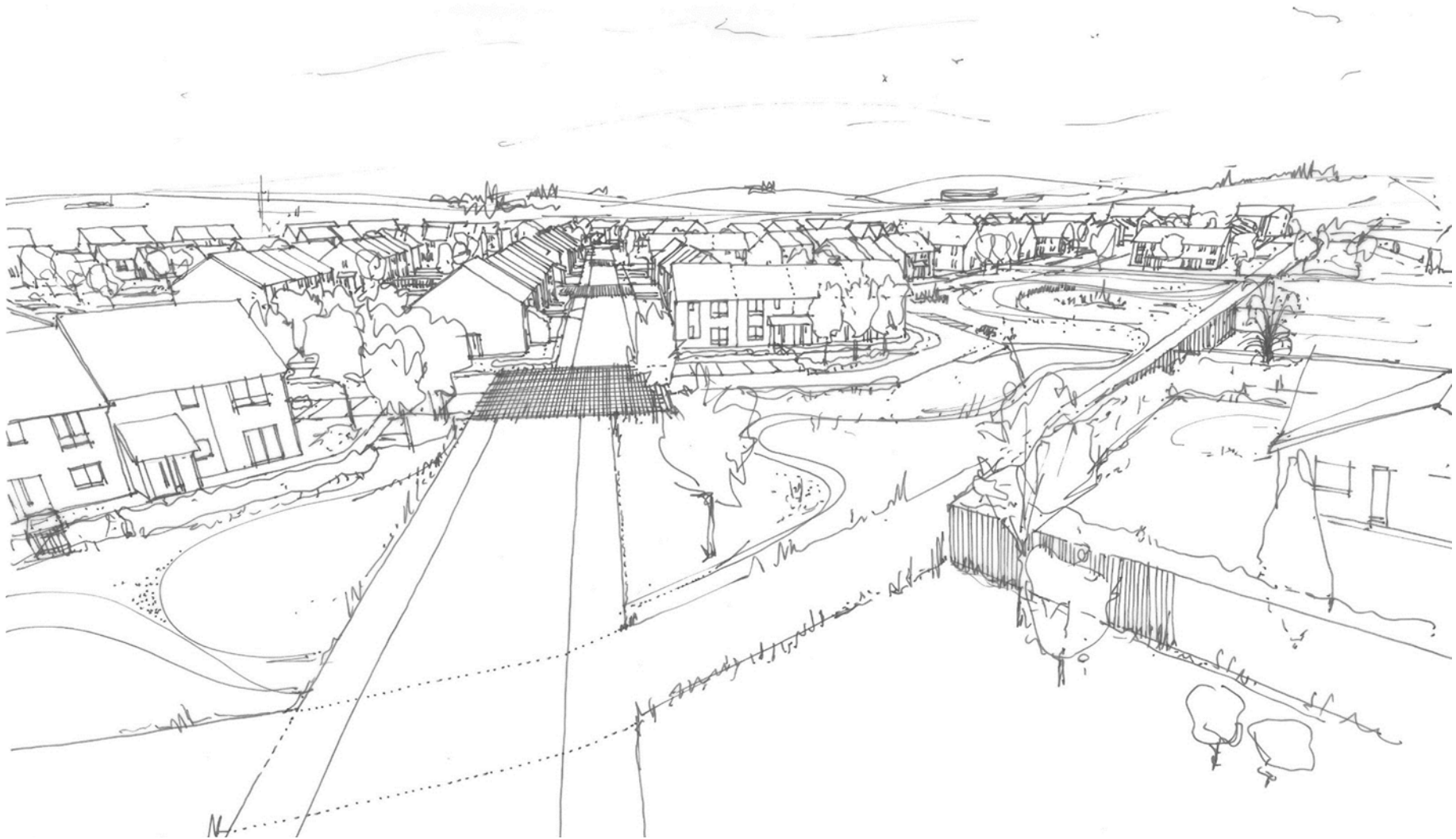


## Land to the North of Meadowbank Road, Turriff OP2



Masterplan Addendum 2.0  
September 2017

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Note: September 2017 update to reflect Aberdeenshire Council comments

## 1.0 Introduction

- 1.1 This Masterplan Addendum has been submitted by Springfield Properties PLC to Aberdeenshire Council in support of our planning application proposals for land at Meadowbank Road, Turriff. We are required to update the masterplan previously agreed for development of the land to the north of Meadowbank Road indicated as OP2 for 150 houses. We now propose 231 wholly affordable homes in a number of phases on the site. **This updated Addendum should be read in conjunction with the 2013 Masterplan document.**
- 1.2 The masterplan was previously agreed by Aberdeenshire Council's Formartine Area Committee in September 2013 to provide an indicative layout showing a replacement Turriff Primary School alongside low density detached housing and access. This masterplan subsequently requires to be updated by an Addendum to reflect the up-to-date development proposals. At the time of writing construction of the new Turriff Primary School is now complete and its doors opened to pupils after summer 2017.
- 1.3 The agreed masterplan was previously prepared by CALA Homes (East) Limited who at that time had an option agreement with the owner of the OP2 site for private residential development. This option has subsequently passed over to Springfield Properties PLC after development stalled and we now intend to develop the site for much-needed 100% affordable housing and to increase the overall numbers along with the mix of and size of the dwellings. The existing agreed masterplan and its layout has been utilised to inform and advance the progression of the proposals.
- 1.4 Aberdeenshire Council has requested that a Masterplan Addendum was produced to provide an update to the masterplan which both reflects the proposed alterations and changes to the site layout, along with the increase in overall numbers to ensure it is up to date and better reflects the current 100% affordable housing proposals. In addition, a scheme of indicative phasing and a justification of the increase is also provided. This Addendum has subsequently been updated to reflect the comments made by the Formartine Area Committee of August 2017.
- 1.5 We can confirm that the provision of open space is currently at 40% of the site area, while the access and connectivity is improved. The topics within the masterplan which required to be updated in light of the increase in numbers and change to wholly affordable housing can be summarised as follows:
  - The overall numbers, density and level of affordable housing;
  - Indicative phasing of the development and justification for uplift in indicative numbers;
  - Placemaking, site layout changes and roads and wastewater impact
- 1.6 An updated version of the masterplan drawing and the associated phasing plan have been provided in Figures 1 and 2 of this document respectively. Figure 3 provides for a comparison between the respective layouts of the 2013 masterplan and the 2017 addendum. These show the increased number of smaller houses predominantly semi-detached and terraced homes and flats in lieu of the previous low density detached bungalows and homes, along with the minor changes to the overall layout and configuration of the development in terms of its development blocks, plot sizes and other consequential changes such as the distribution of open space areas and the road hierarchy. Figure 4 is a graphic illustration of the site proposals.
- 1.7 The updated masterplan will become a material consideration in the determination of the planning application on the OP2 site subject to it being approved by the Formartine Area Committee in due course.

## 2.0 Nature of the Changes

### Affordable housing

- 2.1** The most pertinent change to the development proposals relates to the provision of affordable housing. We seek planning permission for 100% affordable housing development and associated infrastructure on the site. Paragraph 7.2 of the agreed masterplan states that the development will provide 25% affordable housing in line with Scottish Planning Policy requirements. The updated masterplan in figure 1 shows the development as wholly affordable housing across the site.
- 2.2** Discussions on the exact nature of the affordable mix and tenure type is ongoing with Aberdeenshire Council Housing and a Registered Social Housing provider. We have indicated that we are willing to consider delivering alternative Low Cost Home Ownership (LCHO) and Shared Equity as a means to make up the balance of affordable homes on site beyond that which the council and housing association have committed themselves to (indicated currently as 100 over 5 years). This along with longer timeframes extending up to 10 years will allow for more flexibility and Strategic Housing investment programme timeframes to be reviewed.
- 2.3** We recognise the Council's commitment to the delivery of this site or parts of this site, wholly for affordable housing and would stress that we are working on similar sites elsewhere locally and nationally, in partnership with local authorities and housing associations. Currently it is envisaged that a mixed tenure of social rent and shared equity properties would be available but we are mindful of other potential delivery options to increase the rate of supply. We would wish to actively encourage first time buyers and those seeking bungalows or larger family homes as part of a flexible approach to bringing forward the site. 25% of our customer base are first time buyers and 30% are people moving up the ladder for a larger house. Further details of this will be made available in due course.
- 2.4** Springfield's experience over many years of delivering affordable housing is that the availability of 'shovel-ready' sites is essential to ensuring continued delivery when funding is not taken up on other sites within the Council area, whether that is caused by delays in planning or other servicing factors. To have the site available is the key to ensuring Government and Council affordable housing delivery targets are met. We would welcome a planning condition that puts a review mechanism in place after each phase is complete to take an effective 'stocktake' of timeframes, housing needs with providers and availability of funding.
- 2.5** We are currently promoting a number of similar 100% affordable sites across Moray, Highland, Scottish Borders and the Central Belt. This is driven by working in partnership with councils to deliver ambitious Scottish Government goals of 50,000 affordable homes until 2020. We are fully committed to the delivery of this site, in suitable numbers subject to funding.
- 2.6** Springfield have worked closely with Aberdeenshire Council Developer Obligations to demonstrate viability and this development will deliver £1.33 M in Developer Contributions which includes £900,000 towards the new Turriff Primary School. We fully understand the council's position and support of 25% (equating to 58) homes and potential to deliver later phases - in order to do this we have to have the site 'shovel-ready' and in place to deliver, the only way to do this is to approve this masterplan addendum and planning application

### Justification for the proposed increase in house numbers

- 2.7** The site at OP2 is indicatively allocated for 150 homes. We propose an uplift in numbers to 231 for wholly affordable housing, along with the introduction of more semi-detached, terraced houses and flats in lieu of previously large detached houses on large plots. The overall density and number of bedroom spaces is little altered from that of the indicative masterplan while meeting requirements for open space, landscaping and access.
- 2.8** It should be noted that the Reporter's Report into the 2017 Local Development Plan stated '*Capacities of sites shown in this plan and the settlement statements are indicative*'. Higher densities are acceptable if impacts on infrastructure, open space and residential amenity can be addressed through an approved masterplan.
- 2.9** The proposals mirror the existing masterplan layout with 40% openspace and achieves the quality of placemaking sought by the Council and their Planning Policies including amenity, densities and phasing relative to infrastructure. For information the breakdown of house types is as follows:

<b>Original 2013 Indicative Masterplan - 150 homes (114 detached, 10 semi-detached, 9 terraced and 2 flat blocks) 40% openspace, 25% affordable - 15 X 1 bed flats/37 X 2 beds/46 x 3 beds/45x4 beds/7x5 beds 442 bedrooms</b>
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<b>Masterplan Addendum - 231 homes (99 semi-detached, 50 flats, 81 terraces, 1 detached) 40% openspace, 100% affordable - 50 x 1 bed/230 x 2 bed/165x 3 bed/44 x 4 beds 489 bedrooms</b>
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- 2.10** Springfield have worked with Aberdeenshire Council Housing Officers and Langstane Housing Association to agree a first phase of development (51no.) alongside an indicative mix for the balance of the site with a continued focus on three bed affordable family homes alongside more one bed flats, two-bed terraces and a similar number of four bed houses offering a more varied and flexible approach to the development.
- 2.11** The site is more effectively and efficiently utilised increasing the previously low-density large private detached housing masterplan plot coverage.
- 2.12** Scottish Government's pledge to deliver 50,000 affordable homes by 2020, along with the significant requirement for the provision of affordable housing (indicated as 38% of all housing for the area in the HNDA) and the Local Housing Strategy's priority for the substantial delivery of affordable housing across Aberdeenshire is a significant driver. Development of this site will promote local jobs and apprentices offering career development opportunities. Furthermore it will boost economic activity for the area.
- 2.13** There are no significant amenity, infrastructure impact concerns or constraints or consultee objections to the increased numbers on the site and the overall density can be readily accommodated within its confines without appearing out of scale with adjacent development to the south.
- 2.14** During both extensive pre-application discussions and the course of the planning application at no time was overdevelopment or an excessive density issue raised by the Council's Planning Officers who have consistently supported the proposal.

## **Housing Numbers and phasing**

- 2.15** In recognising that the site is allocated within Turriff for 150 homes across its full extent, the uplift in numbers to 231 should be viewed in the context of the proposals being for wholly affordable housing, with an increased density across parts of the site brought about by the introduction of more terraced houses and flats with a predominant number of semi-detached dwellings in lieu of detached houses substituting large detached houses. Notably the proposals still broadly mirror the existing agreed masterplan layout where 40% openspace and good block sizes were achieved.
- 2.16** Paragraph 5.11 Housing Density of the agreed masterplan dealt with the overall numbers and density of development, highlighting that three, four and five-bed detached homes (specifically with four bed homes accounting for 25-30%) made up the predominate bulk of the site, with approximately 75% given over to larger detached family homes. A switch to a broader mix, with a focus on three bed family homes, albeit semi-detached, alongside one bed flats, two-bed terraces and four bed houses offers a more varied and flexible approach to the development using the site more effectively and efficiently.
- 2.17** Paragraph 6.1 dealt with the phasing of the OP2 site stating that it was anticipated that development of the residential areas was likely to commence from the western end of the site, at a rate of 20 units per annum dependent on market demand. It is likely that the build rate would increase to 50 per year, with development continuing to commence in the west well away from the school access. See Figure 2 for phasing details.

## **Placemaking**

- 2.18** We propose a total of 231no. affordable dwellings including 169 houses and 62 flats within a phased site layout. The proposed development is to be laid out to make the most effective and efficient use of the site. A geometric layout based around five core areas of open space affording five clear phases is proposed. The layout mirrors that of the agreed 2013 masterplan with a clear roads hierarchy - with primary, secondary and tertiary roads, defined areas of open space and landscaping, developable block sizes and SuDs all set out as per the site requirements.
- 2.19** Our proposals are intended as a natural expansion of Turriff to the immediate north. Therefore a modern, contemporary form of design will be adopted, along with a layout that reflects current roads standards and Designing Streets approaches including a connected street network. Springfield aims to deliver developments which have a high-quality and distinctive urban realm. The houses would be predominantly semi-detached or terraced buildings of single or two storeys with established principal building lines for each phase fronting onto open spaces. Streetscenes would be broken up by varied house types, landscaping and sensitive boundary treatments.
- 2.20** We would stress that council officers have made a professional planning judgement on the design, layout and placemaking principles of the proposal. During extensive pre-application discussions and the course of the determination of the application stretching back to meetings in August 2016 were no concerns raised and they conclude that they are 'satisfied that the proposed development accords with the concept of successful place making.'

## **Site Layout changes**

- 2.21** The agreed masterplan outlined the design principles, public consultation and access proposals. We have subsequently updated the masterplan to reflect recent changes to the site layout, overall numbers and phasing for the affordable housing. This has required only minor alterations to the development layout. We can also confirm that our masterplan proposals were the subject of public consultation on the 22<sup>nd</sup> September 2016 where we displayed them at an exhibition in the local community centre - details of this are available in the Pre-Application Consultation Report that accompanies the planning application. We would highlight that the existing approved Masterplan and its layout was utilised to inform and advance the progression of the proposals with alterations taking the form of:
- More distinct, developable phased block sizes adjusted to reflect smaller plots;
  - Areas of openspace broken down from two large expanses to five smaller, but more integrated spaces;
  - More legible road hierarchy introduced with clear primary, secondary and tertiary roads;
  - Higher proportion of semi-detached, terraced and flatted properties moving away from larger detached houses;
  - Development pulled away from existing properties along southern boundary;
  - Greater access provision including future connections to west of site.
  - September 2017 update includes the following changes brought into the Addendum: some minor changes to the site layout (additional passing place added to plots 208 & 209, continuous footpaths added to one side of 4.1m wide roads; passing places added on road between plots 205 & 226; road between plots 16 & 38 increased in width from 4.1m to 5.5m).
- 2.22** This Masterplan Addendum has been produced to reflect the alterations and changes made to the site proposals that have been made to ensure it is up to date and reflects the current layout of that proposed in our planning application, as submitted. The site is allocated in the LDP for 150 houses indicatively. Our proposals entail a total of 231 affordable houses and flats within a site layout which mirrors the approved masterplan layout. In recognising Scottish Government's pledge to deliver 50,000 affordable homes over the next 5 years, we would wish to increase the number of houses on OP2, suggesting that the site's promotion as wholly affordable housing is attributed significant weight to outweigh exceeding the allocations quoted totals.
- 2.23** We would highlight that this proposal to increase the affordable housing stock supply should be given a substantial weighting in the deliberation of this masterplan addendum, with a site promoting 100% affordable housing making a hugely positive contribution to the aims and objectives of Scottish Government and Aberdeenshire Council by increasing the affordable housing supply and affording a significant strategic opportunity for a longer term supply of affordable houses.

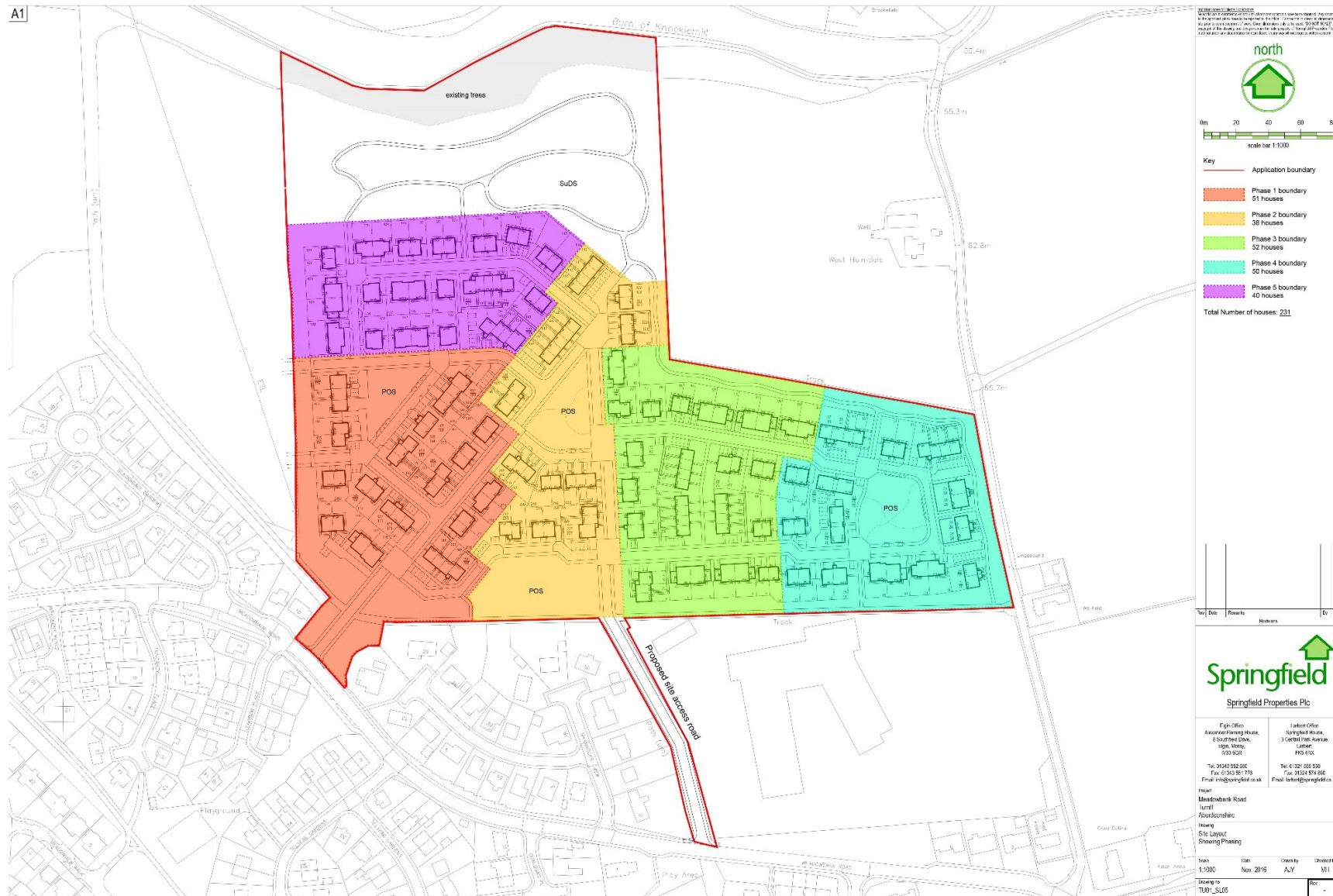


Figure 1: Updated Masterplan





Figure 2: Updated Indicative Phasing Plan



## Road Safety and Traffic Impact

- 2.24 We can confirm a number of technical supporting documents accompanied the application on the basis of the 231no houses (and takes cognisance of Turriff Primary School), alongside a variety of other assessments, including:
- Transport Assessment - which concludes *'that the development proposals will have no significant detrimental impact on the operation of the surrounding transport network;'*
  - Swept Path Analysis - shows suitable vehicle movements based on Designing Streets;
  - Engineering Review - The street and site layout has been designed to strictly follow Local Authorities Guidelines;
  - Road Safety Audit - refuse vehicle access, access road zigzags, road bend geometry, existing vegetation reduced, increased signage/crossing points/road markings improvements made.
- 2.25 The following extract is taken from the Transport Assessment: the *'traffic generated by the development proposals will have a negligible impact on the operation of the local road network. Crucially, there have been no accidents recorded along Meadowbank Road, Deveron Road or Market Street, all of which will function as the main vehicular access routes to / from the development site. Within this context, and following Road Safety Audits undertaken as part of the detailed design / RCC process, it is considered that the impact of the proposed development on road safety will be negligible.'*
- 2.26 Roads Development and Transportation Officers have also made a professional assessment of the proposals and do not object to the proposals. Alterations were made to the site's entry treatment, and additional traffic calming measure added on the east site access road (adjacent to the Primary School).

## Water and Wastewater capacity

- 2.27 Scottish Water capacities in the area are made reference to via a consultation response to the planning application dated March 2017. This highlights that there is currently sufficient capacity in the Turriff Water Treatment Works to service our proposed development. It then goes onto state that there is currently insufficient capacity in the Turriff Waste Water Treatment works. Following on from August's FAC committee we have been asked to provide a clarification note where Scottish Water WWTW capacity has been highlighted as insufficient.
- 2.28 The site is allocated in the LDP therefore is a recognised committed development and would be programmed in SW's Capital Investment Plan for action to increase network capacity in the event planning permission is granted. Scottish Water are committed to enabling development within Scotland and state that, while they acknowledge that in some areas capacity at treatment works and within their networks is insufficient to accommodate development without network reinforcement, *"insufficient capacity should not be seen as a barrier to development"*. Where insufficient capacity exists Scottish Water are committed to providing additional capacity if Developers can meet five key criteria:
- The development is supported by the Local Plan and has full planning permission.

- The developer can confirm land ownership or control through a solicitor's letter.
- The developer can confirm plans are in place to mitigate any network constraints that will be created by the development through a Minute of Agreement with Scottish Water or alternatively a letter showing commitment to mitigate network impact through Part 3 investment.
- The developer confirms any time on current planning permissions with the local council.
- The developer can demonstrate reasonable proposals in terms of the developer's annual build rate.

2.29 We have demonstrated to Scottish Water that we can meet all five of these criteria for the site at Meadowbank Road, Turriff and, as a result of this, they will instigate a growth project to provide additional capacity to accommodate the development should planning permission be granted. Applications for connection to public water supplies and waste water sewers will be required to be made by Springfield.



**Figure 3: Layout, density and house type comparison**





Figure 4: Overview massing model showing suitable layout and density (taken from Design & Access Statement)