



Denview Road, Potterton (OPI & OP2) Masterplan Report

Prepared by EMA Architecture + Design Limited on behalf of Barratt & David Wilson Homes North Scotland



ema

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Introduction

This Masterplan proposal for the land to the north and north-west of Denview Road, Potterton has been prepared by EMA Architecture + Design Limited on behalf of Barratt & David Wilson Homes North Scotland (Barratt), who are the applicants. The site is allocated in the Aberdeenshire Local Development Plan 2022 (LDP) as site references P1, OP1 and OP2 within the settlement of Potterton, Aberdeenshire.

The applicant has a team of consultants supporting the application as follows;

Masterplanning	– EMA Architecture + Design Limited
Landscape & Visual Impact	– Julia Goodwin Landscape Architects
Landscape Design	– DWA Landscape Architects
Engineering	– Goodson Associates
Transport	– Goodson Associates
Ecology	– Envirocentre
Biodiversity	– Envirocentre
Hydrology	– Goodson Associates
Cultural Heritage	– Cameron Archaeology

The purpose of this Masterplan Report is to comply with the requirements of the LDP settlement statement, and establish the design principles for a future detailed application.

The development land is under the control of Barratt & David Wilson Homes North Scotland (Barratt). It is designated as an opportunity site for a logical extension to Potterton.

The site is located at the northern end of Manse Road, leading from the heart of the village; bounded by countryside to the north. Middleton of Potterton lies across the Blackdog Burn - to the west of the site; and the east the site is bounded by an unnamed C class road (C1C Quarry Road), which connects to the AWPR Blackdog roundabout in the south.

The site forms the northern settlement boundary of Potterton in the LDP, with residential development on Denview Road backing onto the eastern site (OP1). The western parcel is allocated OP2 and P1, to its south. P1 forms part of a larger LDP designation to protect the playing fields and landscape setting as an amenity for the settlement. This area is within the site boundary for the masterplan to its enhanced use for open space, amenity, recreation and landscape purposes provide an organic transition between the new village extension with the existing wider amenity land.

An area designated as ancient woodland is located along the eastern boundary of OP1, and located within the boundary of the site, the woodland will be protected as part of emerging proposals.

Planning History

Aberdeenshire Council identified the site for development in its Proposed Local Development Plan (PLDP) (2020), as development opportunity sites OP1 and OP2, and amenity area P1. The PLDP was approved by Councillors for public consultation (May-July 2020), and was reported to the Scottish Ministers in March 2021, alongside all unresolved objections.

The Scottish Ministers' undertook an examination of the PLDP, concluding June 2022 and did not recommend any major changes to the allocation at Potterton. The Council agreed with the recommendations a meeting of the full Council in August 2022 and notified the Scottish Ministers.

Planning Context

All development must accord with the Development Plan unless material considerations indicate otherwise. The Development Plan for Aberdeenshire comprises: National Planning Framework 4 (NPF4) and the Aberdeenshire Local Development Plan (LDP).

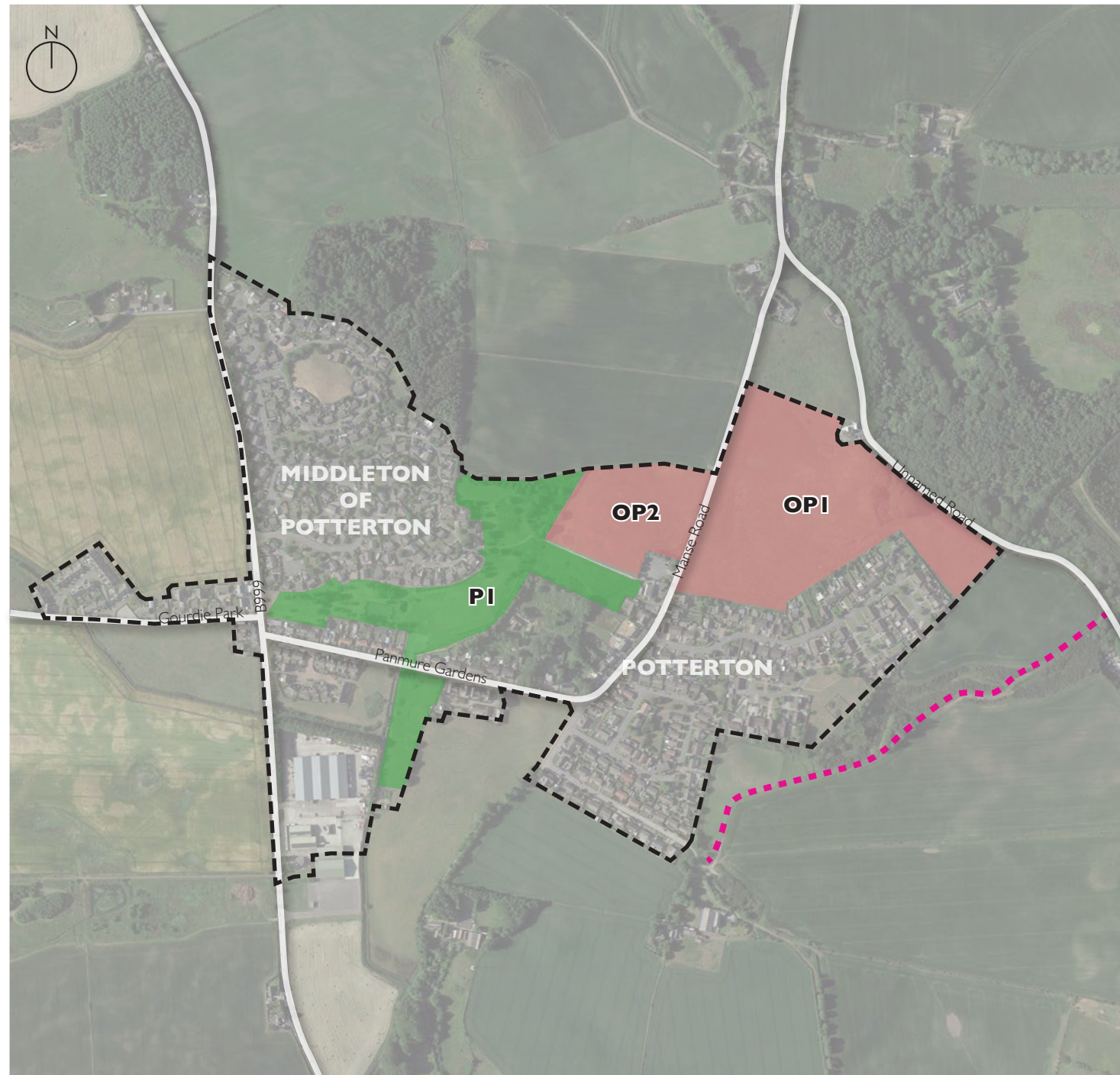
National Planning Framework 4 (2023)

NPF4 was adopted in February 2013 and sets out national policies and national strategic direction.

Aberdeenshire Local Development Plan (2023)

The LDP was adopted in January 2023 and sets out a policy framework for the management and development of land within Aberdeenshire, and Settlement Statements for its main towns and villages.

- Settlement boundary
- Housing allocation
- Protected land
- Existing roads
- Core Path



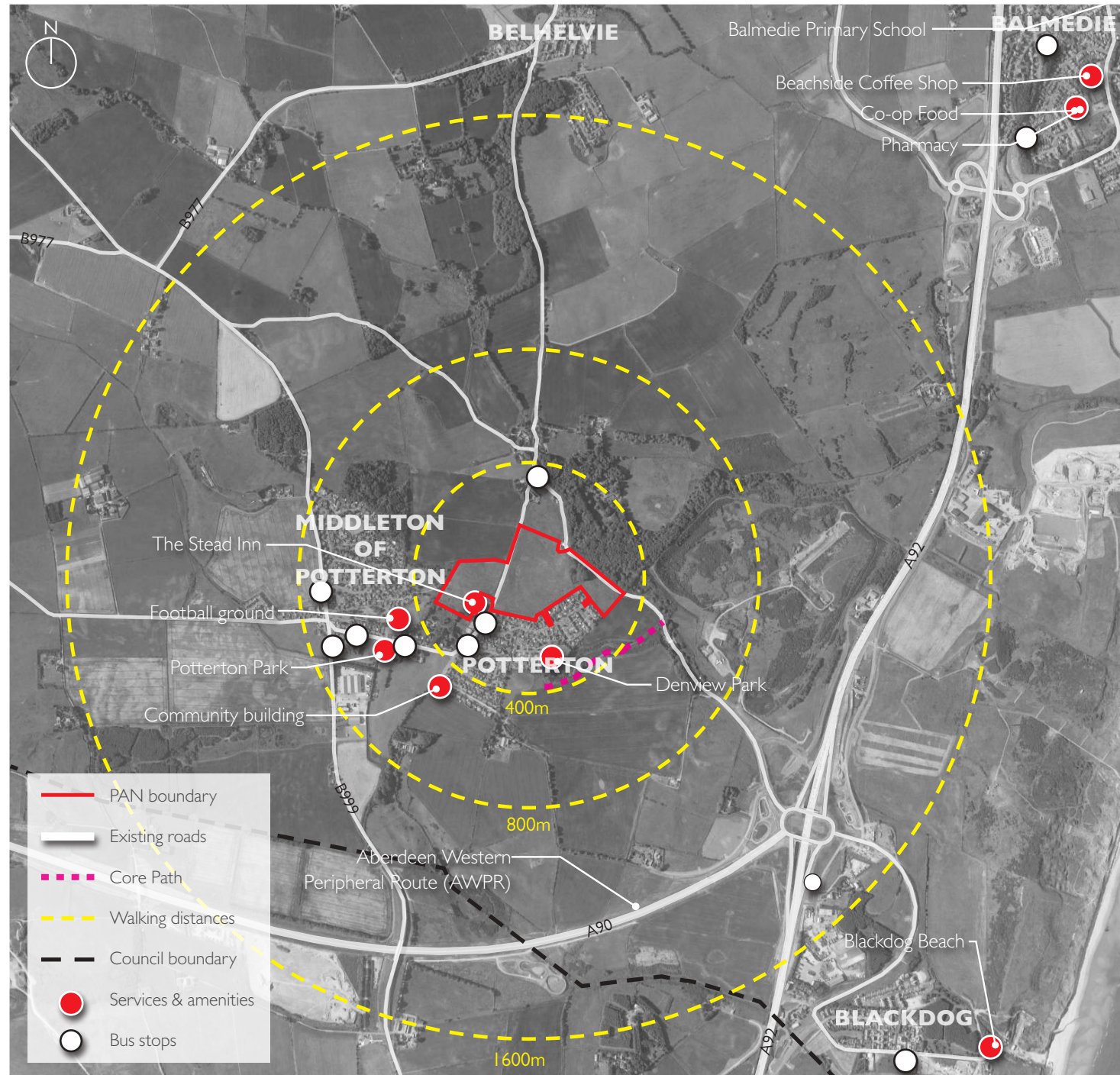
Location

Potterton is located within Aberdeenshire, around 2.5 miles north of Bridge of Don. The villages of Belhelvie, Balmedie and Blackdog are all located within a circa. 3 mile radius of the village.

The site is close to a number of bus stops, one adjacent to The Stead Inn, and others around a 5-10 minute walk, adjacent Denview Road and Panmure Gardens.

There are a number of play parks within a 5-10 minute walk from the site. The Stead Inn pub is located directly adjacent the southern boundary of the site. The Stead Inn was granted planning consent in 2020 for four retail units to the north of the existing building.

Accessible via the wider road network, Balmedie Primary School, leisure centre, Co-op, pharmacy and Beachside Coffee Shop and Balmedie Country Park are located within Balmedie, to the north east of the site. The Denmore Retail Park and Industrial Estate are located 2.5 miles south of the village. Similarly, within Bridge of Don there are a number of services, including multiple supermarkets, and all facilities that you would expect in a major town.



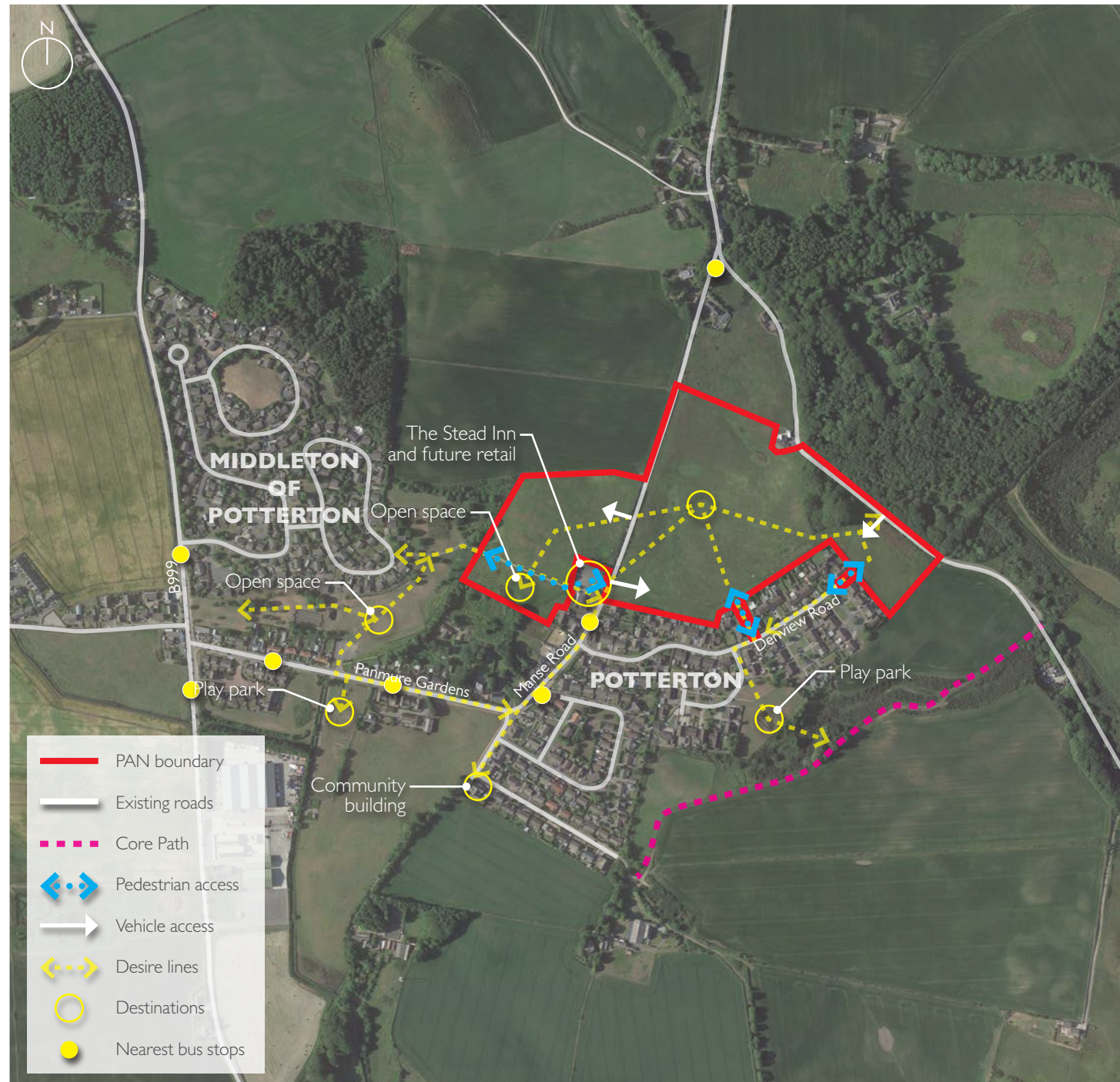
Connections

The site is well located within the village, and close to existing vehicle and pedestrian connections. Bus stops are located along Manse Road to the south, within an easily accessible distance from all parts of the site.

A number of desire lines extend between the existing settlement and the site, providing opportunity to create new routes. An existing path connects the western side of the site to the green space to the west, and housing along Panmure Gardens and Middleton of Potterton. The use of this connection will be increased with the approved new retail units adjacent The Stead Inn. The proposal offers the opportunity to further increase the use of this path, and provide natural surveillance.

Path connections from the eastern side of the site to Denview Road, offer existing residents easy and safe access to proposed new green spaces and play facilities within the site. Equally, these path connections will also provide access for new residents to the play area to the south and Core Path beyond.

The masterplan will create new connections within the settlement, linking it to its context and providing attractive circular routes. The changes in housing styles and layouts will enhance natural wayfinding, creating an accessible extension to the existing neighbourhood, with a clear sense of place.



Existing Character

Potterton is formed of two halves, with the western side referred to as Middleton of Potterton and the eastern side Potterton. The centre of the village could be described as being the historic area, with a former church (4), Manse and associated buildings, at the junction of Panmure Gardens and Manse Road. These are visible on approach from the south (1) and north of the settlement.

To the north west of the centre, Middleton of Potterton (3) comprises mainly Scandinavian inspired single-storey timber housing, constructed in the mid-1970s. Across the B999, Gourdiepark (5) mainly comprises two relatively modern developments from the late 1990s and early 2000s. The remainder of homes, along and around Panmure Gardens, are generally post 1970, with some more recent post-2000 homes. These are all generally 1 to 1.5 storeys in height and of a traditional construction. The areas around Denview (6) and Laingseat date from the 1970s and 1980s.

This provides a variety of characters and styles to the village. The low lying position of the development site makes it an appropriate location to introduce 2 storey homes, without imposing on the ridgeline of the existing settlement; bringing greater variety, including the introduction of new affordable homes.



Areas of housing are connected through a number of green space corridors, providing attractive pedestrian connections.

Overall the village has a semi-rural feel, but lacks an active village centre. A post office and shop (2) in the west of the village has recently closed. This sits adjacent a small number of other commercial premises.

With their relatively central location, the approved retail units at The Stead Inn offer the opportunity for a new village centre to be established. Safe and direct walking routes to this area from all parts of the village, including the new proposal, will enhance the viability of any new businesses within the village.

- PAN boundary
- Existing roads
- Settlement extents
- Green space
- Historic buildings
- Circa post war housing
- Circa late 1900's housing
- Circa post 2000's housing
- Commercial
- Amenities



1 Village centre - view north along Manse Road



2 Former village post office and shop,



3 Middleton of Potterton Housing



4 Former Church along Panmure Gardens



5 Post 2000's housing at Gourdiepark



6 1970s development at Denview Road

Site Considerations

The site extends to approximately 10.17 hectares, on either side of Manse Road, leading away from Potterton to the north. The ground on the eastern side of the site, slopes downwards from the south to the north and east. In the western side of the site there is a central high point in the western side, sloping to the north and south.

The main vehicular accesses into the site are on either side of Manse Road, with an additional emergency access provided into the western parcel (OP2) from Manse Road; and a secondary access to the eastern parcel (OP1) from the CIC Quarry Road along the eastern boundary.

Existing utilities have been identified within the site, some requiring a way leave to be provided within the site.

The Blackdog Burn runs parallel to the western boundary, requiring stand-off in accord with SEPA requirements. There is no fluvial flood risk identified within the site, but some areas of wet ground will be addressed through the site drainage proposals.

An area of ancient woodland is located within the eastern area of the site. A tree survey was undertaken to identify root protection zones to establish appropriate buffers and tree protection measures from the outset.

These features have been considered in the proposed masterplan.

Within the LDP Policy EI *Natural Heritage* sets a requirement for the wider biodiversity and geodiversity to be taken into account, with any potential impacts designed out or mitigated. In addition, the policy references Policy PI, which sets criteria for an overall biodiversity net gain.

In accord with Policy EI, a Preliminary Ecological Appraisal (PEA) was carried out. In regards to habitats, the PEA identified the site as being*dominated by other lowland acidic grassland with gorse scrub, inundated rush (other swamp) and built linear features including a road, footpath and fences.*

The PEA concluded that there were signs of a number of protected species using or passing through the site, including badger, bat, pine marten, red squirrel, brown hare, West European hedgehog, and nesting birds, but no habitats within the development site itself. Where habitats were identified outwith the site, development exclusion zones have been identified.

The appraisal recommended a number of pre-commencement surveys be undertaken, which will accompany a detailed planning application. A number of mitigation measures were also recommended. These include buffer planting to the area of ancient woodland, the creation of woodland, scrub, wetland, and wildflower grassland habitats, and the introduction of bat, bird, hedgehog, and invertebrate shelter boxes

The LDP settlement statement for Potterton states that: *Parts of OP1 and OP2 lie within the Scottish Environmental Protection Agency's (SEPA) indicative 1 in 200 year flood risk area, or have a small watercourse running through or adjacent to the sites. There are also large areas of surface water flooding on both sites. Flood Risk Assessments will be required.*

The Flood Risk Assessment undertaken identified that areas of pluvial (surface water) flooding were noted in land north and northwest of Denvie Road, which correlate with the overall low points within the site. The assessment concludes that suitable Sustainable Drainage System (SuDS) measures would mitigate these risks and, through the development of the site, any local surface water flooding issues would be improved. Proposals will be designed so that all surface water is drained to a SuDS basin, discharging to the existing surface water sewer along Manse Road, ensuring that new homes are not at risk of flooding.

A Drainage Strategy Report will accompany the detailed planning application to discuss the relevant SuDS options for the site, to mitigate against any potential pluvial flood risk. In compliance with Aberdeenshire Council Flood Risk requirements, the development will be designed to ensure that it is not at risk of flooding from a 1 in 200 year plus 35% climate change event.

- PAN boundary
- Existing roads
- Existing rear garden fence line
- Visually open boundary
- Existing footpath
- Core Path
- Root boundary standoff
- Hedgerow / vegetation
- Watercourse / stand off
- Existing access point
- Potential new access
- Ancient woodland
- Protected Land (Aberdeenshire Proposed LDP)
- Consented site for retail
- High point of site
- Low point of site
- Direction of slope



Infrastructure

Ground Conditions

Due to the proximity of the Wester Hatton Landfill to the south east of the site, a geotechnical design and environmental risk assessment was undertaken to assess whether there are any potential risks from contamination.

This included a ground gas risk assessment, which concluded that there are generally low volumes of ground gas generated beneath the site, which pose very low risk. Prior to the detailed design stage, further assessment of the ground conditions will be undertaken and, if required, any mitigation measures recommended will be incorporated into the development in full.

Whilst the framework for the site works with the site's topography, given its undulating nature, re-grading of the site in some areas will be required where necessary. The ground conditions across the site are reported variable, and at detailed design stage this may result in relocation of development parcels within the final layout in order to minimise the use of non-standard foundations. At all times, established buffer zones and open space requirements will be adhered to.

Drainage

Scottish Water asset plans show the presence of adopted surface water and foul water drainage infrastructure within the site boundary. Adequate space for access and maintenance will be provided within the proposals.

Drainage Impact Assessments will be carried out to ensure there is no negative impact on the existing infrastructure from the proposed development area. There are no watercourses within the development boundary.

It is proposed that, with the careful use of a Sustainable Drainage system, treated surface water will outfall the site at a controlled rate to the existing Scottish Water surface water infrastructure. A Drainage Impact Assessment has been undertaken to ensure that there is sufficient capacity within the Scottish Water network for the outfall volumes.

Foul water from the development will be drained by gravity to the existing Scottish Water Waste Water network. Again the Drainage Impact Assessment has been undertaken to ensure that there is sufficient capacity within the Scottish Water network for the development outfall volumes.

Utilities

Various utility services have been identified within the proposed development area. A Scottish Water trunk water main is located on the western boundary of the OP2 site.

Where utility services have been identified within the proposed development area they will either be protected or diverted. A Scottish Water water main is located on the western boundary of the OP2 site, no development activity will be proposed within the stand-off distance from this main.

Roads

The proposed development site is split by Manse Road which runs from northeast to southwest and provides the main link into the settlement of Potterton from the north. The road itself is approximately 5.5m wide and runs in a north to south direction from Potterton up to a junction with the C I C Quarry Road.

To the east the site is bounded by the C I C Quarry Road. The road itself is approximately 5.5m to 6m wide and runs in a north-west to south-east direction from the Blackdog Grade Separated Junction in the south to Belhelvie to the north. The road is entirely rural in nature and has a derestricted speed limit.

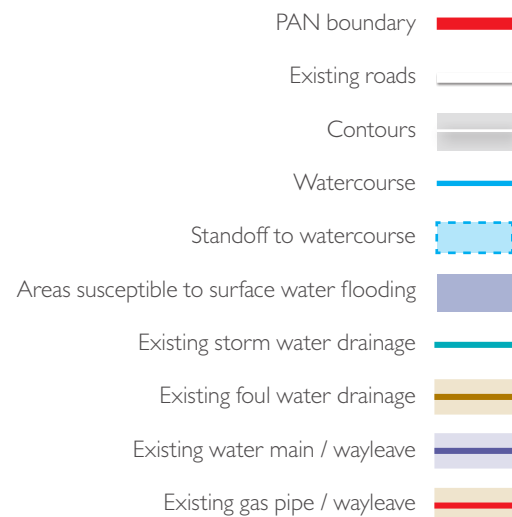
To establish the visibility splay required at the junction with this road, a speed survey was undertaken to establish the driving speed of the road at an early stage in the process – per Aberdeenshire Council guidance.

Two bus services (290 and 291) serve Potterton. The 291 services runs along Manse Road and Panmure Gardens, with a bus stop located adjacent the southern site boundary, adjacent The Stead Inn and the 290 runs along the B999. These services provide a connection between Aberdeen and Fyvie and Ellon.

A Transport Assessment has been undertaken, which shows the impact of the proposed development on the existing roads network. The TA notes potential requirements for future vehicular, pedestrian and cycling links to serve the development and wider community.

Roads will be designed in accordance with Aberdeenshire Council's Specification and Guidelines, NRD Guidelines and Designing for Streets policy document.

It is proposed that the roads and drainage within the development are to be adopted by the relevant authorities.



Views

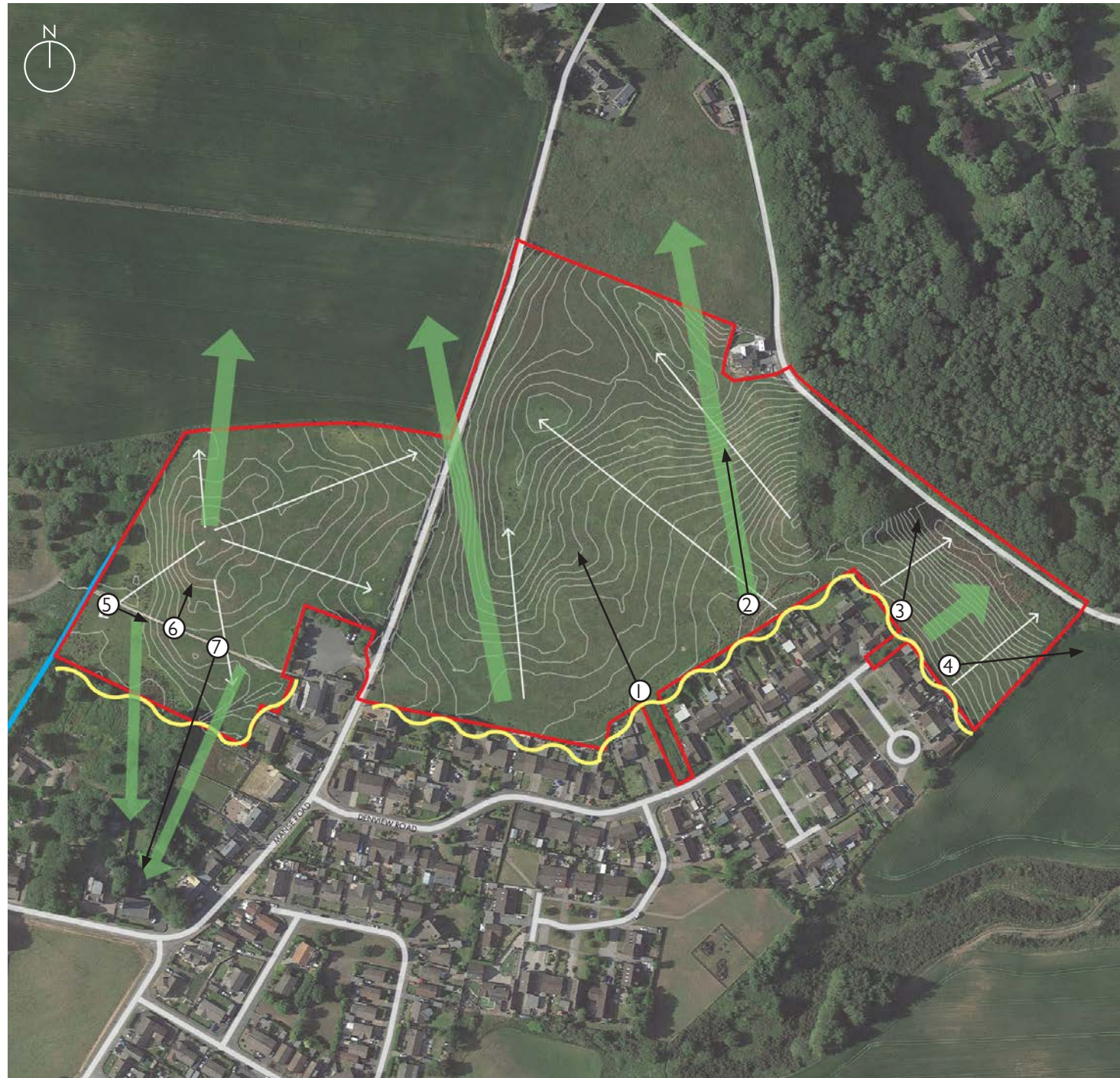
The site is located to the northern edge of Potterton, with the ground generally falling downwards to the north and east. A high point is also located centrally within the western half of the site, with ground falling downwards in all directions.

To the north, longer distance views are available from the higher ground in the south eastern part of the site. These views are of woodland surrounding the Potterton House Estate to the east and rolling farmland to the west.

In the west of the site, views to the north are limited from the southern boundary due to the intervening high point within the site. Some longer distance views are available from this high point, located centrally within the site. From the existing path, views to the south are available with the former church spire creating an attractive vista.

To the east, views are mainly localised to the area of ancient woodland to the north east, creating an attractive back drop.

- PAN boundary █
- Existing roads
- Contours
- Downward direction of sloping ground
- Watercourse
- Direction of view ➔
- Visual containment





① Long distance views across site to north / north west



② View across site to north from high point



③ View towards ancient woodland to north east



④ View to east across eastern site boundary



⑤ View along western existing path towards east



⑥ View to north in west of site towards high point



⑦ View from existing path towards former church

Community Engagement

Two public consultation events have taken place: an initial online event (due to Covid restrictions); followed by an in person event, discussing the masterplan proposals and results of site surveys in more detail.

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

Event 1

The online event took place on the 31st March 2022, at an early stage in the process. A dedicated consultation website hosted the presentation boards, which demonstrated the outcomes of initial surveys and technical assessments, and the subsequent masterplan proposal.

Members of the public were able to engage with the project team via a live chat function on the website, alongside four live video meeting sessions held each hour. Participants were invited to share their thoughts and ideas about the proposals throughout the event alongside feedback forms, which were available to download from the website.

The event was well attended with 74 unique website visits recorded on the day of the event. There were 11 members of the public that engaged with the project team via the live chat function, and 29 people participated in the live video interactive sessions. The conversations within the live video interactive session lasted between 20 and 45 minutes.

Event 2

The in-person event was held at The Stead Inn on the 8th September 2022. Members of the project team were available to talk through the information presented and answer any questions. The event was well attended throughout the session, with approximately 55 people coming through the door. There were 7 feedback forms received at the event, with a further 7 received via email following the event.

Residential Development - Land North & North West of Denview Road, Potterton

Community Consultation Event

BARRATT HOMES **DAVID WILSON HOMES** WHERE QUALITY LIVES

Residential Development - Land North & North West of Denview Road, Potterton

Community Consultation Event

BARRATT HOMES **DAVID WILSON HOMES** WHERE QUALITY LIVES

Site Considerations

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

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

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

Site Opportunities & Constraints

Residential Development - Land North & North West of Denview Road, Potterton

Community Consultation Event

BARRATT HOMES **DAVID WILSON HOMES** WHERE QUALITY LIVES

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

PROPOSED PLANTING IN WOODLAND LOCATED TO EAST OF SITE

EXISTING FOOTPATH AND ACCESS WAYS OFF SITE BETWEEN STEAD INN AND MIDDLETON OF POTTERTON

Proposal Site

Residential Development - Land North & North West of Denview Road, Potterton

Community Consultation Event

BARRATT HOMES **DAVID WILSON HOMES** WHERE QUALITY LIVES

What happens next?

In this exhibition will help shape the content of the masterplan planning application. We will take account of all comments made in preparation of a Pre-Application Consultation (PAC) Report, which will be submitted as part of the planning application. All of the feedback received and how this has influenced the final Report will be submitted as part of the planning application.

Submission of an Application, further consultation events are planned. All of these events will be issued in due course.

Opportunity for Involvement

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

If you wish to think a little bit more about the development, then you can submit your comments using the contact details provided below. Please submit your comments to:

EMA Architecture + Design Ltd by 14th April 2022.

Charlotte Street, Edinburgh, EH2 4AN
emma@potterton@ema-architects.co.uk
0147 1450

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

Examples of potential new homes

Given the weight of representation to the sites' allocation in the PLDP, inevitably there remained some dissatisfaction that the development allocation had not been relocated elsewhere in the Formartine area. However, there was acceptance amongst the majority of the attendees that this site now formed part of the new LDP, along with interest and intrigue for the new development proposals.

As such, there was a lot of discussion about the principles of the development, how the proposed development framework responded to the constraints and opportunities of the site, and opportunities the development could bring for existing residents.

Many residents were concerned about the recent closure of the village shop, and expressed a desire for better retail services in Potterton and there was a desire to see the approved retail units come forward.

Traffic issues raised included the impact on the village centre and Quarry traffic on the CIC Quarry Road, that should not be using the route.

There was interest in the education provision for the site, and discussion regarding future proposals for Balmedie Primary School. Each new home will contribute financially towards new or upgraded education, community, sports, healthcare and waste & recycling facilities.

During discussions it was evident that there was a misconception regarding where contributions would be spent and it was reaffirmed that Developer Obligations (planning gain) money was for local facilities, within Potterton, or Balmedie.

There was discussion regarding proposed outdoor amenity community uses on the part of the PI site to the rear of The Stead Inn. PI extends to the west and its designation is to protect the playing fields and landscape setting as an amenity for the settlement.

Proposals for incorporation of this open space as a landscaped and functional outdoor use to benefit the wider community were discussed – suggestions included a community orchard, community growing area and trim trail.



In response to the feedback received over the course of community engagement, the masterplan concept includes these key changes:

- Existing footpath link between Middleton of Potterton and The Stead Inn retained and enhanced
- Buffer to set new development back from existing housing on Denview Road
- Realignment of the road link to the AWPR and identifying upgrades to Manse Road.
- Increasing space for flood alleviation and sustainable drainage within the site
- Including play areas and flexible community spaces and providing meaningful open space throughout the site
- Retaining the areas of higher biodiversity to the east of the site



Design Evolution

Development Bid (March 2018)

As part of the response to the Call for Sites stage of LDP preparation, the adjacent proposal was submitted to the Council as a high level concept for the site's development. It included a number of key elements, such as the link from Potterton to the east, providing onward route to the AWPR Blackdog roundabout. Access was also provided to the north and to the west, along with pedestrian connections to the south. These elements have remained a key feature throughout the design evolution process, creating a well-connected place.

New homes were located along routes, overlooking areas of open space with a landscaped edge to the western and northern boundaries. Open spaces were largely located centrally within areas of housing, with some areas located along the existing road and to the northern site boundary.

Housing was taken right up to the eastern site boundary adjacent the area of ancient woodland and adjacent Woodside Cottage. Similarly, new homes were also located along the southern site boundary, to both sides of the existing road. This included an area, which is allocated as protected land, to the west of the site.

The initial concept showed the existing footpath in the west of the site was re-routed through an area of open space, forming a square with new homes arranged around the northern, eastern and southern sides.



Layout submitted to the Council as a representation to the LDP

Consultation Development Framework (March 2022)

The proposal was then progressed in preparation of a masterplan and a public consultation event. As expected, the design of the site evolved alongside initial site investigations and developing planning policy; the key changes included establishment of a buffer around the area of ancient woodland, habitats and service wayleaves.

The PI allocation saw the retention of the land in the south west of the site, forming an attractive area of open space, over looked by new homes. A potential location for community use, such as a community garden, outdoor growing area, or trim trail, was also added to this area, in line with the proposed LDP settlement statement. The SuDS basin was also moved southward, to reflect the natural low point in the site.



Design Concept presented at the first online consultation

Residential development was shaped to form a gateway arrival feature to the north and tree planting was adapted to create a filtered view of homes from the north, adding to the sense of arrival.

Homes were stepped back from the east of the site, creating a visual connection and transition between new homes and the area of ancient woodland to the east. Residential development was removed from the eastern boundary, as early biodiversity survey work identified that this area had a higher biodiversity value than other areas of the site.

Consultation Development Framework (September 2022)

Further progression of the proposal took place following this consultation, which built upon the original proposal and introduced elements to provide better connectivity, working with the site topography and ensuring adequate distance from neighbouring properties was provided.

Following a Landscape and Visual Assessment, principles of strategic landscaping were set out and uses for public open space were discussed. This was presented to the public at the second in person consultation event and, alongside the public feedback received, evolved into the framework which is detailed in the next chapter.

December 2022

The final masterplan maintains the principles of development, including provision of active travel, protection and enhancement of Biodiversity and the ancient woodland. The open space and SUDS area in OPI have been enlarged, to provide a larger wetland habitat, with a multi-modal access connection to the open space in the east providing connectivity, active travel and an opportunity for a green corridor to link these to larger open spaces.

The proposed framework in the northern part of OPI has been amended to address ground conditions and ensure that the levels of the proposed and existing development respect each other.

As a result, some of the proposed housing in this location is relocated to the north-eastern corner of OP2, however the reduction in open space in this area is offset by the larger open spaces in OPI. The proportion of open space throughout the masterplan area remains at 40%.

Amendments to the framework to the OP2 site enabled better connectivity through the housing area with a road layout that formed a continuous loop, rather than several private driveway accesses.

Following discussion at the consultation with residents on Denview Road about the height of the proposed terraced properties proposed to the south of OPI, along private drives running perpendicular to their boundaries, we have revised the street pattern in this area, so that the majority of housing here would back on to the existing properties. This framework is illustrated and discussed in more detail in the next chapter of this Masterplan Report.



Design Concept presented at the second in person consultation (September 2022)

Concept

The Masterplan, illustrated opposite is an indication as to how the principles set out in this Masterplan Report could be implemented. The principles set out within the Masterplan meet with the requirements of the Council's LDP Settlement Statement, design guidance and best practice, as well as the emerging NPF4.

At the earliest stage of design, the transport needs of diverse groups has been considered to ensure the safety, ease and needs of all users. The development will provide direct, easy, segregated and safe links to local facilities via walking, wheeling, cycling networks and public transport, supporting the use of existing services. The proposals will incorporate measures including safe crossings for walking and wheeling, reducing the number and speed of vehicles.

The development will be inclusive, maximising opportunities for everyone to move around safely and independently throughout and beyond the site, maximising opportunities for informal and incidental play within the village. Pedestrian routes form connections between new homes and areas of open space, whilst also forming links into the existing movement network. In the east of the site, two active travel routes are proposed to Denvie Road, allowing for connections between the site and the existing settlement to the south. To the west of the site the existing path between Middleton of Potterton and The Stead Inn will be incorporated within the development and amenity area to the south.

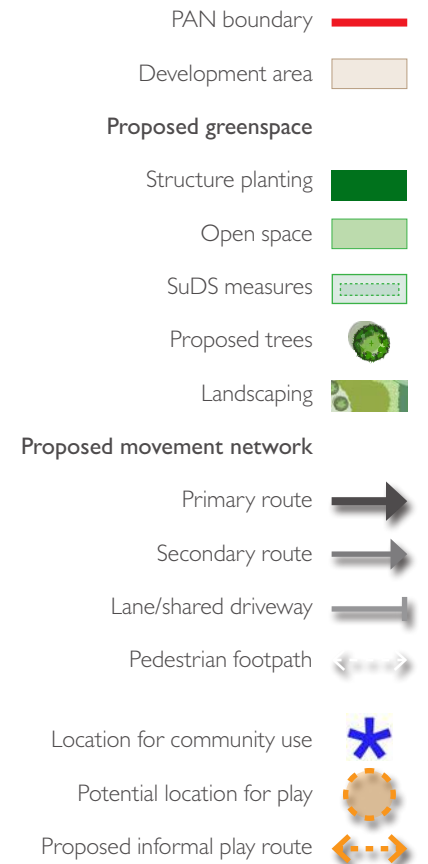
Green space accounts for 40% of the overall development, including parks, amenity areas, planted areas, wetland, SuDS measures and the area of ancient woodland. This network of blue and green routes, and spaces for people and wildlife, creates a biodiverse place that is pleasant to move around. A tree management plan will provide protection and ensure longevity of the ancient woodland, incorporating it within the overall landscape strategy.

Play areas are incorporated into areas of open space with an equipped play area proposed in the eastern open space, overlooked by new homes. This location takes into account the location of existing play areas to the south of Denvie Road and adjacent Panmure Gardens. Informal play routes are also proposed through the eastern green space, and in the west of the site within the retained protected land.

Wetland in the east of the site is retained and enhanced to form a biodiverse area. This area is overlooked by new homes, creating an attractive and welcoming arrival into Potterton from the east. Planting is proposed along north western boundary and along Manse Road, creating filtered views of homes looking out towards the settlement edge. This provides an attractive urban to rural transition, allowing for a welcoming arrival into Potterton from the north.

A new junction is formed at Manse Road, creating a key link through the eastern side of the site, connecting to a new junction along the CIC Quarry Road.

An additional junction is formed along Manse Road, to the north of the site allowing for good connectivity and ease of movement for refuse vehicles in the north of the site. Access into the western side of the site is from a single point of access along Manse Road, leading into the site and forming a loop.





Creation of green corridor along Manse Road

Homes addressing wider context to north west with planting and frontages creating an attractive arrival to settlement from the north

Potential location for secondary access from existing road

Open space forming northern gateway arrival with views into site, also incorporating SuDS measures

Manse Road

Planting providing filtered views of new homes from north

Open space located adjacent existing green space with new homes overlooking existing path

Existing meadow grass retained for biodiversity value

Potential location for community use

Frontage to Manse Road providing opportunity to slow vehicle speeds on approach to village

Existing unnamed c class road along eastern boundary

Open space set adjacent to ancient woodland and providing views from high point within site

Potential location for play area

Ancient woodland retained and managed to protect longevity

Primary route through site, connecting to Manse Road

Existing wetland retained for biodiversity value

Lower level planting providing filtered views of new homes from east, creating welcoming arrival

Hedgerow planting softening views of new homes at highest point

Landscape Strategy

The Masterplan takes a landscape-lead approach and has involved all disciplines from the outset. The resulting landscape strategy is to protect and enhance existing features, bringing in new elements to strengthen blue and green networks and biodiversity. These existing features include the area of ancient woodland to the east and an area of wetland in the south east of the site.

The PI site to the south west is also retained and enhanced as an area of public open space, with a diverse species mix, maximising biodiversity. Enhancement measures proposed in the site's Preliminary Ecological Appraisal promote opportunities to contribute positively to biodiversity, including native species planting and creation of wetland habitats. The proposed measures also include the installation of bat, bird, hedgehog, and invertebrate shelter boxes and maintenance of commuting and foraging pathways. All of these elements will be incorporated into the landscape strategy.

Landscaped buffers are provided adjacent existing homes along Denvie Road. A landscaped edge is also retained and enhanced along Manse Road which runs through the centre of the site. This continues the existing character and provides an attractive foreground to new homes and along pedestrian routes, building for a healthy life.

Beyond the landscaped edge to Manse Road, an area of open space is proposed, including a SuDS basin. This is intended to create a welcoming gateway arrival into Potterton from the north.

Planting is proposed to the northern site boundaries, forming an appropriate urban to rural transition, creating filtered views of new homes from the north west. This is continued along the eastern side of the site where homes are set back creating areas of green space and a buffer to the area of ancient woodland. This is extended along the south east of the site, retaining the wetland area, and forming an attractive arrival into Potterton from the east.



Strategic Greenspace











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

Each of the amenity open spaces will have a different character, responding to its immediate context. The south western open space will retain some of the existing grassland, and views to the south towards the former church, which creates a visual landmark within the site. This area has an existing footpath which could be enhanced further with new surfacing and lighting. There is also the opportunity to provide an informal play route, encouraging activity along this well used existing route.

An area of amenity open space is proposed in the east of the site, adjacent to the ancient woodland. Planting will enhance this landscape, with a buffer provided to the ancient woodland. An informal play route is proposed through this area, leading around a more formal equipped play area. Connected to this will be the eastern gateway amenity area.

Pedestrian routes from the south and east bring the existing settlement into the site, ensuring easy active travel access to greenspace by all within Potterton.



- PAN boundary 
- Green space calculation 
- Amenity open space 
- Wetland / SuDS 
- Green active route 
- Ancient woodland 
- Woodland / planted buffer 
- Hedgerow 
- Equipped play area 
- Informal play route 

Biodiversity

Both NPF4 and the LDP seek enhancements to an area's biodiversity as a result of its development; referred to as Biodiversity Net Gain (BNG). The landscape strategy for the proposal is driven by the principles of BNG and is based on an understanding of the existing characteristics of the site and its ecological context. LDP Policy P1 Layout, Siting and Design, requires:

Measures require to be identified to enhance biodiversity in proportion to the opportunities available and the scale of the development opportunity. ... when it is not practical to meet biodiversity net gain within a development site, we may require off-site contributions towards biodiversity enhancement within the settlement or near to the site.

This is in line with Barratt's ambition to be the UK's most sustainable volume house builder and embrace these principles as best practice - retaining, protecting, and enhancing the natural ecological capital of the site wherever possible. Where land is developed, its biodiversity value will be compensated through landscape design and the introduction of a diverse range of native species, appropriate to the site and wider context. In this way a net gain will be achieved across the development, relative to the ecological baseline which exists at present, balancing both the need for development with the need to enhance biodiversity.

The initial stage of the design process establishes the ecological baseline of the site, to provide a measure of the site's natural capital. This provides an initial framework plan, in accord with Policy P1, and Planning Advice PA2022 -24. The BNG Feasibility Assessment undertaken identified the baseline biodiversity value of the site and identified areas of higher biodiversity value, to be designed into the resulting layout where possible.

The BNG Feasibility Assessment also makes an assessment as to whether the current design has capacity to provide a BNG and makes recommendations to address the net biodiversity loss. At this stage in the Masterplan process, the layout is still evolving and once the Masterplan principles are approved, the resulting detailed layout and landscape proposals will undergo feasibility testing to ensure designs achieve and enhance the site's baseline biodiversity. This will result in a Design Stage Report and Implementation Plan.

As an area of grazing pasture, the main body of the site is heavily grazed grassland (Type 1) with a degree of variation in places, caused by localised conditions such as a higher water table, micro-climate, topography, or previous use. Field boundaries and groups of trees also provide variation in habitat types with hedgerows, scrub and tree cover being identified.

In order to deliver key infrastructure, some impact upon the habitat will be inevitable - with practicalities such as road access, services provision, and the plots and dwellings themselves being required, along with the creation of an environment suitable for residential use. Where there is impact with the established habitat this has been considered and mitigated against and where this cannot be accommodated, it has been highlighted on the plan opposite.

The landscape strategy sets out proposed landscape treatments which will compensate for loss of grassland areas with the introduction of meadow grass in the areas of open space. The value of these areas will be enhanced through the use of various seed mixes appropriate to the location. Nectar rich mixes in open spaces enhance the species diversity and also encourage insects and bird life to the area. Wet meadow mixes, used in wet ground and within SuDS measures, create further diversity and habitat opportunities.

The ancient woodland group to the north east of the site could have new native tree stock planted within to encourage regeneration, along with understorey planting to create a range of habitat canopy heights. A management plan for this woodland would also seek to promote greater diversity through future restocking and selective thinning going forward, ensuring continued development and longevity.

Field boundaries will be enhanced through retention of hedgerows, where possible, and infilling of gaps. New hedgerows will also be encouraged and a wider corridor of vegetation along boundaries will help to increase transit of species through the site with fruiting species providing food sources.

Overall, increased strategic planting within open spaces and along main routes of the proposal will help to foster green links through the development further.

Barratt has an established partnership with the RSPB and seek to promote habitat and feeding opportunities for bird life across their developments throughout the UK. This means providing specific interventions, such as nesting boxes and bricks to buildings, and food sources through the use of fruiting and berrying trees, whilst also more generally providing a healthy food chain across the wider environment.

The establishment of good tree cover across the development is an important link in this chain, which carries great benefits for the development in terms of providing a setting for the new homes, improving air quality, carbon sequestration, shelter from the elements and general amenity and well-being for residents.



Movement

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

The diagrams opposite demonstrate that the proposed development will sit alongside existing homes, integrating streets and footpaths, all within a 20 minute neighbourhood of the centre of Potterton, considering the pattern of the existing settlement, and the level and quality of interconnectivity with the proposed development.

The proposal creates streets which are well connected, forming loops within the site. These streets offer clear and safe routes for existing residents to access the new amenities within the site, as well as creating alternative routes to existing routes within Potterton. This includes the approved retail units, planned for the car park area of The Stead Inn.

Bus stops for all services serving Potterton lie within 400m of the site, and safe pedestrian connections are available to all of them. Two new active travel routes are provided through the south of OPI, to Denview Road – these will be dedicated for pedestrian and cycle use.

Pedestrian prioritised routes will be provided along all new streets, with a series of footpaths creating additional points of connection both within the development and to the existing settlement.



The existing path along the southern boundary of OP2 will be integrated within the new development and upgraded accordingly.

Primary vehicular accesses into both sides of the site will be taken from Manse Road, which runs through the site. These will connect to primary routes, with a series of private drives and courtyards creating access to all new homes. A primary route through OPI will connect to the existing road to the east, providing a direct onward connection to the AWPR Blackdog roundabout.

A secondary point of access is proposed to the east of Manse Road, providing a connection to the primary route. To the west, an emergency point of access is provided from Manse Road, connecting to a loop road.

- Streets 
- Footpaths 
- Approved retail units 
- Stead Inn 
- Amenity green space 
- Community centre 
- Play parks 



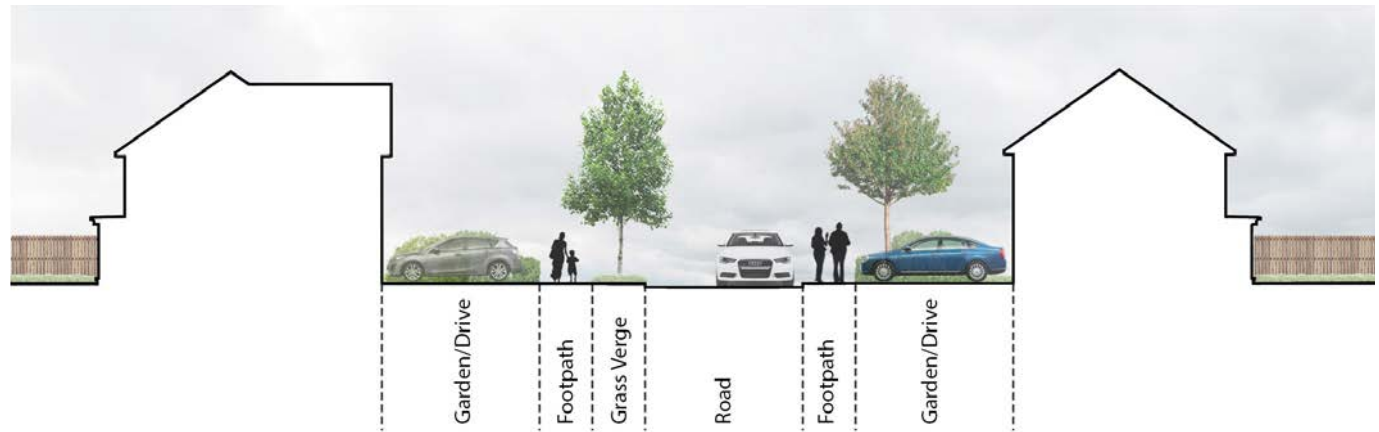
Street Sections

The adjacent sections provide indicative composition of some of the different street types proposed.

Street sections will provide variation that will enhance character areas within the proposal and will provide a quality of place. Streets will be designed for people, with the opportunity to create small areas of public realm, that can encourage interaction and a sense of community.

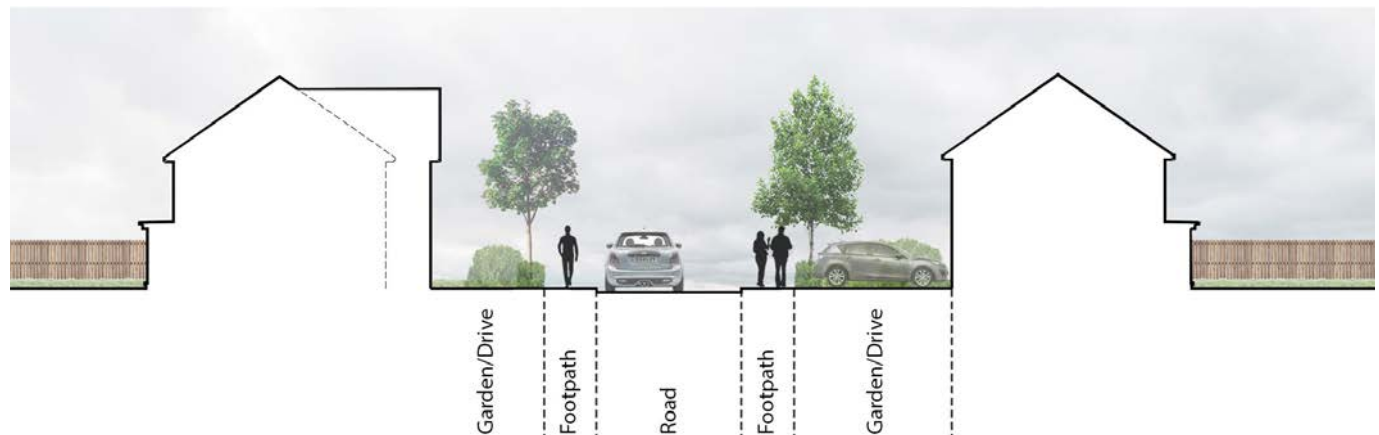
Throughout the design there are pockets of open, public space that incorporate formal and informal play areas as well as SuDS measures. Frontages and active gables facing onto these open areas form character areas in the site. Through the use of boundary materials and landscape features that differentiate these areas from the rest of the proposal, these houses will activate the public spaces, creating attractive locations with a sense of place, while providing views for the residents.

Tighter distances between frontages and other properties can be provided in higher density areas where shared parking is utilised, creating a more intimate street scene. These streets feature non-through routes for vehicles and use landmarks to aid in ease of movement through the site, creating a movement hierarchy that prioritises pedestrian movement.



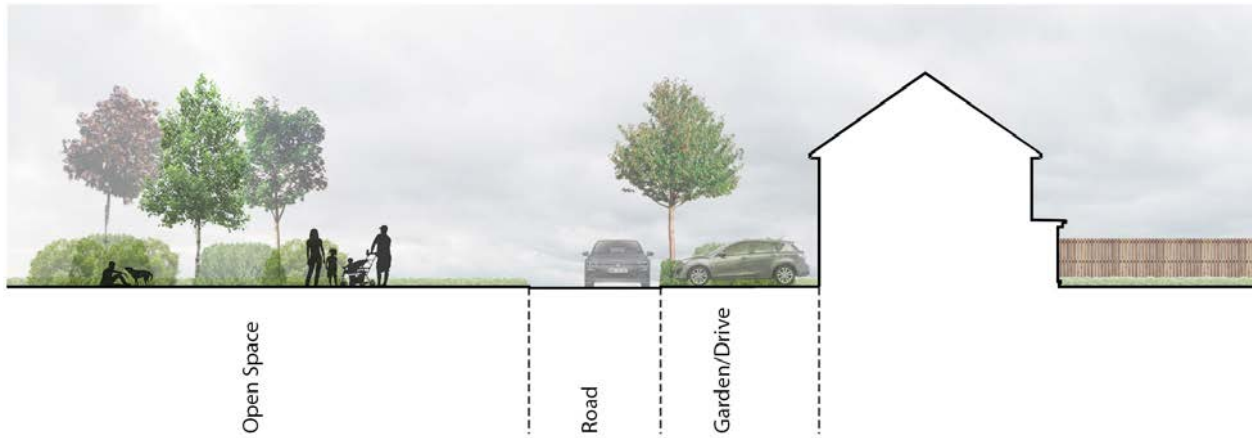
Typical section through primary street

- Grass verge with planting
- Two Footpaths
- Wider Carriageway
- Approx 24m between frontages



Typical section through secondary streets

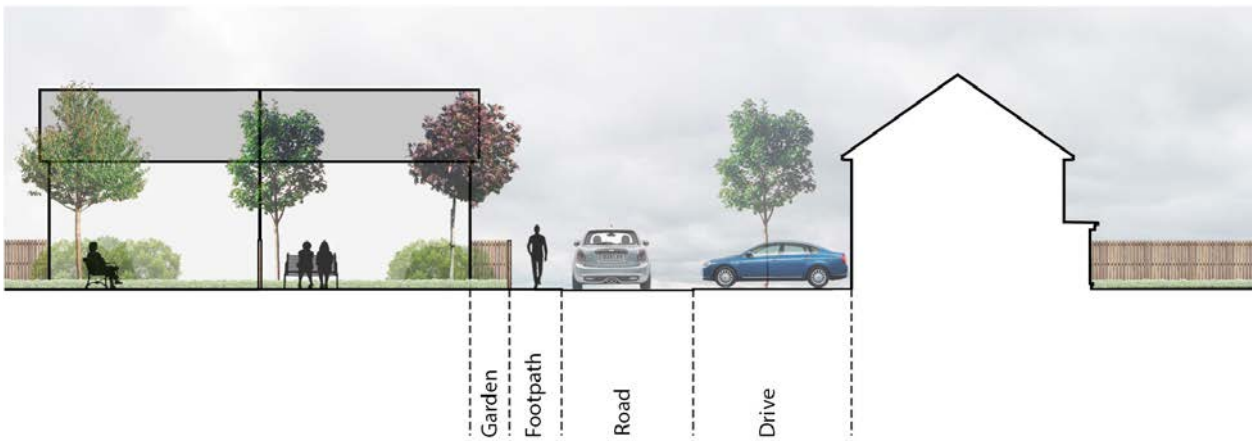
- Medium sized tree planting to gardens
- Two footpaths
- Approx 16-22m between frontages



Typical section showing frontages overlooking green space



Example of new homes along lane



Typical section showing frontages with shared parking meeting rear gardens



Example of new homes along secondary street

Built Form

New homes will have a range of bedrooms, from 1 to 4, and are likely to be 1-2 storeys. The site will include a number of different house types, including terraced, semi-detached and detached homes, bungalows and cottage-flats. 25% of the properties in the proposal will be affordable homes to meet with the established need within the local community.

The western side of the development will primarily include the semi-detached, terraced and bungalow house types. This area will have a higher density and prioritise pedestrian movement, meaning it will feel more intimate.

The eastern side of the development will include detached houses, incorporating semi-detached and terraced housing, primarily to the south. The detached properties overlook the open, public spaces in the site, which include SuDS measure and play areas, taking advantage of the views available within the site.

Some buildings will include features such as detached or integral garages, offering a wide range of sizes and layouts to meet with differing requirements.



Example of detached home with integral garage



Example of semi-detached home



Example of dual frontage home



Example of bungalow house type

Sustainability

The proposal is designed with sustainability measures and energy-efficiency as key design considerations. Development will be designed to promote sustainable temperature management, prioritising passive solutions such as building orientation and materials in the first instance.

Barratt houses are designed with high levels of insulation and high efficiency heating systems to help to reduce carbon emissions and bills. New homes will include the latest water and energy saving appliances as standard. The water efficient kitchen and bathroom fittings could reduce consumption by up to 26% per day per person compared to the national average. Highly thermally efficient insulation and argon-filled double glazing is used as standard, allowing heat from the sun into the property whilst minimising heat loss. Photovoltaic panels are also incorporated into many of the house types designs.

LDP Policy C1 *Using Resources in Buildings* requires masterplans for major new development to consider the feasibility of provision or connection to a district heating scheme within the range of measures taken to reduce emissions. At present there is no district heat network within the vicinity, nor are there any proposals. For the scale of development proposed, up to 200 homes, provision of a District Heat Network is not a viable option - both in terms of the risks involved as well as the capital expenditure and the cost per house.

Biodiversity was considered as part of the proposals sustainability, in line with Barratt's ambition to be the UK's most sustainable volume house builder and the Council's ambition for developments to demonstrate a biodiversity gain (Policy P1). A Biodiversity Feasibility Assessment was undertaken to understand the baseline biodiversity value of the site, allowing areas of high biodiversity value to be designed into the resulting layout where possible.

Introduction of greenspace and planting of new and native trees along site boundaries and streets, where appropriate, will enhance the biodiversity and habitat value within the site - giving wildlife space to live in and green corridors to travel through. The introduction of swift boxes through the site will also preserve biodiversity, creating places to roost.

The LDP requires residential development to incorporate appropriate provision for electric vehicle charging, where practicable. Within the detailed design, these will be provided in compliance with the Council's guidance on Car Parking Standards for Development Control in Aberdeenshire and per LDP Policy RD1.2.



Example of integrated swift bricks



Example of PV panels fitted to roof

Materials

In addition to a fabric-first approach to sustainability, it is proposed to use materials with natural tones, such as stone and render throughout the development. Material selection will seek to be sympathetic to the character and materials of the housing in the surrounding area, whilst adopting an appropriate palette of unified materials specific to the new development. This will create a neighbourhood which has a distinct and easily identifiable character, whilst still complimenting its surroundings.

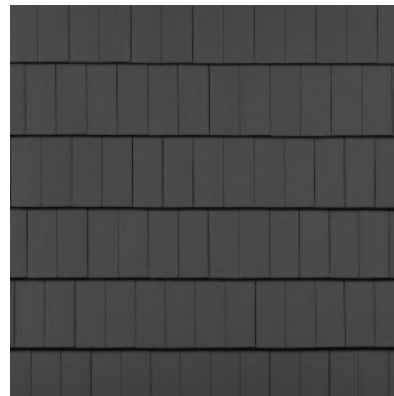
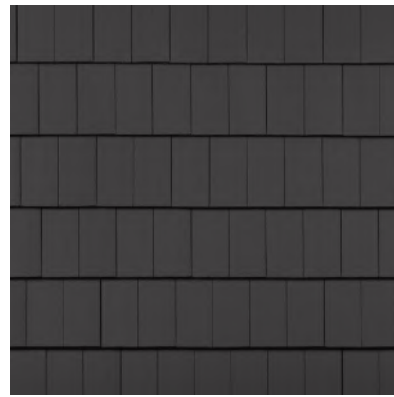
There are four areas within the proposal that are proposed as character areas. These areas address the open public spaces within the site. They will be enhanced through the use of boundary materials, layout and positioning within the site, along with landscape features. This will differentiate them from other areas of the proposal and will reflect their individual character. The use of character areas will aid in creating a strong sense of place as you move through the site.

Character areas will be developed within the proposal through the detailed design process, and through discussions with the Council.





Example of application of fully rendered walls



Example of materials which could be implemented in the proposal



Example of application of render and stone effect detail



Example of door types which could be implemented in the proposal

Viability

The proposal for the site is in accord with the allocation and settlement statement providing up to around 200 new homes, along with associated landscaping, infrastructure, drainage and utilities.

Barratt continue to develop the detailed design of the site, but can confirm that development of the site for residential development is deliverable, including meeting the affordable housing, developer obligations and full provision of open space, in accordance with the adopted LDP.

This Masterplan Report demonstrates that access into the site is deliverable in accordance with Council requirements and to current road safety standards. It has also demonstrated that the site can be serviced for utilities and drainage, through sustainable measures.

Further details will be provided as the project progresses, through the detailed design and application process. Many of the studies undertaken thus far recommend additional investigation, prior to submission of a planning application. Therefore there is flexibility in the proposed framework layout to move roads, development and open space parcels within the framework where this results in a more sustainable development. At all times, enhancement of biodiversity and working alongside ground conditions and habitats is the overarching aim. Principles such as 40% open space and 25% affordable housing are key values.

Phasing & Delivery

Following approval of the masterplan, Barratt will progress to a detailed design and hold a further public consultation event, to review the proposals with the community prior to a submission of a detailed planning application for the whole site.

The detailed design will be developed for affordable and private housing and will highlight the locations for the private and affordable housing, in agreement with our Housing Association partner for the site. This in turn will inform the phasing and route of build – a phasing plan will be submitted alongside the detailed planning application. This will take account of the health and safety and amenity of future and existing residents, amenity and segregation of construction and residential travel routes throughout the development phase.

Summary

The proposal is for up to around 200 new homes, with associated landscaping, infrastructure, and an outdoor community use, to utilise open spaces to build for a healthy life. The proposal offers a place which is distinctive through the alignment of streets, working with the contours of the site and the existing natural features.

A clear and simple street hierarchy creates a place which is easy to move around and beyond, ensuring direct routes along key desire lines, prioritising pedestrians and active travel methods.

Greenspace is varied and diverse, offering amenity open space close to all new homes, whilst also providing green connections through the site and the wider area. This linked up approach ensures that all residents within Potterton, new and existing, benefit from attractive usable open spaces. Wetland within the site have been identified and will be retained and enhanced to ensure maximum biodiversity gain. These areas will be linked through the use of green routes, with a varied landscape planting strategy.

A wide variety of new homes, in regard to size, form and tenure, will be offered within the site. The use of materials and colours will be utilised to further enhance character areas, contributing to creating a distinctive new neighbourhood, sympathetic to its context and landscape setting.





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