



**Bancon Developments**



**SUPPLEMENTARY GUIDANCE:  
MINTLAW DEVELOPMENT FRAMEWORK**

**January 2012**

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## Foreword

This Development Framework has been prepared to support delivery of the land allocations for Mintlaw contained within the Local Development Plan. It identifies the actions which will help implement the strategy of the Plan for Mintlaw and will serve as a tool in achieving this purpose.

As part of the early stages of the Local Development Plan process, Aberdeenshire Council established a 'Future Infrastructure Requirements for Services' Group (FIRS). The purpose of this group is to provide a co-ordinated approach to close working with infrastructure providers and other Aberdeenshire Council services to undertake a robust assessment of infrastructure requirements. The work of the FIRS group has considered the additional infrastructure required to serve development in Mintlaw, either in isolation or cumulatively, and the outcomes of the FIRS Group's assessment have been used to inform the contents of the Development Framework.

The Development Framework for Mintlaw is designed to be broad and over-arching planning guidance for the development of the land allocations in the settlement. Beneath the Development Framework will sit the individual Masterplans for each of the major allocations in the settlement (H1 and M1). The Masterplans for the major allocations within Mintlaw must accord with the contents of this Development Framework. The Development Framework seeks to deliver the following objectives:

- The provision of a clear framework for development proposals in Mintlaw;
- The provision of land for development to enhance the settlement's role as a Rural Service Centre;
- The provision of land for a range of housing to meet local need and demand;
- The provision of land for employment and retail opportunities;
- The provision of care for the elderly;
- The provision of land for development to increase the population of the settlement in order to sustain local services.

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## 1. Policy Context

- 1.1 The proposed Aberdeenshire Local Development Plan was submitted to the Scottish Government in March 2011 as the Council's settled view on the land allocations to meet the requirements of the Structure Plan. With regard to Mintlaw, there are no outstanding objections to the proposed LDP, and as such it will not form part of the Examination in Public, unless specifically requested by the Scottish Government.
- 1.2 The Aberdeenshire Local Development Plan (ALDP) sets out the ground rules for the development of land under the land use planning acts. Its main purpose is to set out statements of the policies Aberdeenshire Council will use in assessing planning applications. The ALDP is consistent with the Aberdeen City and Shire Structure Plan which provides the strategic context for the region.
- 1.3 The ALDP has several key aims such as: a) grow and diversify the economy; b) take on the challenges of sustainable development and climate change; c) make sure the area has enough development land to provide people, homes and jobs to support services and facilities; d) protect and improve assets and resources; e) promote sustainable and mixed communities with the highest standards of design; and f) make efficient use of the transport network.
- 1.4 Within this context, the ALDP's policies and site specific proposals concentrate development into certain settlements across the area. In the Local Growth and Diversification Areas, development has been proposed on a scale that will allow for the provision of important infrastructure, and on a scale that is appropriate to the size of the community. In Mintlaw, there is existing under-utilised infrastructure which will minimise the need for additional investment.
- 1.5 The ALDP has made land allocations in areas where there is a specific need identified, mainly to provide opportunities to increase the numbers going to primary schools where these are dropping. One of the main development opportunities which responds to local needs and regeneration is the proposed expansion of the settlement of Mintlaw.

## 2. Purpose

2.1 The Development Framework is a tool that will aid the delivery of the land identified for development in the Local Development Plan. The Aberdeenshire Local Development Plan specifies that the Development Framework must be produced to coordinate the development of sites H1, M1, H2 and EH3, with subsequent masterplans for sites H1, M1 and EH3. The table below details these allocations.

Site ref.		Existing sites	2007 to 2016	2017 to 2023	Emp land	Description
H1	North Woods		300	300		Allocated for up to 600 houses including facilities for the elderly
H2	South Street		15			Allocated for up to 15 houses
M1	Nether Aden		250	250	5ha	Allocated for up to 500 houses, business, community, services for the elderly, neighbourhood retail centre and 5h of employment land
EH3	Land to south of Nether Aden Road	50				Carried forward from the Aberdeenshire Local Plan for 50 houses.
Total		50	565	550	5ha	

2.2 The location of these sites is identified on Figure 1 below, taken from the proposed Local Development plan.

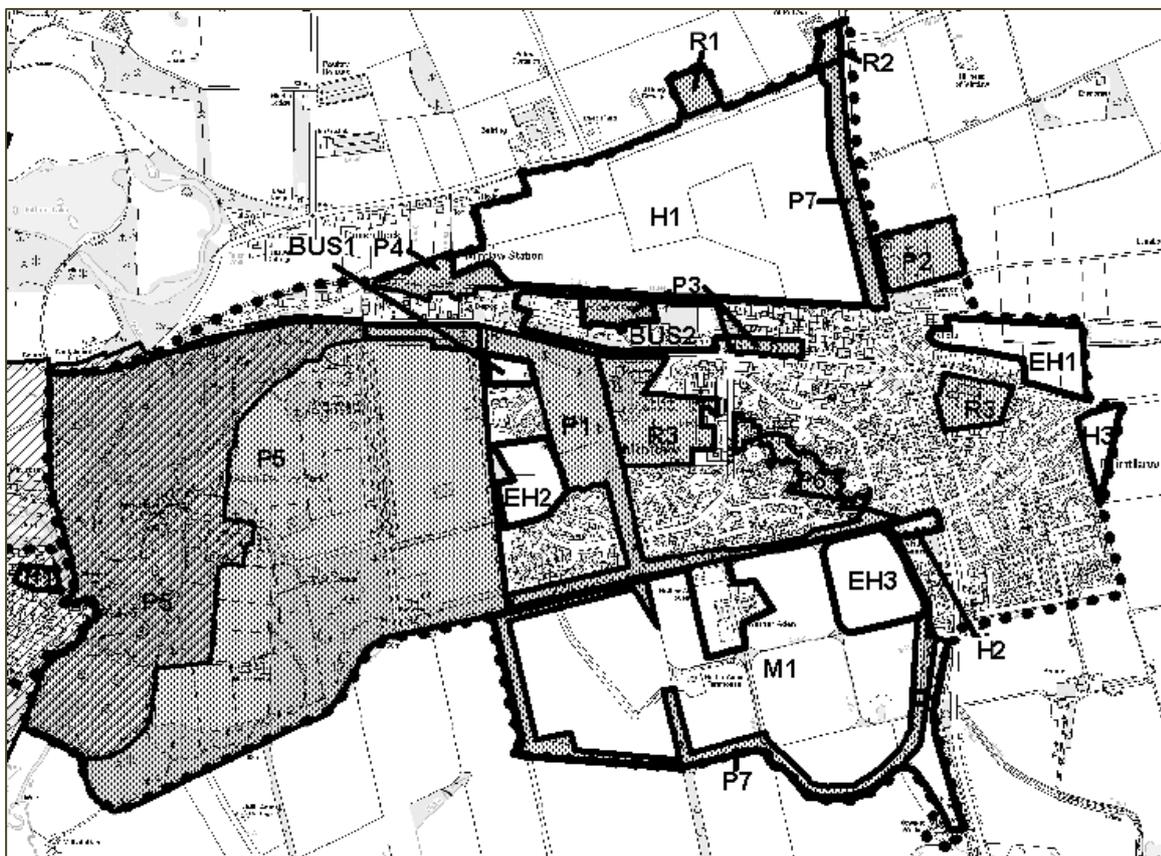


Figure 1: Extract from the Local Development Plan

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- 2.3 The proposed Local Development Plan identifies a requirement for at least 25% of housing to be affordable houses, unless specified otherwise. Schedule 4 of the proposed Plan does not include Mintlaw in the list of exceptions, and as such the requirement stands at 25%.
- 2.4 With regard to employment land, only one site is identified, that being site M1 to the south of the village. 5ha of employment land is required.
- 2.5 In terms of retail floor space, there is no specific requirement identified in the proposed Local Development Plan, although site M1 is identified as appropriate for the inclusion of a neighbourhood retail centre.
- 2.6 The proposed Local Development Plan identifies other specific land uses as follows: -
- Site M1 is required to provide a Household Waste Recycling Centre and a replacement depot to include a recycling bulking point, and a new primary school (minimum 2.4 hectares) in the first phase of the plan.
  - Site H1 is required to provide a new primary school (minimum 2.4 hectares) in the second phase of the plan, if required
  - Additional land use requirements are noted as allotments, two full size grass pitches and associated pavilion.
  - Use of opportunities to connect areas of woodland to create habitat network.
- 2.7 Additional contributions from the development proposed are detailed as follows: -
- Extension to Old Deer cemetery
  - Extension to the Health Centre
  - Existing play provision

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### 3. Area Context

- 3.1 The area context is best described graphically, so each relevant issue is shown on the following aerial photographs. These should be read as diagrammatic, and not to scale or offering definitive detail.
- 3.2 Landscape. Mintlaw itself lies on a gentle south and east facing slope, which steepens slightly to the south of the village. The M1 and EH3 sites benefit from a southerly aspect, whilst the H1 site is relatively level. Existing tree belts bound fields, particularly in site M1, and these should be retained and bolstered where possible, to retain the distinct character. The site is higher in the north east corner and falls gradually in a southerly direction towards the old railway line. The eastern edge of site H1 is bounded by a mature, scheduled ancient woodland belt (North Woods) with the northern boundary lined by a Beech avenue which is of high aesthetic and amenity value. Within the site the key landscape feature is a horseshoe shaped belt of trees with open aspect to the south. The landscape elements are distinctive and define the extent of the site very well. The Formartine and Buchan Way provides a well defined boundary to the south, separating the site from adjacent industrial and residential properties on Station Road.



Figure 2: Landform

- 3.3 Constraints. Although none of the Development Framework area lies within the 1 in 200 year Indicative Flood Risk Map, small watercourses run through or adjacent to the allocation sites and the and flood risk has yet been quantified. A flood risk assessment may be required in support of any planning application. A buffer strip will be required adjacent to the existing water bodies.



Figure 3: 1 in 200 year Flood Risk

- 3.4 Accessibility. Mintlaw is situated on a crossroads of two major A roads leading to Fraserburgh to the North (12 miles), Peterhead to the east (8 miles), Macduff to the west (25 miles) and Ellon (11 miles) and Aberdeen (25 miles) to the south. The junction of the two main roads is the focal point of Mintlaw village, and requires upgrading both for amenity and safety. Both of the principle development areas propose direct access, via new roundabouts, to the A952 to the north and south of the village. Both of these accesses are necessary to accommodate the development, and will not conflict with each other in any way. Improvements will also be required to the junction of the A952 and Nether Aden Road adjacent to site H2, including the provision of stacking lanes and signalisation, and to upgrade in places the C5B “Dunshillock Road” north of site H1.



Figure 4: Access

3.5 The Waste Water Treatment Works are located to the south of the M1 site, and are accessed directly from the A952. A sewer connection for sites H1 and H2 is most conveniently located along the A952, and upgrading works will be dealt with as the need arises. Similarly, site EH3 could either make a connection to the existing sewer, or via site M1, depending on availability at the time. The logical connection for site M1 would be via soft dig to the south of the site, connecting to the existing sewer close to the WWTW, or alternatively directly to the WWTW (this would largely depend on the possible expansion of the works in due course). These connections are shown indicatively below (likely new lines in light blue).



Figure 5: Waste Water Drainage

3.6 Other Facilities. Mintlaw has a mains gas supply and a public water supply, which is fed from Turriff Water Treatment Works in the west. The village has a secondary school, two primary schools and a library. It also boasts Aden Country Park and the Formartine and Buchan Way. These main facilities are shown below. Good connection between new development and these facilities is key to a successful expansion of the village.

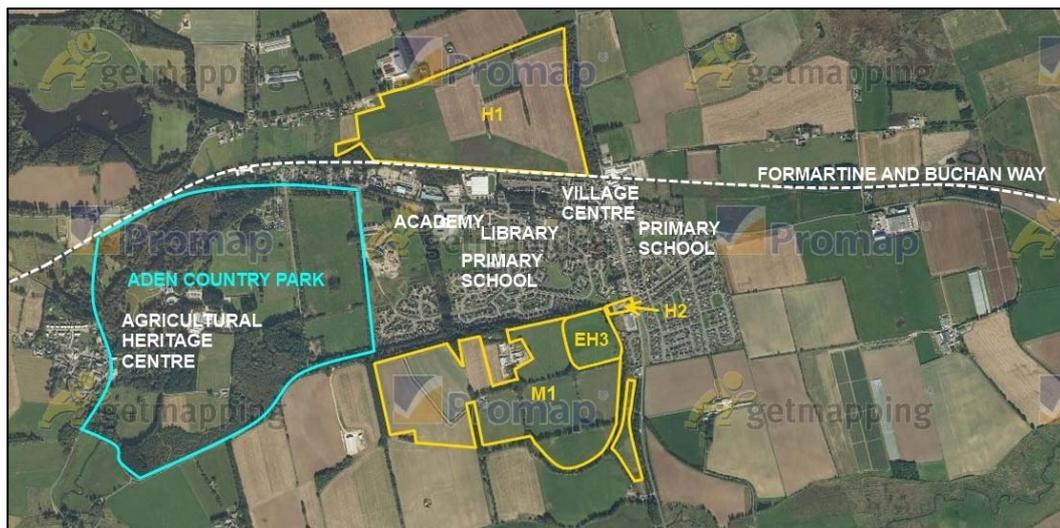


Figure 6: Facilities.

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- 3.7 Water Supply. The proposed development is likely to have an impact on the capacity at Turriff Water Treatment Works as well as network infrastructure. Scottish Water will be required to assess this impact and provide a suitable solution to any constraints identified.
- 3.8 Shortfalls. There are identified shortfalls in Mintlaw in elderly care facilities and projected primary school capacity. In addition, there is need for a new Household Waste Recycling Centre and a replacement depot to include a recycling bulking point. Allotments play areas, playing fields and associate pavilion are also required. These are addressed directly through the ALDP allocations.
- 3.9 Summary. The village of Mintlaw, for its small size, offers a considerable amount in the way of facilities and services. The proposed development of areas H1, M1, EH3 and H2 will complement the village and aid the delivery of improved services and facilities, and both have equally convenient access to what exists.

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## 4. Location Requirements

4.1 This section of the Development Framework will consider how the proposed development in Mintlaw can be delivered in the most appropriate manner, with reference to issues raised in section 3.

### 4.2 *Sustainability*

The development of the allocations in Mintlaw should be developed in accordance with the principles of sustainability. Energy production from on-site sustainable sources should be maximised, along with measures to minimise energy use through design, orientation and layouts.

The two large sites, M1 and H1 lend themselves to the use of district heating, most likely combined heat and power. Land has been reserved as site R1 for a district heating scheme to serve site H1. Sites EH3 and H2 should be designed to utilise a single shared network with M1 if practical, either as a potential retrofit if they are developed first, or the pipework and capacity for the scheme in M1 designed in such a way to allow connection for EH3 and H2 should it be developed first.

It is expected that the use of district heating would be fed from a temporary gas boiler in the short term.

### 4.3 *Education*

The ALDP identifies the need to address a projected shortfall in primary school capacity. A single new school with the capacity of at least 450 pupils in the centre of the settlement, adjacent to Mintlaw Academy is preferred. The minimum size of the school campus will be 5 hectares. However, in the event that a single new primary school is not built adjacent to Mintlaw Academy, there are two potential alternative solutions to addressing this shortfall, as follows: -

- a) Construction of a single primary school to serve the whole of Mintlaw on either site M1 or site H1.
- b) Contributions towards improvement and expansion of both existing primary schools.

Early discussions with the local community indicates that a single new school for the village in a central location would be the preferred option, however the purpose of this Development Framework is to safeguard all of the potential options in the meantime. The sites identified for a new school must also be of a sufficient size to accommodate a potential library for the community.

Note: each of these alternatives would be led by Aberdeenshire Council as the delivery agent, and contributions towards the delivery would be calculated on a per house basis from all development within the Development Framework area.

There is sufficient capacity at Mintlaw Academy to accommodate the level of development envisaged in the settlement and there are therefore no infrastructure requirements in this respect.

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Given the unknown nature of the future of primary school provision within the town (i.e. possible consolidation of existing facilities, and decisions still to be made on the best location of a new school in this event), education provision should be reviewed in 2016 (or earlier if necessary) to ensure that the correct mechanisms are in place for the second phase of the ALDP.

#### 4.4 *Water*

Development on the scale envisaged for Mintlaw will have an effect on the capacity at Turriff Water Treatment Works as well as network infrastructure. Prior to the approval of developments identified in the Masterplans for the major allocations in Mintlaw, developer(s) must submit a Development Impact Assessment to Scottish Water to ascertain the impact of each proposed developments on the existing water supply.

A Drainage Impact Assessment will require to be submitted with any major planning application for development within the settlement. As flood risk is not identified as an issue on any of the sites, the DIAs will address localised Surface Water Drainage matters, and are therefore best addressed at the detailed planning application stage.

Sustainable urban drainage systems (SUDS), to deal with the disposal of surface water, should be incorporated within the landscape strategy for each Masterplan area in Mintlaw. Due to the topography, it is likely that surface water will be treated locally for site H2, but a combined system will be planned for sites M1 and EH3 to avoid unnecessary infrastructure. However, the feasibility of this approach will be dependent on timetabling of the respective developments. Site H1 will deal with surface water drainage independently due to its separation from the other sites.

#### 4.5 *Waste Water*

An upgrade will be required to the Mintlaw Waste Water Treatment Works (WWTW) as there is currently insufficient capacity. There is currently a growth project for Mintlaw WWTW in Scottish Water's development programme (SR10). Both masterplan areas are able to access the WWTW separately without conflict or doubling up on works.

#### 4.6 *Transport*

All new development will be required to make appropriate financial contributions towards improvements to the existing village centre A950/A952 roundabout and parking arrangements, to improve amenity, appearance and road safety.

Local transport requirements for site H1 will be required to be considered by the developer through the Masterplan process. Improvements include a new roundabout on the A952/C5B at the north of the site. The 30mph speed limit will require to be extended. Additional access points from the A952 south of the proposed new roundabout will be required. Two access points will be required on the C5B into the site. Pedestrian/Cycle access is required onto the Formartine & Buchan Way and thereafter onto the A950 and Mintlaw Academy. The C5B requires to be upgraded in places (e.g. widened) between the A950 and the A952.

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Local transport requirements for site M1 will also be required to be considered by the developer through the Masterplan process. Improvements include a roundabout on the A952 and the 30mph will required to be extended to the south of the proposed new roundabout (as above). Additional access points will be required from Nether Aden Road.

Improvements are required at the Nether Aden/A952 junction, including the provision of stacking lanes and signalisation. These should be subject to financial contributions on a per house basis from developments on sites M1, EH3 and H2.

Upgrading will be required on Nether Aden Road to include pedestrian/cycling links to the village centre and the existing footway network on the A952. Full details of the required road infrastructure improvements for both masterplans, and the timing and delivery of these improvements will be determined through detailed transport assessments.

The location of significant travel-generating uses such as the employment land in site M1 should be able to be accessed so that there is the potential to run a bus service through the site possibly in a loop system.

#### 4.7 *Accessibility*

Travel to each of the development sites by sustainable modes of transport (e.g. walking, cycling and public transport) from the surrounding area (Peterhead, Fraserburgh) and locally from within the village will require to be proactively encouraged in line with the aspirations of the Local Transport Strategy. The draw of Aden Country Park for recreation from a wide catchment area must not be underestimated.

All new development in the settlement must ensure that footpaths/cycle ways are provided and that they provide connections to the Core Path Network and bus stops. These should be designed in accordance with best practice in terms of directness, coherence, safety, comfort and attractiveness.

Figure 6 identifies the principle facilities in the village, and these also constitute the most common destinations for walkers and cyclists. Both masterplans must specifically address accessibility for pedestrians and cyclists to the secondary school, relevant primary school (whether or not it is within the masterplan area as a new provision), the village centre, the library, the Formartine and Buchan Way, and Aden Country Park. The latter in particular is a terrific asset that Mintlaw offers, and provides outdoor recreation opportunities for all age groups. Safe and convenient access from the two masterplan areas is an essential element to the long term success of the village as a place to live.

#### 4.8 *Housing types and tenures.*

It is not intended to be prescriptive over the scale, massing and materials for new buildings within this Development Framework, but all new buildings are expected to consist of a broad range of house types, be responsive to context and integrated within a landscape structure. Landscaping and sensitive screening will make a major contribution to minimising the visual impact of new development. The established character of mature tree belts along field boundaries should provide the basis for the landscape structure, and the

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identified P7 strategic landscaping belts will ensure the necessary enclosure for the development areas.

At least 25% of the housing provided will be affordable housing, in accordance with the relevant policies in the proposed Local Development Plan. This should be split between social rented, low cost ownership and mid market rent. The affordable housing units should conform to the Housing for Varying Needs Standards and be fully integrated within the development. The Council's Housing Authority should be contacted at an early stage in the Masterplan process to ensure the appropriate house tenures are provided and reflect housing need/demand and market conditions at the time.

In addition to this, the masterplans for both H1 and M1 should reserve land for facilities for the elderly. Currently there is no requirement for these facilities in the first phase of the LDP. However, this will be reviewed and where a shortfall in care facilities justifies the inclusion of such accommodation then this should be provided. The Council's housing service should be consulted when the LDP is reviewed to establish whether there is a need for elderly facilities.

Grampian Police's Architectural Liaison Officer should be contacted at an early stage in the Masterplan process to ensure that advice as set out in PAN 77 – Designing Safer Places is taken into account.

#### 4.9 *Landscaping and Open Space*

Development proposals must take account of the need to protect the amenity of any houses within or adjacent to the development areas and the Masterplans must provide details of mitigation measures, for example through appropriate landscaping, screening, buffer zones and noise mitigation.

A strategic landscape framework will be prepared for each masterplan area illustrating the planting and SUDS arrangements for the overall development. Landscape provision should add character to the development of each area and create a sense of place. For the avoidance of doubt, the masterplans for both areas must include the landscaping areas identified as P7 in the proposed Local Development Plan within their boundaries. These protected areas for strategic landscaping offer screening, but also provide important wildlife corridors.

As identified in paragraph 4.7, safe and convenient access for all age groups of pedestrians and cyclists to Aden Country Park must be demonstrated as part of the two masterplans, and implemented at an early stage in their phasing, to ensure this asset is accessible to all. Each masterplan will also be required to provide recreational areas for different age groups e.g. play areas for young children and facilities for teenagers.

Developers must ensure that management agreements are in place to cover future maintenance of open space, the sustainable urban drainage system, planted areas (strategic and local), footways and cycle ways. These agreements may be with the Council or private contractors and detailed of this must be contained within the individual Masterplans.

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#### 4.10 *Employment land*

All 5ha of employment land identified in this Development Framework is located within the M1 area, and will be considered in the masterplan for that area.

#### 4.11 *Retail*

As with 4.10, all of the proposed retail provision is identified within the M1 site, with a neighbourhood retail centre. The provision of retail within the site is largely dependent on an increasing population and is therefore dependent on the rate of the delivery of the allocated housing. This will be addressed through the phasing of the masterplan for the M1 and EH3 sites.

#### 4.12 *Health*

An extension will be required to the existing Mintlaw Group Practice health centre. The lead agency for this will be NHS Grampian all new development in the settlement will be required to make financial contributions, on a per house basis, towards this. NHS Grampian, in conjunction with Aberdeenshire Council, will explore the potential options for extending the existing medical practice, whether that be on the existing site or on the site of Mintlaw Primary School should it be relocated as part of the plans for a new school in the village.

#### 4.13 *Waste*

A site for a Household Waste Recycling Centre and a replacement depot to include a recycling bulking point is required in Mintlaw. Aberdeenshire Council are the lead delivery agent in this regard. Land is available within site M1 for the Household Waste Recycling Centre (approx 2 acres) and replacement depot, based upon the size of the existing depot, to the immediate north of the Waste Water Treatment Plant. This could be integrated with the proposed Park and Ride site. A site for a recycling bulking point could be located at the Mintlaw Waste Treatment plant at Kirkhill, as this facility has recently become redundant. However, should the recycling bulking point require additional land take, land could be made available to the immediate east of site R1 (opposite site H1), unless a suitable alternative is agreed.

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## 5. Procedural Requirements

### 5.1 *Developer Contributions*

Based on the analysis above, the following matters will require contributions from both masterplan areas proportionally: -

- Delivery of a new primary school to serve the whole of Mintlaw adjacent to Mintlaw Academy, or on site M1 or H1 if required.
- Provision of a new multi-purpose community centre as part of the Mintlaw and Central Buchan Initiative (MacBi)
- Improvements to the village centre roundabout where the A950 and the A952 cross, to improve amenity and safety.
- Extension to the existing Health Centre.

Early discussion on potential recipients of planning gain funding has identified the MACBI project and enhancement of Mintlaw Square as key priorities for developer contributions from the early phases of development.

### 5.2 *Management Arrangements*

Based on the analysis in this Development Framework, the phasing of works can be separated quite easily between the two masterplan areas without conflict. The main elements of the village expansion that require cooperation between both parties are set out in 5.1, with Aberdeenshire Council the lead agency for the first three, and NHS Grampian the lead for the Health Centre expansion.

Road improvement works (apart from the village centre improvements), drainage infrastructure and other servicing works will be addressed through the development of the two separate masterplans.

### 5.3 *Technical Consultations*

The framework has largely been written on the basis of two Local Development Plan Bids for sites H1 and M1 that were the subject of Major Applications meetings and detailed analysis through the Local Development Plan Process. Added to this, the report on Future Infrastructure Requirements by Aberdeenshire Council informed the necessary requirements for the village in the long term. Information on education provision, waste management facilities and road upgrades has been provided from the Education, Waste and Roads departments in Aberdeenshire Council. Legal and Governance also confirmed that the Council owns the land on and adjacent to Pitfour Primary School should a single larger school for Mintlaw be built between it and Mintlaw Academy.

With regards to the required roads infrastructure, agents for both the H1 and the M1 sites have developed Transport Assessments in consultation with Aberdeenshire Council.

### 5.4 *Community Engagement*

During the development of Local Development Plan bids for sites H1 and M1, lengthy community consultation exercises were carried out, and the feedback

was used in the continued development of those plans. In addition to this, formal community consultation was carried out for site H1 with regard to a planning application for phase 1, and for site M1 with regard to a planning application for the employment land. Further, the sites were published by Aberdeenshire Council as favoured for development in the Main Issues Report and again in the proposed Local Development Plan, for public consultation. It is notable that the proposed Local Development Plan drew no public objections.

In addition, a special meeting of Mintlaw Community Council was held on 1 September 2011 where local residents were informed of the contents of the Development Framework. General support for the proposals was expressed by the Community Council with a desire to be consulted upon the two individual masterplans for sites H1 and M1 respectively. A summary of the comments received and how they were taken account of in the development framework are presented in Table 1 below.

**Table 1: Summary of comments/issues raised by members of the Mintlaw Community Council on 1 September 2011**

<b>Issues/comments raised</b>	<b>How it has been taken into account</b>
What are facilities for the elderly, as mentioned in the framework?	Clarification of 'elderly facilities' has been added to the framework as sheltered housing and care homes.
Concerned with a third school in Mintlaw, prefer a single primary school for the whole settlement.	The preferred option for future education provision has been set out in the framework with alternative solutions, if the building of a single school does not come forward.
Concerned that the capacity of Mintlaw Academy may not be able to cope with the additional houses proposed.	Another Community Council member reported that the school roll for the Academy is forecast to decline sharply over the next 15 years. Therefore, the proposed developments will maintain the school roll at a comfortable level.
No issues raised on the proposed new road junctions on the A952.	Welcomed.
Expressed a need for playing facilities for young people, such as teenage shelters.	The framework has been amended to reflect this concern and includes a statement requiring each masterplan to provide recreational areas for different age groups (e.g. play areas for young children and facilities for teenagers).
Health care was raised as a major issue as the current medical centre is constrained (i.e. cannot expand). The use of Community Trusts as a means of resolving this issue was suggested.	The framework has been amended to include a reference to this issue stating that NHS Grampian, in conjunction with Aberdeenshire Council, will explore the potential options for extending the existing medical practice. However, the Mintlaw Settlement Statement of the LDP only requires developer contributions to extend the existing health centre. Nonetheless, the options discussed at the meeting (e.g. relocating the health centre to Mintlaw Primary School should the primary schools merge into a single new site, or redeveloping the existing library if it is

	relocated within a new school) will be included in the framework .
Concerns were also raised about the volume of traffic at The Square/roundabout and the amount of traffic generally on the road, and that this needs to be considered early on in the development of the sites.	Transport Assessments were undertaken for sites H1 and M1 that show the projected impacts and road upgrades required for each site. Section 4.6, first paragraph already states that all new development will be required to make appropriate financial contributions towards improvements to the existing village centre A950/A952 roundabout and parking arrangements, to improve amenity, appearance and road safety.

## 5.5 Conclusions

In respect of this, it is concluded that the proposed Local Development Plan, Future Infrastructure Requirements report, and the two draft masterplans address the concerns of the community, and the requirements of the proposed growth for the village. This Development Framework sets out what is important on a village wide scale, and those matters that must be delivered in a combined manner between the two masterplan areas.

Following the approval of this Development Framework by the Buchan Area committee on 31 January 2012, Masterplans covering the individual development areas will be required to be submitted to and approved by Aberdeenshire Council prior to the commencement of development.

The Development Framework should be reviewed following the review of the LDP in 2016-2017. It is recommended that this be done immediately after the Proposed LDP review is published for consultation, in order to ensure there is no unnecessary delay in its production.

It is intended that this Development Framework will become supplementary guidance. Formal community engagement was undertaken in October and November 2011. The Development Framework along with the consultation statement will be submitted to the Scottish Ministers before it is adopted by the Infrastructure Services Committee as supplementary guidance in 2012.

### For Further Information Contact either:

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This development framework has been prepared in association with Aberdeenshire Council by:



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## Appendix 1 Illustrative Masterplans for site H1 and M1

### Illustrative masterplan for Site H1

drawn by :  
**PGB**

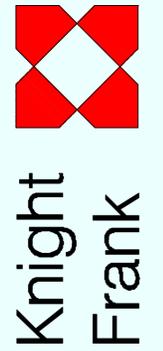
date :  
**Sept 2007**

am:

1	gen amend.	7-11-07
2	Layout added	07-12-07
3	Layout altered	12-12-07
4	Layout altered	24-01-08
5	Bio Plant added	06-02-08
6	Roads Amended	20-03-08
7	Inset added	28-04-08
8	PH1 altered	12-06-08
9	Footpath ed	30-10-08
10	Footpath alt	1-11-08
11	PH1 altered	15-12-08
12	School added	28-01-09
13	Ph1 altered	26-05-11
14	Recycling added	12-09-11

scale  
**1 : 2500**

- Possible Future Employment Land
- Allotment Gardens
- Existing mature trees
- Balring farm
- Blue line indicates additional land owned by client
- Proposed connecting footpath to Fetterangus
- Landscaped area
- Footpath links
- SUDS area
- A950 New Pitsligo



- Proposed roundabout
- Traffic calming
- Proposed Bulk Recycling point
- Proposed Biomass District Heating Plant
- Existing mature trees
- Balring roundabout
- Access
- Woodland
- Open Space
- Community
- Access
- School with parking, pick up & drop off area, & playing fields.
- Care Home
- Footpath links
- Garden centre
- Rough wetland
- The Square redevelopment
- A950 Peterhead



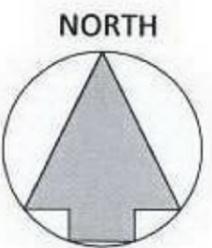
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## Illustrative masterplan for Site M1

A952  
To  
VILLAGE CENTRE & FRASERBURGH



ABERDEENSHIRE COUNCIL  
RECEIVED 15 11 2010  
APP No. 2  
1 0 3 6 9 8  
PLANNING AND ENVIRONMENTAL SERVICES



No.	Date	Drawn	Checked
<b>PLANNING</b>			
Project/Client	Project No.		
PROPOSED BUSINESS PARK	1009071		
NETEHR ADEN, MINTLAW	1009071PD(00)002		
BANCON DEVELOPMENTS LTD	Rev		
Drawing	Scale		
MASTERPLAN LAYOUT	1:5000 @A1		
Drawn By:	Date		
MR	29.10.10		
Checked By:	Date		

A952  
To  
ABERDEEN

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