

Aberdeenshire Local Development Plan 2008

Proposal for a site to be included in the Main Issues Report

Please use this form to provide details of the site that you would wish to have included in the Main Issues Report for consideration as a proposal for the Aberdeenshire Local Development Plan.

One of the purposes of this form is to inform a public debate on the merits of the different sites being proposed. All information submitted will therefore be made available to the public to promote a transparent and open process.

Please feel free to provide any further information you feel appropriate to support your submission. Please ensure your proposal is with us by 6 November 2008.

N1

Name of proposer: Bancon Developments Ltd
Date:03/11/08

Postal Address:

Bancon Developments Ltd
Banchory Business Centre
Banchory
Aberdeenshire
AB31 5ZU

N2

Name of landowner (if known): Mr & Mrs Barron

Postal address of landowner: Nether Aden Farm, Mintlaw, Aberdeenshire

To comply with the data protection Act1998 this information will not be made public

The site and your proposals

S1

Under what name would you like the site to be identified?

Mixed Use Village Expansion, Nether Aden, Mintlaw, Aberdeenshire

Have you any information on the internet which promotes your aspirations for the site? If so please provide the URL : www.mintlawcc.org.uk

The site name could be descriptive ("Site north of") or an address (Site at Westburn Road , Aberdeen)

S2

Have you provided a map showing the exact boundaries of the site you would like considered?

S3

Yes No

Please provide the National Grid reference of the site

NJ998 477

S4

What is the current use of the site?

Agricultural

Has the land been built upon before (Brownfield Land)?

Yes No

Is there any suspicion that the land is contaminated?

Yes No

If yes Please provide a statement of the nature and extent of the contamination suspected
Statement attached

S5

What use(s) do you propose for your site?

Employment land, Community Facilities, Local Retail, Amenity and Recreational Space, Residential including Sheltered Housing and Nursing Home

If you are proposing a mix of uses on your site please ensure that the area of each is noted on the site plan

S6

Are you proposing to phase your development? Yes No

If you are proposing phasing your development please provide additional details of what is anticipated to be built, and when.

300 Units 2008 - 2016

250 Units 2017 - 2023

Please see supporting statement for further details.

S7

If you are proposing housing on the site please provide us with details of what you think would be appropriate, both in terms of the number of dwellings, and their form (Flats, detached houses etc).

300 Units 2008 - 2016

250 Units 2017 - 2023

Detached, Semi detached and Terraced Housing, Flats, Sheltered Housing

Please see supporting statement for further details.

If you have a design statement or other details about what you would like to see on the site, please include it.

S8

If you are proposing business land please provide us with details of what you would market the land for?

Businesses and offices (Use class 4)

General industrial land (Use Class 5)

Storage and distribution (Use Class 6)

Do you have a specific occupier in mind for the site? Yes No

Please make sure the area of land proposed for business use shown on the site plan.

S9

If you are proposing uses other than housing or business please provide us with as much detail as possible on what you propose.

Please see paragraphs 3.4 - 3.6 of supporting statement.

Please continue on additional sheets as required.

The wider area

A1

Please provide a statement on the siting and design of your proposal (how will the development fit in with the wider landscape, or complement the urban design of the area?)

Please see paragraph 10.11 of supporting statement.

If you have a landscape statement, a design statement or other details about what you would like to see on the site, please include it. *Statement attached*

A2 If you have prepared any frameworks or masterplans showing a possible layout for the site, please include it with this form. *Framework attached*

A3 Have you applied principles of sustainable siting and design to your site? Yes
 No

If you have undertaken a site assessment please provide details
Statement attached

The Code for Sustainable homes or www.index21.org.uk provides guidance on this issue

Effect on the community

O1 Has there been any opportunity for local people to influence what you propose through local engagement? Yes
 No
 Not Yet

If you have undertaken any community consultation please provide details of the ways in which engagement was conducted, its effectiveness and the way in which it has influenced your proposals. Please provide details of any engagement you may propose to undertake.

Q2 At least 25% of all housing is likely to be required to be affordable. If applicable, are you considering providing more or less than this? More
25% or Less

Q3 What community benefits arise from your proposals? What would the nature of these be, and how would they be delivered?

A broad range of community facilities could be constructed. These would include a new primary school together with associated facilities, a community park and a central village green which will contain leisure features of the choice of the local community. A riverside park would also be formed along the southern boundary. This is however subject to community consultation, as there may be local desire to see investment in upgrading extant and emerging facilities such as MACBI.

Community benefits may be material, such as community facilities, or intangible, such as affordable housing or the ability to live locally. Include elements which you anticipate may be required as developer contributions from the development (although specifics will have to be negotiated with the Council on the basis of the development proposed)

Q4 How easy is it for people using or living in the development you propose to access services? Are the following facilities within:

	400m	400m-1k	>1km
	Please tick appropriate box		
Local Shops	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community facilities (eg Hall)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sports facilities (eg playing fields)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Employment areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public Transport networks	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>
Other (Please specify)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>
secondary and primary schools			

If you propose to provide any of these as a component of the development itself then please answer "yes". NA=Not Applicable

Servicing the site

Q5 Have you undertaken any of the following studies to determine whether your site is capable of being developed, or what might be required by you to make it developable?

Flood Risk Assessment	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	NA <input type="checkbox"/>
Traffic Impact Assessment	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	NA <input type="checkbox"/>
Drainage Impact Assessment	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	NA <input type="checkbox"/>
Habitat / biodiversity Assessment	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	NA <input type="checkbox"/>
Other as applicable (eg noise, dust, smell Retail impact etc)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	NA <input type="checkbox"/>

Rather than full studies it may be appropriate to undertake initial assessments to identify the scale of any works that might be required, as this will impact on the deliverability of the proposal. This assessment may be no more than an exchange of letters with appropriate agencies. Information on water and sewage capacity is available online at :
http://www.scottishwater.co.uk/portal/page/portal/SWE_PGP_CONNECTIONS/SWE_CORP_CONNECTIONS/ASSET_CAPACITY_SEARCH

Q8 What are the access arrangements you propose for the site. Does your site plan clearly show where you propose to access the road network? Yes No

Other information

Q1 What other information would you like to be considered in support of your proposal? In order to comply with the Data Protection Act 1998 please do not include any personal information

Our client Bancon Developments Ltd seek the allocation of the site in Mintlaw for a sustainable mixed use expansion of the settlement within the Draft Aberdeenshire Local Plan. The proposed development will comprise of residential units; sheltered housing and nursing home; community facilities; retail; class 4 business premises; combined heat and power plant; park and ride facility; recreational and amenity areas and associated roadways and drainage.

The proposal will be phased over the life time of the Aberdeen and Aberdeenshire Structure Plan. It will accommodate both high and low density residential units including appropriate levels of affordable housing.

Development here presents the opportunity to accommodate an element of the Structure Plan strategic housing land allocation.

Examination of the Aberdeen and Aberdeenshire retail study (September 2004) identifies Mintlaw as being under provided for in terms of retail outlets. Further deficiencies in Peterhead have also been identified. These factors suggest that the retail element of the development in Mintlaw will be advantageous to this sector under the current circumstances.

The site has the ability to accommodate circa 5 hectares of employment land. The current Aberdeenshire Local Development Plan has identified a shortfall in employment land within the village of Mintlaw and the current proposal will address this. Moreover, allocation will assist in meeting part of the Draft Structure Plan requirement for the provision of 60 hectares of employment land.

It is our clients aim to produce a sustainable mixed use expansion to the village. The development at Mintlaw scored highly against this objective on this basis that it includes a combined heat and power plant. This will be used to serve the energy and heating needs of the development thus reducing reliance on traditional carbon based technologies.

The design and layout of the development has been designed with the aim of reducing carbon dioxide emissions. This will be achieved through the creation of a walkable development where all shops, services and communities are available within easy walking distance of the proposed dwelling houses.

We firmly believe that our client's proposed development in Mintlaw should be allocated for mixed use expansion of the settlement within the Aberdeenshire Local Development Plan. The site lies within an excellent position to naturally accommodate the future expansion of the settlement.

Please return the completed form to the Policy Planning Team, Planning Policy and Environment Service , Woodhill House, Westburn Road, Aberdeen, AB16 5GB or e-mail to ldp@aberdeenshire.gov.uk.

Fair Processing Notice

- The Data Controller for this information is Aberdeenshire Council.
- The data will be used for the following purposes:
 - 1) to inform a public debate on the merits of the different sites being proposed,
 - 2) to evaluate submitted bids
- This data will potentially be disclosed worldwide (via publication on Internet)

By completing and submitting this form, you are consenting to the above processing.



Aberdeenshire Local Development Plan Bid

Proposed Mixed Use Village Expansion at Nether Aden, Mintlaw, Peterhead

For Bancon Developments Ltd



SMC Jenkins & Marr
 3 Bon Accord Crescent
 Aberdeen
 AB11 6XH
 Fax: 01224 575914
 Tel: 01224 586277
 Email: info@jenkinsmarr.co.uk
 www: www.jenkinsmarr.co.uk

1.0 Introduction

- 1.1 This local development plan bid is submitted on behalf on Bancon Developments Ltd. It concerns the development of a sustainable mixed use expansion of the settlement of Mintlaw, which is suitable for inclusion in the draft version of the Aberdeenshire Local Development Plan. The structure of the bid shall firstly describe the site and proposed development. The relevant national and regional policies which provide the background for the proposal shall then be analysed, before a reasoned justification for the allocation of the site is made in section 10.

2.0 Site Description

- 2.1 The village of Mintlaw lies 12 kilometres to the west of Peterhead at the crossroads of the A952 Aberdeen to Fraserburgh route and the A950 Peterhead to New Pitsligo road. It has a population of 2620 (2006 Census). The village contains a broad range of services and facilities including retail facilities located in the village centre; pubs and hotels; a secondary school; 2 primary schools; a health centre; library; recreation and leisure facilities and a country park.
- 2.2 The location of the bid site is situated towards the southern edge of Mintlaw as illustrated in the masterplan which is attached to this report. It measures 85.75 hectares in area. It is currently in agricultural use falling within Classes 3(1) and 4(1) of the Macaulay Classification for agricultural capability, meaning that parts of the site are suitable for a moderate and narrow ranges of crops respectively. The topography has a slight southerly aspect, sloping down from the edge of the village towards the South Ugie Water. The fields are defined by belts of mature trees which provide an ideal landscape setting for the development. Towards the southern extremity is the attractive flood plain of the river. The northern and eastern boundaries are defined by the public road to Aden Country Park and the A952 Aberdeen to Fraserburgh route respectively; with the western boundary coincident with a belt of mature structure tree planting.

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- 2.3 The adjoining land uses are primarily residential to the north and east, with agricultural land being found to the south and west. Aden Country Park adjoins the site to the north-west.
- 2.4 A desktop study has been undertaken to identify any features of archaeological significance and this has highlighted the discovery of 2 oak coffins towards the south eastern corner. These had been well preserved within the saturated ground within which they were located, and have now been removed.
- 2.5 The village's sewage treatment plant lies at the south-east corner of the site.

3.0 Description of the Proposal

- 3.1 The proposal represents a sustainable mixed use expansion of the settlement of Mintlaw. This will involve the provision of shops, employment land, community facilities, a site for a school, new homes and a park and ride facility. The whole concept of the development will have sustainability at its core. The draft layout of the bid proposal is illustrated in the masterplan which is attached to this report.
- 3.2 The overall development would be phased to take place over the next 25-30 years. 300 dwellinghouses are proposed during the period 2008 – 2016 with a further 250 units to be created between 2017 and 2023. Further land is also available for additional expansion within the final structure plan housing period between 2024 – 2030. A range of house sizes, types and layouts of varying density would be formed, together with a mixture of tenures including appropriate levels of affordable housing. A site for sheltered housing and a nursing home is also proposed.
- 3.3 An extensive amount of employment land would also be formed within the eastern section of the site, extending to 5 hectares and providing convenient

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access to the proposed roundabout and A952. Local retailing and associated service provision would be formed towards the north (in a mixed use area), the scale of which would be appropriate to that of the overall residential component of the scheme.

3.4 A proposed park and ride site has also been identified next to a new roundabout which would be constructed on the A952. This roundabout would be the primary access point to the development, however additional vehicular routes would also be provided connecting to the public road to the north of the site.

3.5 Widespread community facilities are proposed and a site for a new primary school has been identified. A broad range of other facilities would also be created including a hierarchy of areas of open space. This would include a community park containing formal sports pitches, which would be provided centrally within the development. A village green would be created within the lower density housing towards the western section and this would be planted with formal landscaping. A riverside park would be formed along South Ugie Water within the flood plain of this watercourse. This would be natural in character and would be aimed at encouraging indigenous wildlife species. All of these open space areas would be connected by a network of woodland footpaths which would be laid out within the structural planting belts which form a grid pattern throughout the site.

3.6 The development would have strong sustainability credentials through the incorporation of a combined heat and power plant to serve energy and heating needs. A recycling centre would also provided.

04 National Planning Policy

4.1 Section 16 (1)(a) of the *Town & Country Planning (Scotland) Act 2006* requires local authorities to prepare local development plans for all parts of their areas. Furthermore Section 16 (2)(a) stipulates that in preparation of these

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plans, local authorities will be required to take into account the National Planning Framework.

4.2 The draft version of the **National Planning Framework 2** contains information which is relevant to this bid proposal. It identifies the link between Aberdeen and Fraserburgh as a strategic transport route which should be improved (Map 19 – Strategy).

4.3 Local authorities must also take account of Scottish Government planning policies and advice in the form of SPPs and PANs, on a range of matters in the preparation of local development plans. The following policy and advice documents are considered to be relevant to this development bid.

4.3 Scottish Planning Policy on housing is provided by **SPP3 – Planning for Homes** (revised 2008). The key objectives of this SPP include:

- Allocation of a generous supply of land to meet identified housing requirements across all tenures, including affordable housing, and related policy objectives.
- The creation of high quality places, which support the development of sustainable communities.

4.4 Furthermore detailed guidance is provided in relation to the allocation of housing land within development plans. In relation to expansion to existing settlements paragraph 68 states **“where brownfield and infill sites cannot meet the full range of housing requirements, it may be necessary to release greenfield land next to built up areas. Meeting housing requirements through extensions to existing towns and villages can have a number of advantages. Servicing costs can be reduced and new housing may benefit existing communities by helping to sustain local schools shops and services.”**

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- 4.5 In terms of the accessibility of new housing land, SPP3 gives strong encouragement to ensuring that it is well integrated with existing and proposed public transport, walking and cycling networks.

- 4.6 The importance of landscaping and open space is also stressed within SPP3. Paragraph 77 states that ***"proposals should be considered in the context of their landscape setting and developers should consider creating a landscaping framework within which development can take place...mature trees should be retained where possible and replaced when they are lost."***

- 4.7 ***SPP17 – Planning for Transport*** recommends that the process of preparing local plans should relate the land use development pattern to the capacity of the transport network. Paragraph 32 states that new local plan land allocations should be considered in relation to transport opportunities and constraints. Specific policy guidance is given in paragraph 51 of this document. This states that travel generating uses such as the type proposed should be located within 400 metres of the public transport network.

- 4.8 ***SPPG 6 – Renewable Energy and PAN 84 – Reducing Carbon Emissions in New Development*** both place great importance on the energy efficiency of major developments over 500 square metres in area, giving encouragement to the use of measures to reduce carbon emissions. Paragraph 36 of SPPG 6 states that ***"Development plans should set out local policies on the provision of on site low carbon and renewable sources of energy in new developments."*** The expectation is that these policies should encourage the incorporation of on site zero and low carbon equipment which is capable of securing a reduction in carbon dioxide emissions 15% below the 2007 building regulations.

4.9 **PAN 44 – Fitting Development Into the Landscape** is also of relevance and developers are encouraged to address a number of landscape issues when bringing forward new sites for development. These include:

- **Respect for the local environment and landscape setting**
- **Improvement of visual impact of the development as seen from any road and rail routes – and also public open spaces**
- **Measures to retain and create important views through the site**
- **Measures to integrate the development within the existing townscape and landscape**

4.10 The Scottish Government have published a range of documents specifically targeted at ensuring high standards of urban design in the residential sector. Both **PAN 67 – Housing Quality** and **PAN 76 – New Residential Streets** have this aim, and they seek to do this by ensuring that new developments are well integrated with the movement and settlement patterns of the area, to take account of the context and be integrated with the wider neighbourhood. Further advice is given in the Scottish Government’s urban design policy statement – **Designing Places** which identifies the qualities which are integral to a successful place, to ensure future streets are conspicuously distinctive; safe and pleasant; easy to get to, and get around; welcoming; adaptable; and resource efficient.

05 Draft Structure Plan – Aberdeen City and Shire

5.1 The Aberdeen City and Shire Draft Structure Plan was published in June 2008, and it is therefore the strategic document which will inform the content of the next Aberdeenshire Local Development Plan. The draft structure plan contains a number of objectives including an increase in the population of the city region by 9% to 480 000 by 2030. To achieve this, the following targets have been identified:

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- ***To build at least 2500 new homes each year by 2014 through the development plan.***
- ***To build at least 3000 new homes each year by 2020.***

These targets are to be achieved through the spatial strategy which has been identified in the plan. This includes three strategic growth areas (SGAs) within which 75-80% of the growth within the region (until 2030) will be concentrated. These growth areas include Aberdeen City, the Huntly to Laurencekirk corridor, and the Aberdeen to Peterhead corridor. A total of 54900 units have been identified within the 3 SGAs, with the remaining allocations divided between the Aberdeen and Rural Housing Market Areas (RHMA). A total of 4400 units have been identified with the Aberdeen to Peterhead SGA. 4700 units have been included within the Aberdeen Housing Market Area and 12400 units in the Rural Housing Market Area. The site at Mintlaw lies both within the RHMA and on the periphery of the northern SGA.

- 5.2 In terms of employment land the structure plan contains a number of targets. These include the provision of at least 60 hectares of employment land within the SGAs throughout Aberdeenshire; and at least 20 hectares of this land should be of a standard suitable for the attraction of high quality businesses or for company headquarters.
- 5.3 A further objective of the draft structure plan relates to sustainable development and climate change, with the aim of limiting carbon dioxide emissions and increasing renewable energy sources.
- 5.4 Objective 4 of the draft structure plan concerns the quality of the environment and stresses the requirement for the natural and cultural heritage of the north-east to be protected.
- 5.5 The promotion of sustainable mixed communities is addressed by Objective 5. This encourages developments which provide a range of land uses and facilities

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thereby reducing the need to travel; include a variety of house types and sizes; and incorporate high standards of urban design and landscaping all to enhance occupants' quality of life.

- 5.6 The final objective of the draft structure plan is to encourage the accessibility of developments, thereby encouraging walking, cycling and the use of public transport and reducing reliance on the private car.

6.0 The Energetica Project

- 6.1 The proposed Energetica corridor as proposed by the Aberdeen City and Shire Economic Forum includes significant development between Peterhead and Aberdeen. Mintlaw is included in the masterplan diagram for the project and its proximity to Peterhead where much of the residential development is proposed increases its suitability for further development. The Energetica project proposes the creation of clusters of high technology employment land associated with significant housing growth.

7.0 Community Consultation

- 7.1 A community consultation exercise has been carried out as part of the design process for this development. A presentation was provided to Mintlaw & District Community Council on 18th September, where the matter was fully discussed. A report on the content of this consultation event is attached. A further consultation event is planned to take place on the 13th November 2008 with Deer Community Council. Once the final feedback from these 2 community consultation events has been obtained, the masterplan will be reviewed in advance of a public exhibition and publication of details of the proposal on a website, where comments can be recorded.

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8.0 "Major Applications" Submission

8.1 A "Major Applications" submission was made to Aberdeenshire Council (6th August 2008), with a note of the meeting also attached. One of the recommendations was that the site be promoted through the emerging local development plan.

9.0 Wind Farm

9.1 It is understood that initial plans for a wind farm have been drafted on land to the south-west of the bid site. It would be proposed that dialogue would take place with the developer of that project to ensure compatibility with the proposed expansion to Mintlaw. If there was any conflict between the proposals, the landowners would withdraw from the windfarm project.

10.0 Justification

10.1 The preceding sections have described the site and proposed development; also identifying the relevant policy guidance at a national and regional level which will require to be taken into consideration in the drafting of the new local development plan for Aberdeenshire. This section shall provide a reasoned justification for the allocation of the site at Mintlaw based upon the relevant policy framework and site characteristics.

Compliance the *National Planning Framework 2*

10.2 The *National Planning Framework 2* identifies the link between Aberdeen and Fraserburgh as a strategic transport route which should be improved (Map 19 – Strategy). Mintlaw lies along one of the primary connections between Aberdeen and Fraserburgh (A952) and the proposed development would improve the quality of this link. The benefits to the route would include the upgrading and re-alignment of the roundabout at the centre of Mintlaw. This would be

addressed as part of the planning gain contributions associated with the development. These changes would improve both road safety and the free flow of traffic on the A952, thus improving connectivity along this strategic transport route and supporting one of the aims of the draft **National Planning Framework 2**.

Regional Strategy

10.3 Representations have been submitted to the draft structure plan advocating inclusion of Mintlaw within the northern SGA which links Aberdeen to Peterhead. On the assumption that the settlement will be included, the proposed development site would be well placed to contribute to the 4400 units which have been identified in this corridor. It enjoys excellent transportation links with the A90 which forms the spine of the SGA and inclusion would ensure that the economic benefits of growth along the eastern coastal zone would be felt within a hierarchy of settlements rather than being concentrated within a limited number.

10.4 Notwithstanding the presence of the SGA, there are other strategic reasons encouraging identification of further housing within Mintlaw. The village provides a link between 2 important elements of the spatial strategy which are identified within the draft structure plan. The northern SGA lies within relatively close proximity to the Regeneration Priority Area (RPA) which runs from Peterhead to Fraserburgh and along the Moray Firth coastline. The inclusion of Mintlaw within the SGA would encourage the free flow of the economic benefits of the corridor to spill over to the RPA to the north. This would be encouraged through the road improvements highlighted in paragraph 7.2; and through stimulation of further economic development in the hinterland of Fraserburgh.

10.5 Final support for allocation of the site derived from the regional policy framework is provided by the existence of the Energetica Project, which advocates significant development between Peterhead and Aberdeen. Mintlaw is included

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in the masterplan diagram for the project and its proximity to Peterhead where much of the residential development is proposed increases its suitability for further development. The Energetica project proposes the creation of clusters of high technology employment land associated with significant housing growth. The availability of significant acreages of employment land at Mintlaw in tandem with residential development confirms the proposal's compatibility with the Energetica concept and the suitability for inclusion within the SGA.

Draft Structure Plan Objectives

Economic Growth

10.6 This conformity to the regional strategy is complemented by the proposal's accordance with the objectives of the draft structure plan. The first objective is economic growth. This matter is particularly pressing in Mintlaw as the local plan identifies a shortfall in employment land. As a result of this the settlement displays the characteristics of a dormitory village with journey to work patterns often including trips to and from Aberdeen. The current proposal offers the opportunity to reverse this trend through the creation of approximately 5 hectares of employment land. This would create the potential for significant economic growth within the village and would assist in the creation of a more balanced community avoiding the need for long journeys to work.

10.7 Furthermore, if the settlement was included within the SGA, the creation of 5 hectares of employment land would assist in complying with the structure plan requirement for the provision of a supply of at least 60 hectares of employment land.

Sustainable Development & Climate Change

10.8 The second objective relates to sustainable development and climate change, with a view to limiting carbon dioxide emissions and increasing renewable energy

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sources. Our aim is to create a sustainable mixed use expansion to the village and the development at Mintlaw scores highly against this objective on a number of grounds. Firstly the site is south facing and therefore able to take advantage of passive solar gain. This natural characteristic is complemented by the presence of substantial existing tree belts which will provide shelter from the elements. Furthermore the development would include a combined heat and power plant. This would be used to provide heat and power to many of the buildings on site thus reducing their reliance on traditional carbon based technologies. A local fuel source to power the plant will be identified to ensure transportation distances are reduced. A recycling centre would also be formed in an effort to encourage sustainable use of resources.

- 10.9 Further guidance on this matter is included in SPP6 and PAN 84 both of which encourage the drafting of policies which require major new developments to achieve a 15% reduction in carbon emissions below the 2007 Building Regulations. Moreover the Sullivan Report recommends a goal of net zero carbon housing by 2016. The proposed use of an on-site CHP plant would ensure that the aims of these emerging policies and goals would be met.

Protection of Natural and Cultural Heritage

- 10.10 Objective 4 of the draft structure plan concerns the quality of the environment and stresses the requirement for the natural and cultural heritage of the north east to be protected. As part of the development process we have participated in a major applications process and this has highlighted the important features on site which will require to be protected. There are none that are significant enough to prevent the development occurring. A small archaeological site has been identified and the mature trees which exist will require to be preserved. The proposal will therefore have no adverse effect on the natural heritage of the area.

10.11 Government guidance is also of relevance to this topic. Both SPP3 and PAN44 stipulate that development proposals should be considered in the context of their landscape setting, retaining mature trees where possible. These requirements have had a strong bearing on both the choice of site and the design process which has already taken place. As described above, the development area is set within a framework of mature trees as illustrated in Figure 1 below.



Figure 1 – Landscape Setting

This setting would ensure that the proposal would be highly compatible with the existing landscape setting of Mintlaw. It would be very well screened for all surrounding public viewpoints and not at all prominent when approaching from the A952 to the south.

Sustainable Mixed Communities

10.12 The creation of sustainable mixed communities is promoted by Objective 5 of the draft structure plan. This objective would be achieved by the proposed development. The overall aim of the project is to create much more than a single use residential scheme. 5 hectares of employment land would be provided, to encourage living and working in close proximity. This would contain a mixture of Class 4 and 5 uses, the location of which would respect the residential amenity of the area and at the same time ensuring a broad range of employment opportunities was provided. This employment land would be provided as part of the early phases of the development.

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10.13 Local Class 1 retail units would be included together with Class 2 and 3 services within the retail/commercial area. This is located so that it would be accessible to both the existing residents of Mintlaw and the inhabitants of the new housing. Examination of the Aberdeen and Aberdeenshire Retail Study (September 2004) identifies Mintlaw as being under provided for in terms of retail outlets. Further deficiencies in Peterhead have also been identified. These factors suggest that the retail element of the development in Mintlaw will be advantageous to this sector under the current circumstances.

10.14 A broad range of community facilities could also be constructed. These would include a new primary school together with associated facilities, a community park and a central village green which will contain leisure features of the choice of the local community. A riverside park would also be formed along the southern boundary. This is however subject to community consultation, as there may be local desire to see investment in upgrading extant and emerging facilities such as MACBI.

10.15 Consideration has also been given to the range of housing which will be created on site. The encouragement to the provision of range of house types and densities as expressed in PAN 67 and 76 has been noted. The development will therefore include a range of densities including higher density around the local retail area and community facilities ranging to lower density around the periphery of the site. The higher density housing is aimed to achieve the figure of 40 dwellings per hectare, and is likely to include an element of flatted accommodation. The areas classed as medium density will range from densities between 20-30 dwellings to the hectare, with a view to achieving the overall draft structure plan target of 30 dwellings per hectare (p17).

10.16 A mix of tenures will also be provided which will include an appropriate element of affordable housing. A need for sheltered housing was identified as part of the community consultation exercise which has been carried out and an element of

this is therefore included within the masterplan, to ensure all age groups are catered for.

Accessibility

10.17 The final objective of the draft structure plan is to increase the accessibility of development proposals. This aim has been integral to the layout which will be included in the final masterplan. This will be based upon the guidance contained in the Manual for Streets, as advocated in the relevant major applications meeting. The primary aim of this document is to create a walkable neighbourhoods within which traffic speeds are reduced and the needs of pedestrians are given high priority. This will be achieved through the creation of a permeable network of routes through the site. This choice of routes will reduce concentrations of traffic and the geometry of the road layout will serve to reduce traffic speeds. Coupled to this will be the creation of an attractive network of foot and cycle paths. These shall be formed alongside all public roads and beyond this woodland walks will be created within the belts of mature trees which currently exist. These will provide access through the site, linking to the South Ugie Water to the south of the site and also to Aden Country Park to the north and the existing footpath links in the village.

10.18 Examination of the masterplan indicates that the requirements of **SPP17 – Planning for Transport** will be complied with. This requires that residential proposals should ideally be located within 400 metres (a 5 minute walk) of a range of services. The proposed site lies within the 400 metre isochrone of both the centre of the village and Mintlaw Academy, thereby ensuring its accordance with this element of government policy.

10.19 There are 6 regular bus routes that regularly pass through Mintlaw and alongside the proposed site, thus further enhancing its sustainability credentials. The existing buses running are as follows:

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- 252: Mintlaw – NewDeer – Fraserburgh
- 253: Fraserburgh – Maud – New Deer – Turriff
- 267: Aberdeen – Ellon – Mintlaw – Fraserburgh
- 268: Aberdeen – Ellon – Mintlaw – Fraserburgh
- 286: Peterhead – Mintlaw – Stuartfield / New Deer
- 469: Fraserburgh – Peterhead
- A2B2: Central Buchan

These regular existing services would be augmented by new routes which would be formed throughout the site to service the new population which would be created.

- 10.20 The proposed park and ride facility will further reduce the reliance on use of the private car encouraging public transport for those required to travel to Aberdeen and the south.

11.0 Support for Local Services

- 11.1 ***SPP3 – Planning for Homes*** clearly explains that in cases where brownfield development is not possible, expansion to settlements offers a number of advantages including support for local services. This applies to the proposed site. Mintlaw Academy is currently operating with spare capacity, with this shortfall in the number of pupils projected to increase to 305 by the year 2016. Given these circumstances, the allocation of further residential development to the village will enable the existing school to operate to its full potential.
- 11.2 The broad range of other local services described in paragraph 9.14 would also be provided, thereby increasing the range of additional services that are currently under provided in the village, which would be to the benefit of the existing population.

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12.0 Conclusion

12.1 As part of this development bid, justification has been provided as to why the site is suitable for inclusion in the draft version of the Aberdeenshire Local Development Plan. This justification has shown how the proposal conforms to the relevant policy framework which exists at national and regional levels; with specific reference being made to the **National Planning Framework 2**, Draft Structure Plan and the Energetica Project. In summary the reasons why the site is suitable for inclusion in the next local plan are as follows:

- Conformity to the objectives of the **National Planning Framework 2**, which identify the connection between Aberdeen and Fraserburgh as being of strategic importance, which should be enhanced.

- Its location would support the regional strategies which are being promoted by the draft structure plan and Energetica Project. The site's location on the edge of the SGA would reinforce the pattern of development which is being promoted by the draft structure plan. Moreover it would provide a link between the northern SGA corridor and the RPA along the Moray Firth allowing the economic benefits of the former to spill over into the latter. Finally the nature of the development, which includes both employment and residential land would support the principles of the Energetica Project, and would allow the economic benefits to trickle down through a hierarchy of settlements, rather than being confined to a narrow range of towns.

- In addition to providing support for the spatial strategy advocated by the draft structure plan, the proposal also conforms to the objectives which are listed. The development's inherent qualities will result in the creation of a sustainable mixed use expansion of Mintlaw, and this is particularly relevant to the fifth objective which supports the creation of sustainable mixed use communities. The development has also been designed to

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ensure that the other objectives are also complied with, particularly through the provision of employment land to encourage economic growth; incorporation of on site low/zero carbon technologies; protecting the existing natural and cultural heritage; and creating a highly accessible development.

- 12.2 For the foregoing reasons, the site accords with the requirements of national and regional policy and represents an ideal opportunity for development which should be included in the Draft Aberdeenshire Local Development Plan.