

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

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

NJ 935155

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?

Sustainable mixed use community expansion including phased residential development; business park; retail centre; education facilities; community facilities; public open space; recycling centre; proposed combined heat and power plant and community woodland.

Map 1 in our supporting statement identifies areas for future expansion and we reserve the right to alter the masterplan boundaries at a later stage.

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.

Phase 1:

Phase one would contain the proposed retail centre; land for a primary school and community uses. The retail centre is proposed to provide a focal point for the settlement which will be used by existing residents as well as occupants of the proposed development area. It is proposed that the retail element would provide shops for the local community such as a convenience store, pharmacy and the like. This would form the core of the

phase, which would be surrounded by public open space and playing fields; the first phase of employment land; residential neighbourhoods and a community woodland (there may be scope to provide a combined heat and power plant within the boundary of the community woodland) and structure tree planting.

Phase 2:

Phase 2 would contain further residential land; the second phase of the employment land, together with a major community woodland on the west of the site.

Phase 3:

Phase three to the north of the development would contain the final residential element of the development, together with further community woodland plantation, structure tree planting and public open space. Further land for education facilities can also be provided if required.

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).

The overall number of dwellings would be determined through the detailed masterplanning exercise, following dialogue with Aberdeenshire Council and the Local Community.

Consideration has been given to the range of housing which will be created on site. The development will include a range of house types and densities. Including detached, semi-detached and flatted units. 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 lower density will be 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.

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.

Sustainable mixed use community expansion including phased residential development; business park; retail centre; education facilities; community facilities; public open space; recycling centre; proposed combined heat and power plant and community woodland.

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?)

The landscape setting of the site is defined by expansive woodland areas to the west and to a lesser extent to the east. A mature tree belt also exists along the southern boundary. These features will ensure that the development settles naturally into the landscape.

The detailed urban design of the site will be developed through the masterplan process and public consultation exercises. It shall make reference to the existing vernacular architecture of the area, which is found in Potterton and the wider Formartine area.

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*

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

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

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.

C2 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

C3 What community benefits arise from your proposals? What would the nature of these be, and how would they be delivered?

The development the site offers numerous benefits to the residents of Potterton.

It will provide community facilities including land for new educational facilities with scope for one or more primary schools and secondary school.

19 hectares of employment land will be provided as part of the development, which will aid the local economy and will provide employment opportunities for the residents of Potterton.

The development will allow the improvement of public transport services which pass through the village, thereby encouraging the use of sustainable modes of transport.

Finally 2 expansive areas of community woodland will be formed, measuring 29.9 hectares and 4.9 hectares respectively. These will provide a worthwhile recreation and amenity resource which will be of value to the local population.

Affordable housing will be provided at the level required by policy at the time of a planning application.

Further community benefits may be identified through public consultation exercises.

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)

C4 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
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"/>

Please tick appropriate box

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"/>	<input type="checkbox"/>
Other (Please specify)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>	<input type="checkbox"/>

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

C5 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 type="checkbox"/>	NA <input checked="" type="checkbox"/>
Traffic Impact Assessment	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NA <input checked="" type="checkbox"/>
Drainage Impact Assessment	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NA <input checked="" type="checkbox"/>
Habitat / biodiversity Assessment	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NA <input checked="" type="checkbox"/>
Other as applicable (eg noise, dust, smell Retail impact etc)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NA <input checked="" 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

C6 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

O1 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

In summary the development should be included in the draft Aberdeenshire Local Development Plan for the following reasons:

- Its location would support the regional strategy which is being promoted by the draft structure plan. Its position within the northern strategic growth area would reinforce the pattern of development which is being promoted by the draft structure plan, which has identified a development corridor between Aberdeen and Peterhead.
- The site forms an integral part of the Energetica Masterplan which identifies the creation of biomass woodland immediately to the west, the formation of the AWPR to the south and the upgraded A90 to the east. The proposal is also fully aligned with the aims of the Energetica concept, providing scope for the creation of high technology business land in close proximity to housing. It is also located in close proximity to the existing Offshore Science & Technology Parks at Bridge of Don.

- The sustainability credentials of the development are strong, based upon the potential to create a combined heat and power plant on site, which would be fuelled by the local source identified in the Energetica Project.

- It would provide a valuable supply of employment land with excellent transportation links to both the A90 and the proposed AWPR. This would aid the local economy and will provide employment opportunities for the residents of Potterton allowing them to live and work in the same location.

- The proposed development will create a sustainable mixed use expansion of the village of Potterton which fully conforms with objective 5 of the draft structure plan. It offers the opportunity to broaden the range of facilities and services available within the village, which would be to the advantage of both existing and new residents.

The site complies with national and regional policy and meets the objectives of the Draft Structure Plan. For the reasons detailed in this supporting statement it is evident that the proposed development should be included in the Draft Aberdeenshire Local Plan.

[Redacted Box]

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.

1.0 Introduction

1.1 This local development plan bid is submitted on behalf of Stewart Milne Homes North Scotland. It concerns the development of a sustainable mixed use expansion of the village of Potterton, which is suitable for inclusion within the next version of the Aberdeenshire Local Development Plan. The structure of the bid shall firstly describe the site and the 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 07.

2.0 Site Description

2.1 The village of Potterton lies 6 miles north of Aberdeen and 3 miles to the south-west of Balmedie on the B999. It has a population of 998 (2006 statistics). It contains a range of services and amenities including a public house, post office, football pitch, all weather sports pitch, sports pavilion and community play area.

2.2 The village is located in one of the most accessible locations in Aberdeenshire. The line of the proposed Aberdeen Western Peripheral Route (AWPR) runs in close proximity to the southern edge of the village, being within 750 metres at the nearest point. Also the A90 is located less than one mile to the east.

2.3 The bid site is located to the west of Potterton as illustrated on the master plan and on the front cover of this report. It measures 211 hectares in area and is currently in agricultural use. The quality of the land is defined by the Macaulay Classification for agricultural capability

which identifies it as Class 3(2) which means that it is not prime agricultural land.

2.4 The site is contained to the north and west by the B977 road and to the east by the B999 – Aberdeen to Ellon route, with the village of Potterton also conterminous with this route. The south of the site is defined by a tree belt which coincides with the local authority boundary between the City and the Shire.

2.5 The surrounding area is largely agricultural in character. Areas of woodland exist particularly to the west of the site where expansive conifer plantations can be found.

2.6 A desk top study for archaeological features on the site has been carried out and none have been identified.

3.0 Description of Proposal

3.1 The proposed sustainable mixed use expansion of the existing community at Potterton will include a broad range of land use types, all as illustrated in the masterplan which is attached to this report. Specifically these uses include a phased residential development; business park; retail centre; primary school; community facilities and public open space; recycling centre, proposed combined heat and power (CHP) plant and community woodland.

3.2 The location map on the cover of this report highlights the boundaries of the indicative masterplan (attached as Map 2). It also illustrates land for potential future development, and we reserve the right to expand the masterplan into these areas at a later date.

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3.2 The overall development would be divided into 3 phases which have been planned to coincide with the housing allowances which have been identified in the draft structure plan. Phasing of the development would be closely linked to the development of a new primary education facilities and infrastructure improvements. There is also scope to provide land for a secondary school if required.

Phase 1:

3.3 Phase one would contain the proposed retail centre; land for primary school and community uses. The retail centre is proposed to provide a focal point for the settlement which will be used by existing residents as well as occupants of the proposed development area. It is proposed that the retail element would provide shops for the local community such as a convenience store, pharmacy and the like. This would form the core of the phase, which would be surrounded by public open space and playing fields; the first phase of employment land; residential neighbourhoods and a community woodland (there may be scope to provide a combined heat and power plant within the boundary of the community woodland) and structure tree planting.

Phase 2:

3.4 Phase 2 would contain further residential land; the second phase of the employment land, together with a major community woodland on the west of the site.

Phase 3:

3.5 Phase three to the north of the development would contain the final residential element of the development, together with further

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community woodland plantation, structure tree planting and public open space.

3.6 Housing in all phases of the development will comprise a range of house types and tenures to meet the needs of the community. Affordable housing will also be provided.

3.7 The 2 primary access routes to the development would be taken from the B999. A network of vehicular routes would be formed within the site and these would be accompanied by include a series of pedestrian and cycle ways.

3.8 The retail and community facilities core of the development would be formed on the eastern boundary of the development, adjoining the existing village. Immediately to the south of this would be the employment land, which would straddle the southern junction onto the B999. This central retail, service and employment hub would be surrounded by the residential neighbourhoods which would be characterised by higher densities towards the heart of the development, working towards lower densities at the periphery. All of these residential areas would be designed to link into the existing settlement and all of these land uses would be contained within extensive areas of woodland plantation and strategic landscaping belts.

4.0 National Planning Policy

4.1 Section 16 (1)(a) of the ***Town and Country Planning (Scotland) Act 2006*** requires local authorities to prepare local development plans for all parts of their areas. In preparing these plans, local authorities should take account of Scottish Government planning policies and advice in the form of SPPs and PANs, on a range of matters. The

following policy and advice documents are considered to be relevant to this development bid.

4.2 **SPP1: The Planning System** at paragraph 4 outlines the primary objectives of the planning system as being:

- To set the land use framework for sustainable economic development;
- To encourage and support regeneration; and
- To maintain and enhance the quality of the natural heritage and built environment.

4.3 Paragraph 7 of SPP1 states that planning should encourage sustainable development by **"...promoting regeneration and the full and appropriate use of land, buildings and infrastructure"**.

4.4 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.

4.5 Further more 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."

4.6 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.

4.7 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."***

4.8 ***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.

4.9 ***SPPG 6 – Renewable Energy and PAN 84 – Reducing Carbon Emissions in New Development*** both place great importance on the energy efficiency of new housing developments, giving encouragement to the use of measures to reduce carbon emissions from new housing. 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.

4.10 **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***

4.11 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 their 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:

- ***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.***

5.2 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. Up to 5100 units have been included within the Aberdeen Housing Market Area and 12400 units in the Rural Housing Market Area. Potterton lies within the Aberdeen to Peterhead Strategic Growth Corridor.

5.3 In terms of employment land the draft structure plan contains a number of targets. These include the provision of at least 60 hectares of employment land within the SGAs; 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. Specifically within the Blackdog to Peterhead corridor the draft plan requires that a minimum

of 20 hectares be maintained at any one time; that new allocations between 2007-2023 should total 45 hectares; and that a strategic reserve of 43 hectares should be maintained between 2024-2030.

5.4 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.

5.5 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.

5.6 The promotion of sustainable mixed communities is addressed by Objective 5. This encourages developments which provide a range of land uses and facilities thereby reducing the need to travel; include a variety of house types and sizes; incorporating high standards of urban design and landscaping all to enhance occupants' quality of life.

5.7 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. It proposes the creation of clusters of high technology employment land associated with significant housing growth. Potterton is included in the masterplan diagram for the project; adjoined to the west by proposed biomass woodland; to the

east by the line of the improved A90; and to the south by the AWPR, as shown in **Figure 1** below.



Figure 1 – Extract from Energetica Masterplan

Source: Aberdeen City and Shire Powerpoint Presentation

7.0 Justification

- 7.1 The preceding sections have described the site and proposed development; also identifying the relevant policy guidance at 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 Potterton based upon the relevant policy framework.
- 7.2 Allocation of the site would be fully in accordance with the spatial strategy which is set out in the draft structure plan. It lies within the northern SGA and would be well placed to contribute to the 4400 units which have been identified within 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 in a limited number. The provision of the AWPR will enhance Potterton's strategic location.

- 7.3 It is our view that due to the proximity of Potterton to the A90, the settlement is most appropriately included within Aberdeen to Peterhead SGA, and representations have been submitted to the draft structure plan to this effect.
- 7.4 Further 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 Aberdeen and Peterhead. **Figure 1** illustrates that Potterton is located at a strategically significant point within the Energetica Corridor, adjoined on all sides by elements of the project, and therefore firmly located within the heart of the route.
- 7.5 The Energetica Project proposes the creation of clusters of high technology employment land associated with significant housing growth. The proposed development site would accord with this strategy, in that it would provide generous areas of employment land in close proximity to residential areas. This employment land could easily be targeted at high technology users of the type identified by the Energetica Project. Moreover the housing proposed as part of this bid would be within 2.5 miles of the existing Offshore Technology Business Parks which can be found at Bridge of Don. This relationship would allow easy access between the residential component of the development and existing employment areas, thereby encouraging sustainable journey to work patterns. There will be enhanced connectivity between the 2 areas as part of the proposals. This combination of characteristics confirms the proposal's compatibility with the Energetica concept and its suitability for inclusion within the SGA.

Draft Structure Plan Objectives

Economic Growth

7.6 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 and for this to be achieved, the structure plan has identified a requirement for the maintenance of a supply of at least 60 hectares of employment land within the SGAs at any one time, with 20 hectares of this to be suitable for company headquarters. The bid proposal includes an area employment land of 19 hectares. At present Potterton lacks any employment land allocations, the nearest allocations are Balmedie which are currently not under construction and as thus deemed ineffective. The development of this land for employment use would provide a necessary contribution to the draft structure plan employment land target.

7.7 The location of the employment land site offers several advantages. The site lies on the B999, and is also within one mile of the A90 trunk route, thereby allowing easy access to Aberdeen and north to Peterhead. The proposed route of the Aberdeen Western Peripheral Route runs 250 metres to the south of the site. This will enhance accessibility improving journey times to the surrounding area. Access to these existing and proposed transportation arteries would ensure that the employment land would be ideal to promote economic growth within the area.

Sustainable Development & Climate Change

7.8 The second structure plan objective relates to sustainable development and climate change, with a view to limiting carbon dioxide emissions

and increasing renewable energy sources. The aim of the project is to create a sustainable mixed use expansion to Potterton and the sustainability credentials of the development will be enhanced through the potential inclusion of 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 upon traditional carbon based technologies.

7.9 The suitability of this area for the use of a CHP plant is reinforced through the ready availability of a local fuel source. The surrounding area already contains woodland plantations which are used for both commercial timber harvesting and Christmas tree production. Redmoss Woodland exists to the west of the site, and Plodhill Woodland is located within the site boundary, towards its eastern edge. It is very likely that these existing resources could be drawn upon to provide a local fuel source for the CHP plant. Furthermore, examination of the masterplan diagram for the Energetica Project indicates that an extensive area of biomass woodland is to be planted to the west and south of the bid site. This is intended to be grown to provide fuel for CHP plants, and the proposal to incorporate such a measure as part of the bid development is therefore very much in line with the aims and objectives of the Energetica strategy.

7.10 Stewart Milne Group are committed to enhancing the energy efficiency of their homes and their product already achieves more than a 15% reduction in carbon emissions below the 2007 building regulations. Ongoing product development will ensure this is enhanced through the lifetime of the development.

Protection and Enhancement of Natural and Cultural Heritage

- 7.11 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. The archaeological desktop study has uncovered no features of cultural significance, however examination of the site and the surrounding area reveals substantial and widespread areas of woodland, which Objective 4 would seek to protect.
- 7.12 Government policy and 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. The expansive wooded area at Redmoss to the east of the site would provide an attractive landscape setting for the development, and this would be reinforced through the presence of the Plodhill Woodland towards the eastern boundary. These existing wooded areas would be augmented through the planting of 2 community woodlands which would frame the development to the east and west. Further structure planting would also take place throughout the development and this has been designed so that it links with areas of open space thereby providing opportunities for the creation of wildlife corridors. The presence of existing and proposed planting would ensure that the proposal would be sensitive to the existing landscape within the Potterton area, and would comply with the national and regional policy goals concerning natural heritage.

Sustainable Mixed Communities

- 7.13 The creation of sustainable mixed communities is promoted by Objective 5 of the draft structure plan and 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 as it will contain a range of land use types, with a view to creating a balanced community.
- 7.14 There is potential within Potterton for the range of services and facilities to be broadened. The bid proposal has been designed to ensure that both the residents of the proposed housing and the existing residents in the village will be able to take advantage of the full range of proposals which are on offer. For example the site which has been identified for retail/primary school/community facilities, would be located adjacent to the existing western boundary of the village. Enhanced pedestrian connections would be provided to ensure that convenient linkages are provided to the new development. Adjoining this central node an area of public open space and playing fields would be formed providing a convenient recreational resource. This would be augmented through the 2 community woodlands which are proposed. Further community facilities would be identified through public consultation exercises, which will be carried out as part of the development. In particular the provision of a new primary school is vital as it will enable the children to walk to school rather than commute to Balmedie which is required at present. There is also scope to provide land for a secondary school should it be required.
- 7.15 The mixed use element of the scheme will be further enhanced by the inclusion of 19 hectares of employment land. This would be provided

to encourage living and working in close proximity and encouraging sustainable travel to work patterns.

7.16 Consideration has also been given to the range of housing which will be created on site. The encouragement for the provision of a range of house types and densities as expressed in PAN 67 and 76 has been noted. The development will therefore include a range of house types and densities. 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 lower density will be 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).

7.17 A mix of tenures will also be provided which will include appropriate elements of affordable housing.

Accessibility

7.18 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 generally advocated by the Transportation and Infrastructure Service. The primary aim of this document is to create 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 formal and informal foot and cycle paths throughout the site.

7.19 The design requirements contained within ***SPP17 – Planning for Transport*** indicate that housing should be provided with the following facilities within the specified distances:

- 400 metres from a regular bus route
- 600 metres from a primary school and local shops
- 1500 metres from employment opportunities.

The proposed development bid site has been designed to ensure that these criteria are complied with. Examination of the existing bus services indicates that both the 290 and 291 services pass the boundary of the site, providing a connection between Aberdeen in the south to Ellon in the north and running every hour or half hour (depending upon the time of day). The proposed primary school and local shops would be positioned centrally within the site, thereby ensuring that they would be within 600 metres of the proposed dwelling houses. Finally the proposed employment land would be within the stipulated 1.5km of all housing within the development

8.0 Conclusion

8.1 This development bid justifies why the site is suitable for inclusion within the Aberdeenshire Local Development Plan as a mixed use community expansion. The proposal fully accords with both regional strategy and objectives contained within the Draft Aberdeen and Shire Structure Plan. In summary the mixed use development should be included in the draft Aberdeenshire Local Plan for the following reasons:

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- Its location would support the regional strategy which is being promoted by the draft structure plan. Its position within the northern SGA would reinforce the pattern of development which is being promoted by the draft structure plan, which has identified a development corridor between Aberdeen and Peterhead.
- The site forms an integral part of the Energetica Masterplan which identifies the creation of biomass woodland immediately to the west, the formation of the AWPR to the south and the upgraded A90 to the east. The proposal is also fully aligned with the aims of the Energetica concept, providing scope for the creation of high technology business land in close proximity to housing. It is also located in close proximity to the existing Offshore Science & Technology Parks at Bridge of Don.
- The sustainability credentials of the development are strong, based upon the potential to create a combined heat and power plant on site, which would be fuelled by the local source identified in the Energetica Project.
- It would provide a valuable supply of employment land with excellent transportation links to both the A90 and the proposed AWPR. This would aid the local economy and will provide employment opportunities for the residents of Potterton allowing them to live and work in the same location.
- The proposed development will create a sustainable mixed use expansion of the village of Potterton which fully conforms with objective 5 of the draft structure plan. It offers the opportunity to broaden the range of facilities and services available within the village, which would be to the advantage of both existing and new residents.

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- 8.2 The site complies with national and regional policy and meets the objectives of the Draft Structure Plan. For the reasons detailed in this supporting statement it is evident that the proposed development should be included in the Draft Aberdeenshire Local Plan.