

PROPOSED ABERDEENSHIRE LOCAL DEVELOPMENT PLAN 2020 RESPONSE FORM

As part of the production of the Local Development Plan, a 'Main Issues Report' was published in January 2019. The responses from these consultations have helped to inform the content of the Proposed Local Development Plan ("the Proposed Plan").

The Aberdeenshire Local Development Plan will direct decision-making on land-use planning issues and planning applications in Aberdeenshire for the 10-year period from 2021 to 2031. The Proposed Plan was agreed by Aberdeenshire Council in March 2020 as the settled view of the Council. However, the Proposed Plan will be subjected to an independent examination and is now open for public comment.

This is your opportunity to tell us if anything should be changed in the Proposed Plan, and why.

When writing a response to the Proposed Plan it is important to specifically state the modification(s) that you would wish to see to the Plan.

This is the only remaining opportunity to comment on the Proposed Plan. The reasons for any requested changes will be analysed and reported to Scottish Ministers. They will then appoint a person known as a Reporter to conduct a public examination of the Proposed Plan, focusing particularly on any unresolved issues and the changes sought.

Ministers expect representations (or responses) to be concise (no more than 2000 words) and accompanied by limited supporting documents. It is important to ensure that all of the information that you wish to be considered is submitted during this consultation period as there is no further opportunity to provide information, unless specifically asked.

Please email comments to ldp@aberdeenshire.gov.uk or send this form to reach us by 31 July 2020.

We recommend that you keep a copy of your representation for your own records.



ACCESSIBILITY

If you need information from this document in an alternative language or in a Large Print, Easy Read, Braille or BSL, please telephone 01467 536230.

Jeigu pageidaujate šio dokumento kita kalba arba atspausdinto stambiu šriftu, supaprastinta kalba, parašyta Brailio raštu arba britų gestų kalba, prašome skambinti 01467 536230.

Dacă aveți nevoie de informații din acest document într-o altă limbă sau într-un format cu scrisul mare, ușor de citit, tipar pentru nevăzători sau în limbajul semnelor, vă rugăm să telefonați la 01467 536230.

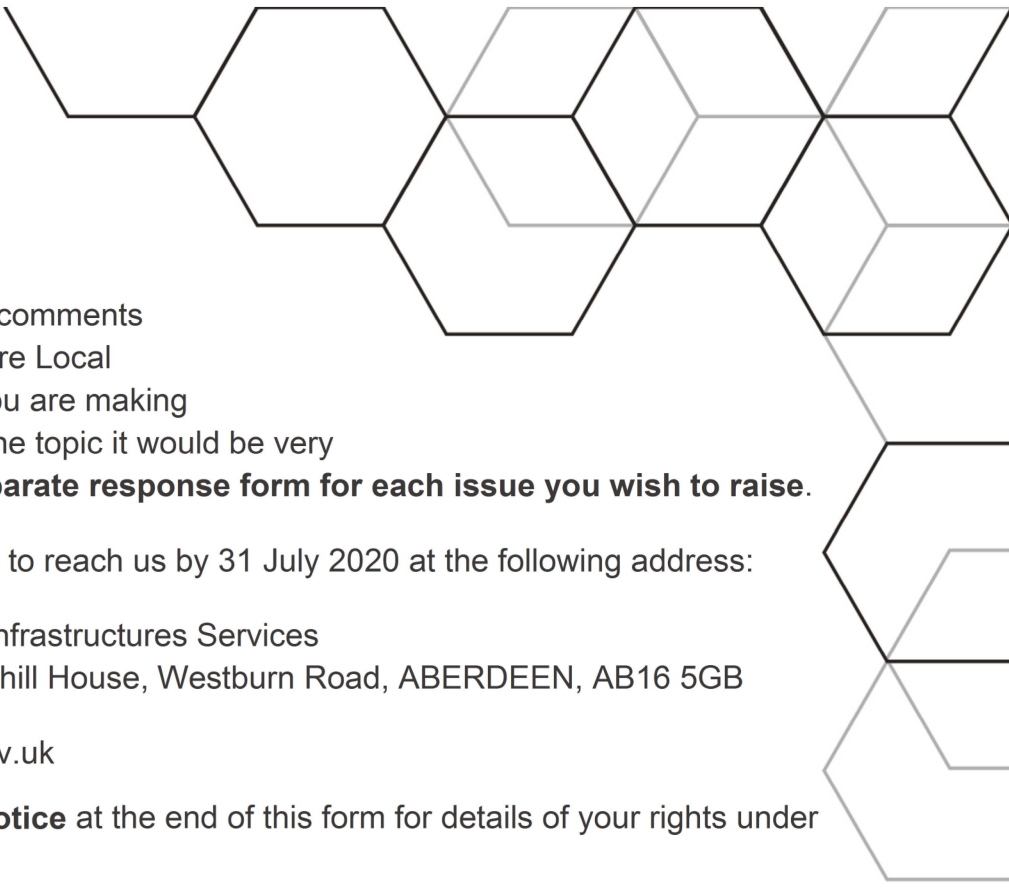
Jeśli potrzebowali będą Państwo informacji z niniejszego dokumentu w innym języku, pisanych dużą czcionką, w wersji łatwej do czytania, w alfabecie Braille'a lub w brytyjskim języku migowym, proszę o telefoniczny kontakt na numer 01467 536230.

Ja jums nepieciešama šai dokumentā sniegtā informācija kādā citā valodā vai lielā drukā, viegli lasāmā tekstā, Braila rakstā vai BSL (britu zīmju valodā), lūdzu, zvaniet uz 01467 536230.

Aberdeenshire Local Development Plan
Woodhill House, Westburn Road, Aberdeen, AB16 5GB

Tel: 01467 536230
Email: ldp@aberdeenshire.gov.uk
Web: www.aberdeenshire.gov.uk/ldp
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If you wish to contact one of the area planning offices, please call 01467 534333 and ask for the relevant planning office or email planning@aberdeenshire.gov.uk.



Please use this form to make comments on the Proposed Aberdeenshire Local Development Plan 2020. If you are making comments about more than one topic it would be very helpful if you could fill in **a separate response form for each issue you wish to raise.**

Please email or send the form to reach us by 31 July 2020 at the following address:

Post: Planning Policy Team, Infrastructures Services
Aberdeenshire Council, Woodhill House, Westburn Road, ABERDEEN, AB16 5GB

Email: ldp@aberdeenshire.gov.uk

Please refer to our **Privacy Notice** at the end of this form for details of your rights under the Data Protection Act.

YOUR DETAILS

Title:	Mr
First Name:	Michael
Surname:	Thomson
Date:	30 July 2020
Postal Address:	CHAP Group (Aberdeen) Ltd, [REDACTED] [REDACTED]
Postcode:	[REDACTED]
Telephone Number:	[REDACTED]
Email:	[REDACTED]

Are you happy to receive future correspondence only by email? Yes No

Are you responding on behalf of another person? Yes No

If yes who are you representing?

Tick the box if you would like to subscribe to the Aberdeenshire LDP eNewsletter:

An acknowledgement will be sent to this address soon after the close of consultation.

YOUR COMMENTS

Please provide us with your comments below. We will summarise comments and in our analysis will consider every point that is made. Once we have done this we will write back to you with Aberdeenshire Council's views on the submissions made. We will publish your name as the author of the comment, but will not make your address public.

Modification that you wish to see (please make specific reference to the section of the Proposed Plan you wish to see modified if possible, for example Section 9, paragraph E1.1):

Modification of Appendix 7C, Settlement Statements, Formartine, Potterton (pages 476 to 480) to allocate land at Middleton of Potterton (site references FR120, FR121 and FR122 in the Main Issues Report) for housing.

Reason for change:

1.0 Introduction

This representation has been prepared by and on behalf of CHAP Group (Aberdeen) Ltd in response to the proposed Aberdeenshire Local Development Plan 2020 (Proposed Plan) to respectfully request that all or part of the land at Middleton of Potterton (identified as Sites FR120, FR121 and FR122 in the Main Issues Report (MIR)) is allocated for mixed use development including housing.

It is essential that this representation is read in the context of the related Development Bids submitted at "Call for Sites" stage and the subsequent representations submitted in response to the MIR all of which were submitted on behalf of CHAP Group. For ease of reference, these documents have been attached as appendices to this representation.

2.0 Overview of Development Bids / Proposals

Three development bids were submitted in order to offer a range of development options at Middleton of Potterton to meet the overall objectives of Aberdeenshire Council as set out by the proposed Strategic Development Plan. The structure of the bids also aligned with the Council's request during the initial stage of the preparation of the LDP 2021 for the submission of a variety of bids to provide the Council with different development possibilities. A Masterplan / Phasing Plan accompanied the bids to illustrate how development at Middleton of Potterton could be thoughtfully delivered through the Proposed Plan in the short to medium term.

To summarise, the three Development Bids proposed the following:-

- Site A / FR120:- Phased development of approximately 435 homes, 500 to 750m² of neighbourhood retail accommodation and land for education/community facilities.
- Site B / FR121 – Phased development of approximately 109 homes, 500 to 750 m² of neighbourhood retail accommodation and land for education / community facilities (Phase 1).
- Site C / FR122 – Phased development of approximately 185 new homes, 500 to 750 m² of neighbourhood retail accommodation and land for education / community facilities (Phases 1 & 2).

In preparing the Development Bids, meeting the aims and objectives of national and local planning policies, and the needs and aspirations of Potterton's local community were at the forefront of our mind. Perhaps demonstrating this is the public engagement event that was undertaken to present our proposals to the local community and offer them an opportunity to provide their views and feedback. The responses were mixed, however, comments such as Potterton's lack of identity and sense of place, the need for a new primary school, community centre and other local services, and road safety concerns in relation to the B999 were raised during the event.

CHAP, together with Mackie Ramsey Taylor Architects and property consultants Ryden, have submitted proposals for a residential led mixed-use development that addresses many of the views and aspirations received from the local community and would make a significant positive contribution to the planning objectives highlighted in the Proposed Plan and MIR.

The masterplan illustrated how the development could take the form of four character areas, incorporating a variety of detached, semi-detached and terraced one to five bedroom houses, and one to three bedroom flats. The mix of homes would ensure that a range of types and tenures are offered to meet different demands and needs. Indeed, a number of local respondents raised the need for smaller houses and flats, as well as homes catered to elderly people, and there would be scope to accommodate this need through the proposed development at Middleton of Potterton.

3.0 Housing Strategy

3.1 Potterton

The Proposed Strategic Development Plan (SDP) 2018 sets out the overarching vision and aspirations of Aberdeen City and Shire, and is one of the key considerations for the preparation of the Proposed Plan. In order to achieve the vision and aims of the Council, the SDP states that the plan will need to "*make sure that the area has enough homes and job opportunities to support the level of services and facilities needed to maintain and improve the quality of life*"; "*help create sustainable mixed communities*"; and "*make the most efficient use of the transport network, reducing the need for people to travel*". It is argued that these actions / directions have not been followed during the preparation of the Proposed Plan with regard to the proposed allocations at Potterton. The sites allocated in the Proposed Plan (Sites OP1 and OP2) are remote from Potterton's existing services and bus routes, and would result in housing sprawl to the north and south-east of the village. Development at these sites will not add to or enhance the overall sense of place of Potterton nor will the developments reduce the need for car travel or, as a consequence, carbon emissions.

Furthermore, it is noted that part of Site OP1 comprises ancient woodland and we would question the appropriateness of allocating a site for development which could result in significant detrimental impact to the ecological value associated with such woodland.

We would also highlight the MIR response made by SEPA concerning Sites OP1 and OP2, where they inform that large parts of both sites are affected by surface water flooding. Again, it is queried whether these sites are the most suitable locations for new housing development in Potterton on a sustainability and ecological perspective. On the other hand, SEPA have not raised any such issues with surface water flooding with regard to Middleton of Potterton and the site does not comprise or affect any areas of ancient woodland.

The Proposed SDP and Proposed Plan promote place making and mixed land uses as key themes in achieving the overarching aims and vision of the plans. Indeed, the promotion of sustainable mixed communities with the highest standards of design is highlighted as one of the main objectives of the Proposed Plan. It is again questionable whether this would be achieved through the current housing allocations at Site OP1 and Site OP2, which offers very little in the way of community benefits or services being a proposal solely for housing. The allocations do not therefore meet the aspirations or objectives of the Proposed Plan and requires careful reconsideration. Conversely, the proposals at Middleton of Potterton meet the Vision and objectives of the Proposed SDP and Proposed Plan.

In addition, the proposals would help in addressing the planning objectives set out in the MIR, which are as follows:

- To help contribute to the overall sense of place in the community.
- Preserve the amenity of the settlement.
- To provide local employment needs.
- To support community facilities and services.

The residential led, mixed use development proposed at Middleton of Potterton will create a sustainable and cohesive growth plan for the village and, unlike the currently preferred allocations at Denvie Road, would address the key planning objectives presented in the MIR.

The obvious benefits that the proposals would bring to Potterton have been clearly demonstrated through the initial Development Bids and subsequent responses to the MIR. This was acknowledged in the MIR in which it is stated ***“the development could provide significant material benefits to the settlement by way of identified opportunities and desirable planning outcomes”***. This sentiment is supported in the MIR Issues and Actions paper, which identifies positive outcomes on biodiversity, material assets, population and human health as a result of the development at Middleton of Potterton.

Despite the acknowledged considerable benefits that the proposed development would bring to Potterton and its local community, there is great frustration and disappointment that the reasons raised by Officers in the MIR were maintained and neither bid has been supported by Aberdeenshire Council. No other Development Bid submitted offers the same range of uses as that proposed at Middleton of Potterton. It is commented in the Proposed Plan that the Community Council has desires for a new community hall and a preference for small business units near the existing business land, presumably referring to the commercial premises at Gourdieburn. Provision for community facilities has already been made in the proposals and there would be scope to allocate land for business units as part of the proposals for the southern “strategic reserve” land parcel, which lies immediately opposite the premises at Gourdieburn. Middleton of Potterton is therefore ideally placed to fulfil the aspirations of the Community Council.

In the MIR Issues and Actions Paper, Council Officers uphold their position against allocating the sites at Middleton of Potterton citing its position to the west of the B999 as being a major factor behind their stance. The sites location should be seen as being potentially beneficial as development at Middleton of Potterton would bring the 29no. houses and two commercial premises along Gourdieburn Park into the village.

Another issue that had been raised by the local community is the speed of vehicular traffic along the section of the B999 that passes through Potterton. We have sought to address this matter by realigning the B999. We would be open to the inclusion of other traffic calming measures, such as roundabouts or signalised pedestrian crossings. This would subject to detailed discussions with Aberdeenshire Council's Transportation and Planning Departments.

The sites at Middleton of Potterton benefits from having direct access onto a B Class road. It is therefore afforded easy access to Bridge of Don to the south and the Aberdeen Peripheral Route's Goval junction via Gourdieburn Park and B997. Conversely, the preferred allocations at Sites OP1 and OP2 are reliant on C Class roads, as raised in the MIR Issues and Actions Paper. This raises the question of the suitability of the existing road infrastructure to serve new housing developments and the impact the increase in pressure will have on traffic and road safety.

The proposals at Middleton of Potterton include retail/commercial premises along a realigned B999, along which the majority of services in Potterton currently operate, and the creation of a village green. The improvement of service provision and facilities within Potterton would increase the opportunities for local residents to regularly interact with one another. The village's historic development has essentially resulted in two separate communities with little coalesce, which is an issue highlighted by some of the residents during the community consultation event. The creation of a formal village core would improve Potterton's sense of place and would act as a formal gathering and meeting place for the local community.

The mixed use nature of the development would also create significant job opportunities locally, reducing the need for some residents to commute to other areas for work. This is a further sustainability benefit that can only be achieved through allocating land at Middleton of Potterton for mixed use. No other site has the capacity and no other bidder seemingly has the desire to deliver a residential led mixed used development in Potterton.

Despite the well-reasoned case made demonstrating that there are no fundamental reasons to disregard the site for allocation, it was disappointing that the Council Officers had maintained their position not to allocate the site in the MIR Issues and Actions Papers, with no reasoned justification provided as to why the arguments made in our MIR response had been disregarded.

The Issues and Actions Paper and Strategic Environment suggests that the other allocated Potterton sites would provide better cohesion. This view is inaccurate as the historic expansion of the village has resulted in eastern and western areas separated by a protected area comprising playing fields and amenity space. The proposed allocations at Sites OP1 and OP2 will not improve the cohesiveness of the village. Rather it will simply expand the eastern section with the village continuing to be divided into two distinct areas of housing. By providing new retail and business space, and community facilities as well as creating new areas of open space; the proposals at Middleton of Potterton will actually improve cohesion by allowing greater opportunities for interaction within the local community.

A further reason put forward for not preferring Middleton of Potterton for allocation in the proposed LDP, is the believed impact on the landscape setting of Potterton. We would make reference to the Landscape and Visual Impact Assessment (LVIA) that was prepared by Mackie Ramsay Taylor Architects (attached as an appendix to the MIR submissions). The LVIA clearly demonstrates that Potterton sits in a bowl, formed by Blackdog Burn, resulting in the village being screened from view. Given the landform, woodland and topography that surround the village, the land at Middleton of Potterton is hidden from most points beyond 800m from the site, and is then only visible once the entire village is visible, including those existing houses to the west of the B999 along Gourdieburn Park. It is shown by the LVIA that the land at Middleton of Potterton fits well within the existing built form. Consequently, any development would not detract from the setting of Potterton nor would it hamper any views of local landmarks or features.

3.2 Aberdeen to Peterhead SGA and AHMA

The first paragraph of the Vision section within the Potterton Settlement Statement incorrectly states that Potterton lies outside the Aberdeen to Peterhead Strategic Growth Area (SGA); Potterton does sit within the Aberdeen to Peterhead SGA.

Some of the larger housing allocations in the SGA have experienced issues with delivery. An example being the Cromleybank development, in Ellon, where there is still no indication when that development will commence. Potterton's location within a defined SGA and its proximity and accessibility to Aberdeen show that the settlement is strategically well located to address the delivery shortfalls of larger allocations. Whilst the inclusion of the site at Denview Road acknowledges the need for new development allocations in Potterton, we would contend that the proposals at Middleton of Potterton are better placed to address the needs of the local community through provision of a village centre and additional community facilities.

There is also a wider need for additional housing land in the Aberdeen Housing Market Area (AHMA). The reasons for this have been detailed in a separate response to Appendix 6 of the Proposed Plan, prepared by Halliday Fraser Munro (HFM), on behalf of CHAP Group, and by another response, also in respect of Appendix 6, prepared by Homes for Scotland, which has been prepared on behalf of its Members. **These responses should be considered alongside this response.** To summarise the key points raised by these responses, there is an insufficient allocation of new housing land in Aberdeenshire and the AHMA in particular, with a continued reliance of large "strategic" housing allocations. This issue was highlighted in the Aberdeenshire Council's Monitoring Statement 2017-2018 where it is noted that "the small number of large allocations in the area has contributed to the lack of housing supply". The over-reliance of strategic sites to meet housing need is addressed in paragraph 4.15 of the proposed SDP in which it is directed that additional housing allocations are proposed over the period 2020 to 2032 (the Proposed Plan period) in order to ensure that housing land supply is maintained should any of the strategic sites fail to come forward for development or under deliver the anticipated housing numbers.

There has been a severe lack of new housing allocations in the Proposed Plan to address housing supply issues with the Council seemingly preferring to artificially increase the capacities of existing housing allocations rather than allocating new housing land in order to meet housing supply targets. This approach is unrealistic and does not meet the objectives of the proposed SDP or Proposed Plan and should be reconsidered.

In addition to our general concerns regarding the Council's failure to allocate a sufficient number of new housing sites to supplement current housing allocations, we would raise further concerns over the extent of constrained sites that would contribute to the total housing land supply. Appendix 6 of the Proposed Plan indicates a surplus of only 80 homes allocated in the Proposed Plan over the proposed SDP allowance in the AHMA. It is noted that the surplus cited in the Proposed Plan is lower than the surplus allowed in the MIR. This follows the removal of a number of housing sites (totalling at least 360 homes) during the preparation of the Proposed Plan with no replacement allocations made to mitigate the lost housing numbers. The AHMA has been most affected by the loss of housing allocations, illustrated by the negligible surplus in the Proposed Plan. No clarification has been given why a lower surplus is now considered acceptable by the Council.

Homes for Scotland, in their response to the Proposed Plan, calculate that 23% of the sites identified to meet the required housing allowances appear to be wholly or in part sites identified as constrained in the 2019 HLA (paragraph 37). Any site identified as being constrained should not be included as part of the effective land supply to meet the required housing allowances set out by the Proposed SDP. Aberdeenshire Council concur with this viewpoint in paragraph 5.4 of the Proposed Plan, however, this has not been followed through given the allocation of constrained sites in the Proposed Plan. Homes for Scotland reviewed the new allocations proposed and removed those that are considered to be non-effective. Their analysis suggests a total shortfall of 1,680 homes in Aberdeenshire with **432 homes of the shortfall in the AHMA** (summarised in Table 1 and analysis shown in Appendix 1 of their response to the Proposed Plan).

Furthermore, Homes for Scotland did not factor the continued inability of large strategic sites to deliver housing completion numbers anticipated in HLAs in their analysis. In the aforementioned response prepared by HFM, the actual delivery rates against expected delivery rates of four large housing allocations at Blackdog, Kintore, Chapleton and Crichton (Section 3.3) were analysed. Using the actual homes delivered from 2017 to 2019 and extrapolating the anticipated delivery rates of these sites to 2027 (based on the 2019 HLA) HFM estimated a potential shortfall of 2,249 homes from the 10 year period following the adoption of the extant Local Development Plan. These larger sites have a part to play in the delivery of new housing in Aberdeenshire, however, the overreliance on these sites to deliver expected housing numbers is unsustainable and will inevitably lead to the under-delivery of housing. More realistic delivery rates for larger strategic sites should be adopted with a range of further housing allocations made to address the inevitable delivery shortfall.

The proposed SDP states that "*Local Development Plans must identify allocations for the period 2020 and 2032 which are deliverable within the timeframe of the period*". We contend that the lack of new housing allocations, the reliance on existing allocated strategic sites and constrained sites coming forward for development means the Proposed Plan does not adhere to the principles set out by the proposed SDP with regard new housing allocations. There is therefore a need for appropriately located additional housing allocations within the AHMA. We would suggest that if no further allocations are made, there is a high risk the LDP will not maintain a rolling five-year supply of effective housing land supply, which would be contrary to Scottish Planning Policy.

4.0 Conclusion

Further housing allocations in Potterton would help address the potential shortfall in effective housing land supply in the AHMA. Potterton's situation within a defined SGA and strong transport links to Aberdeen and beyond make the village a logical location for additional housing allocations. Indeed, this viewpoint is supported in the Actions section of the Potterton Issues and Actions paper under the General heading in which it is stated: *"Potterton is located within the Aberdeen to Peterhead Strategic Growth Area. In addition, Potterton is a commuter village for Aberdeen. As such, it is considered that Potterton remains ideally situated for measured, significant, sustainable development."*

It therefore makes strategic sense to allocate Middleton of Potterton for a residential led mixed use development to meet Aberdeenshire Council's spatial strategy for new development in the region. Furthermore, the development would be phased in a considered and controlled manner and would result in a sustainable mixed use development that would have the potential to provide retail, business and community facilities for the local community.

In light of the foregoing, we would again respectfully request that the land at Middleton of Potterton is allocated for mixed use, including housing, in the 2021 Aberdeenshire LDP. If allocated, CHAP would be committed to the delivery of development on the site during the Proposed Plan period and we are confident that this would contribute positively to the village of Potterton.

PRIVACY NOTICE

LOCAL DEVELOPMENT PLAN PUBLIC COMMENT

The Data Controller of the information being collected is Aberdeenshire Council.

The Data Protection Officer can be contacted at Town House, 34 Low Street, Banff, AB45 1AY.

Email: dataprotection@aberdeenshire.gov.uk

Your information is being collected to use for the following purposes:

- To provide public comment on the Aberdeenshire Local Development Plan. The data on the form will be used to inform Scottish Ministers and individual(s) appointed to examine the Proposed Local Development Plan 2020. It will inform the content of the Aberdeenshire Local Development Plan 2021.

Your information is:

Being collected by Aberdeenshire Council	X
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The Legal Basis for collecting the information is:

Personal Data	
Legal Obligations	X

Where the Legal Basis for processing is either Performance of a Contract or Legal Obligation, please note the following consequences of failure to provide the information:

It is a Statutory Obligation under Section 18 of the Town and Country (Scotland) Act 1997, as amended, for Aberdeenshire Council to prepare and publish a Proposed Local Development plan on which representations must be made to the planning authority within a prescribed period of time. Failure to provide details requested in the 'Your Details' section of this form will result in Aberdeenshire Council being unable to accept your representation.

Your information will be shared with the following recipients or categories of recipient:

Members of the public are being given this final opportunity to comment on the Proposed Aberdeenshire Local Development Plan. The reasons for any changes that the Council receives will be analysed and reported to Scottish Ministers. They will then appoint a person to conduct a public examination of the Proposed Plan, focusing particularly on the unresolved issues raised and the changes sought.

Your name and respondent identification number (provided to you by Aberdeenshire Council on receipt of your

submission) will be published alongside a copy of your completed response on the Proposed Local Development Plan website (contact details and information that is deemed commercially sensitive will not be made available to the public).

In accordance with Regulation 22 of the Town and Country (Development Planning) (Scotland) Regulations 2008 where the appointed person determines that further representations should be made or further information should be provided by any person in connection with the examination of the Proposed Plan the appointed person may by notice request that person to make such further representations or to provide such further information.

Your information will be transferred to or stored in the following countries and the following safeguards are in place:

Not applicable.

The retention period for the data is:

Aberdeenshire Council will only keep your personal data for as long as is needed. Aberdeenshire Council will retain your response and personal data for a retention period of 5 years from the date upon which it was collected. After 5 years Aberdeenshire Council will review whether it is necessary to continue to retain your information for a longer period. A redacted copy of your submission will be retained for 5 years beyond the life of the Local Development Plan 2021, possibly until 2037.

The following automated decision-making, including profiling, will be undertaken:

Not applicable.

Please note that you have the following rights:

- to withdraw consent at any time, where the Legal Basis specified above is Consent;
- to lodge a complaint with the Information Commissioner's Office (after raising the issue with the Data Protection Officer first);
- to request access to your personal data;
- to data portability, where the legal basis specified above is:
 - (i) Consent; or
 - (ii) Performance of a Contract;
- to request rectification or erasure of your personal data, as so far as the legislation permits.

Appendix 1
Site FR120 – Development Bid

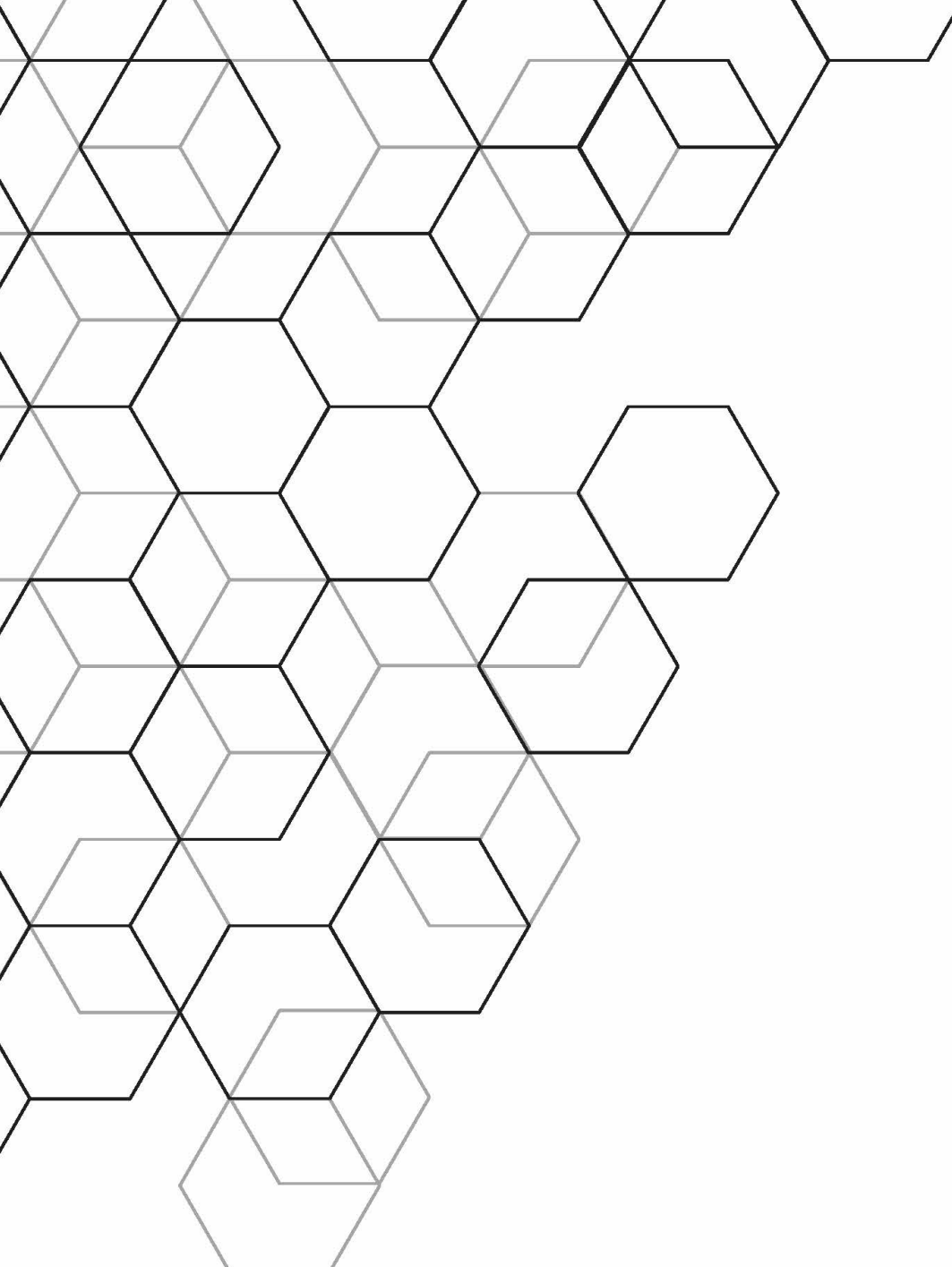
Appendix 2
Site FR121 – Development Bid

Appendix 3
Site FR122 – Development Bid

Appendix 4
Site FR120 – MIR Response

Appendix 5
Site FR121 – MIR Response

Appendix 6
Site FR122 – MIR Response



For internal use only

Aberdeenshire Local Development Plan 2021: Main Issues Report 2019 **Main Issues Report Response Form**

Important Information: Please Read

The Main Issues Report (MIR) is a key stage in preparing the Aberdeenshire Local Development Plan 2021 (LDP 2021). The MIR sets out options for how the LDP 2021 could be improved both in terms of the policies that Aberdeenshire Council will use to determine planning applications as well as identifying land allocations for development. The MIR has been published along with a Monitoring Report and Interim Environmental Report of the Strategic Environmental Assessment. These, along with other supporting documents are available at: <https://www.aberdeenshire.gov.uk/planning/plans-and-policies/ldp-2021/main-issues-report/>.

Comments are sought on the MIR and Interim Environmental Report, or indeed any other matter that you feel that we need to consider, by 5pm on Monday, 8 April 2019. Responses can be emailed to us at ldp@aberdeenshire.gov.uk or received via post, Planning Policy Team, Infrastructure Services, Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen, AB16 5GB.

Please note that in order for comments to be considered as valid you must include your contact details.

We will use these details to confirm receipt of your comments and to seek clarification or request further information as required. Should you have any concerns regarding the holding of such information please contact ldp@aberdeenshire.gov.uk. Anonymous comments will not be considered as part of the consultation process. Petitions will only be noted in the name of the person submitting the document.

All comments received will be carefully assessed and will be used to inform the preparation of the Proposed Aberdeenshire Local Development Plan. There will be a further opportunity to comment on the Proposed Plan when it is published in December 2019.

Name	[REDACTED]
Organisation (optional)	Ryden LLP
On behalf of (if relevant)	CHAP Group (Aberdeen) Limited
Address	[REDACTED]
Postcode	[REDACTED]
Telephone (optional)	[REDACTED]
E-mail (optional)	[REDACTED]

Doing things digitally is our preference. Tick the box if you are <u>not</u> happy to receive correspondence via email:	<input type="checkbox"/>
Tick the box if you would like to subscribe to the Aberdeenshire LDP eNewsletter:	<input checked="" type="checkbox"/>

Fair processing notice

<p>Please tick to confirm your agreement to the following statements: <input checked="" type="checkbox"/></p> <p>By submitting a response to the consultation, I agree that Aberdeenshire Council can use the information provided in this form, including my personal data, as part of the review of the Aberdeenshire Local Development Plan. This will include consultation on the Main Issues Report (including any subsequent Proposed Plan).</p> <p>I also agree that following the end of the consultation, i.e. after 8 April 2019, my name and respondent identification number (provided to you by Aberdeenshire Council on receipt of your submission) can be published alongside a copy of my completed response on the Main Issues Report website (contact details and information that is deemed commercially sensitive will not be made available to the public).</p>
<p>The data controller for this information is Aberdeenshire Council. The data on the form will be used to inform a public debate of the issues and choices presented in the Main Issues Report of the Aberdeenshire Local Development Plan 2021. It will inform the content of the Proposed Aberdeenshire Local Development Plan.</p> <p>Aberdeenshire Council will only keep your personal data for as long as is needed. Aberdeenshire Council will retain your response and personal data for a retention period of 5 years from the date upon which it was collected. After 5 years Aberdeenshire Council will review whether it is necessary to continue to retain your information for a longer period. A redacted copy of your submission will be retained for 5 years beyond the life of the Local Development Plan 2021, possibly until 2037</p> <p>Your Data, Your Rights</p> <p>You have got legal rights about the way Aberdeenshire Council handles and uses your data, which include the right to ask for a copy of it, and to ask us to stop doing something with your data.</p> <p>If you are unhappy with the way that Aberdeenshire Council or the Joint Data Controllers have processed your personal data then you do have the right to complain to the Information Commissioner's Officer, but you should raise the issue with the Data Protection Officers first. The Data Protection Officers can be contacted by writing to:</p> <ul style="list-style-type: none">▪ [REDACTED], Data Protection Officer, Aberdeenshire Council, Business Services, Town House, 34 Low Street, Banff, AB45 1AY
<p>If you have difficulty understanding this document and require a translation, or you need help reading this document (for example if you need it in a different format or in another language), please phone us on 01467 536230.</p>

Which document(s) are you committing on?	Main Issues Report	<input checked="" type="checkbox"/>
	Draft Proposed Aberdeenshire Local Development Plan	<input type="checkbox"/>
	Strategic Environmental Assessment Interim Environmental Assessment	<input type="checkbox"/>
	Other	<input type="checkbox"/>

Your comments

Representations to the Main Issues Report on behalf of CHAP Group (Aberdeen) Ltd in relation to Site Ref; FR120, Land North and South of Gourdie Park (Site A), Potterton

On behalf of CHAP Group (Aberdeen) Ltd, objection is taken to the failure of the Main Issues Report (MIR) to identify Site Reference FR120, land to the North and South of Gourdie Park (Site A), Potterton as a preferred option for residential development either in the first 5 year Plan period, or as reserved for future development or, a combination of both.

This representation requires to be read in the context of the related Development Bid submitted for the land at the pre-MIR stage. Site A (Bid Ref FR120) encompasses two land parcels of approximately 32.54ha to the west of Potterton and the B999. It was submitted as an overarching bid for a sympathetic western expansion of Potterton together with a Masterplan / Phasing Plan illustrating how the development could be delivered through the next Local Development Plan (LDP), as well as capacity for accommodation of future growth, that could be unlocked through subsequent LDPs. Accordingly, two further related bids for sites B (FR121) and C (FR122) were also submitted for the land to the north, seeking allocations for various delivery options.

It is respectfully requested that this site should be allocated for development in the proposed Aberdeenshire Local Development Plan 2021 (LDP). Separate but interrelated representations have also been prepared to the MIR for both FR121 and FR122 Bid sites and these should be read in conjunction with this response. The various Bids demonstrate the capability of the site to accommodate an appropriately phased development to address the housing requirements set by the Strategic Development Plan.

At the outset, it is important to highlight concern at the failure of the MIR to provide any clarity on the scale of housing land release to be accommodated in Potterton and other settlements in order to satisfy the housing allowances as set out by the Proposed Strategic Development Plan (SDP) published in August 2018. In the absence of such information, one must assume that sites for around 427 homes require to

be identified in Potterton, as the MIR sets out a number of sites adjacent to the settlement preferred by Officers for development. These are located on land to the north east and south east of the settlement. Of these, 272 homes have been identified to come forward through the next LDP, with the remainder 'Reserved' for subsequent release through future LDPs. However, there remains a real lack of clarity on whether this provides an accurate reflection of the level of housing required for Potterton as set by the SDP.

The Proposed SDP allowance for the Aberdeenshire part of the Aberdeen Housing Market Area (AHMA) is 8,158 homes for the period 2020 – 2040, with 2,500 homes to be allocated within the period 2020-2032. Potterton benefits from a prime location on the outskirts of Aberdeen, situated within the Aberdeen to Peterhead Strategic Growth Corridor. The Proposed SDP highlights this corridor as having important strategic assets associated with the Energetica Corridor, a high environmental quality and significant potential for development. The focus for this Strategic Growth Area is on developing and diversifying the economy with a strong focus on the quality of development and placemaking. Potterton also offers excellent access to strategic transport links to the north and south, located less than 2km from the major AWPR junction at Blackdog and less than 4km from the Parkhill (Goval) Junction to the north of Dyce. Furthermore, the site benefits from direct access to existing employment opportunities and amenities associated with Bridge of Don Retail Park and Denmore Industrial Estate. These lie less than 3km to the south via the B999, thereby negating the need for traffic associated with the proposed site having to negotiate east through Potterton. The proposed land to the West of Potterton, subject to the development bids outlined above offers the potential to capitalise on its strategic position and secure delivery of much needed housing allowances. The site does not form part of an existing strategic allocation and could therefore be delivered in a phased manner, meeting short and longer term LDP timescales.

Furthermore, my client wishes to reiterate their general concern in relation to the SDPA's methodology and calculation of the Housing Supply Target (HST), Housing Land Requirement (HLR) and Housing Allowances which direct respective LDPs to allocate land in accordance to. These concerns have been set out clearly by Homes for Scotland (HFS) in response to the recent consultation into the Proposed SDP. In summary, issue is taken with the proposed use of the Modified Principle Growth Scenario, which is felt does not reflect a suitably aspiring plan for growth over the next SDP Period. In that respect, the High Growth Scenario, as identified within the Housing Needs and Demand Assessment is favoured. This provides a much more ambitious plan for growth for the City and Shire, directing LDPs to allocate significantly more homes across the Region to drive the delivery of much needed housing. HFS have provided a response on behalf of their Member housebuilders, reinforcing this issue in respect of Aberdeenshire Council's MIR and this should be read in conjunction with this representation.

The MIR Settlement Statement in respect of Potterton acknowledges the settlement was originally located along Manse Road and that historically, the centre of the village is defined by a number of areas of open space and a traditional granite church. The settlement has grown over the 20th century through the addition of two large separate pockets of housing, concentrated to the east and west of the geographical village centre. It also highlights that recent development has been undertaken to the 'East' of the B999. This appears to be a misprint as the development the MIR is referring to lies to the west, on the land which dissects the centre of the bid site FR120 at Gourdiepark. The Settlement Statement also identifies that Potterton has a limited number of services, such as a shop, post office and community hall, which require to be supported and strengthened through additional housing and employment opportunities. One of the key planning objectives for the settlement is for development to contribute to the overall sense of place.

One of the underpinning objectives of Scottish Planning Policy (SPP) is the creation of "successful, sustainable places", which can be achieved by successful placemaking principles through directing the "right development to the right place" as advocated within SPP. Paragraph 15 of SPP recognises that well-planned places promote well-being, a sense of identity and pride, and greater opportunities for social interaction. The outcome should be sustainable, well-designed places and homes that meet people's needs. Development should seek to utilise land next to settlements for a mix of uses (Paragraph 40). These principles are also to an extent echoed within the MIR, within the Policy Groups relating to 'Shaping Homes and Housing' and 'Shaping Places', which set out their intention to promote successful, sustainable places. The proposed residential-led, mixed-use development of the land subject to development Bid FR120 would make a significant contribution to the identified Planning Objectives of Potterton, as set out within the MIR.

The historic growth of the settlement has effectively resulted in a split community, with two polarised pockets of development to the east and west of the village. CHAP undertook a community consultation exercise with local residents in October 2018 to garner feedback from the community on the future growth of the settlement. Further details on the local response is provided below, however a key theme which came out of the consultation was Potterton's lack of identity and sense of place. It appears from feedback that the settlement has been split into two separate communities who presently have little opportunity for interaction. The lack of existing community facilities only serves to exacerbate this issue further. The proposed development site seeks to actively address this by creating a more cohesive, traditional village with significant opportunities for new community uses and services, which will cater for both new and existing residents. Additionally, the proposed realignment of the B999, which is currently seen as a barrier to the western edge of the community, would significantly improve the sense of place, creating an attractive new gateway approach to the village, as well as increased road safety and connectivity.

Indeed, it is pleasing that these qualities are recognised by Officers within their assessment of the bid, acknowledging that, ***“the development could provide significant material benefits to the settlement by way of identified opportunities and desirable planning outcomes”***. This clearly acknowledges that there are wider planning benefits attributable to the proposed western expansion of Potterton, which are inherently linked to SPP’s aims and aspirations of sustainable placemaking. It is worth noting that the sites identified as an Officer’s Preference for development within the next LDP (Ref: FR104 FR140 and FR141A), propose 272 units in the short term, yet offer nothing in the way of community facilities or services to help address the planning objectives for the settlement, which are focused on providing local employment needs, community facilities, services and improving the overall sense of place. The Officers’ preferences create additional housing sprawl to the north and south east of Potterton, with little thought for the existing community, identified settlement needs or wider placemaking aspirations contained within SPP and echoed within MIR chapters 6 and 7. On the basis that site FR120 will deliver ***“significant material benefits to the settlement”***, over and above the need for housing alone, it should be taken forward as a phased allocation within the next LDP as opposed to the Officers’ preferences identified within the MIR.

Aberdeenshire Council also advocate a master planned approach to major new land allocations which would certainly be adopted shortly after any allocation of this site. It would build upon the conceptual masterplan details submitted at the Bid stage, identifying how the proposed 435 units and mix of community uses and small scale retail/commercial development could be accommodate on site, as an appropriate expansion to the existing Potterton community. This is a tried and tested approach which has been successfully implemented on a number of allocated sites throughout Aberdeenshire over recent years.

The primary basis for not including FR120 as a preferred option for development appears to relate to Officers’ concerns over perceived landscape impacts created by developing to the land to the west of the settlement. Officers feel western development could have a detrimental impact on the *“sense of openness which defines land to the west of Potterton”*. However, there is no substantial evidence presented by Officers to back up these assertions and whilst the MIR Settlement Statement acknowledges recent development to the west of Potterton beyond the B999 at Gourdie Park, Officers fail to consider this in respect of existing landscape characteristics already established through existing housing to the west of the village.

My client’s appointed architect, Mackie Ramsay Taylor Architects, have prepared a supporting Landscape and Visual Impact Assessment (LVIA) which is attached as Appendix 1 and should be read in conjunction with this representation, the Development Bid for FR120, additional Bids FR121 &122 for Phases 1 and 2 of the development and the associated masterplan drawings which accompanied the Bids. The LVIA

evaluates the existing landscape character and visual relationship between the site and Potterton from a number of existing views towards the site and determines any associated landscape and visual impacts attributable to the proposed development. The LVIA identifies the site as falling within the “Coastal Agricultural Plain” as per the SNH Landscape Character Area Assessment, comprising a low lying sweep of exposed farmland in eastern Aberdeenshire characterised by gently undulating landform and a strong influence by the sea. Potterton itself sits within a bowl of land formed by the Blackdog Burn and given surrounding landform, topography and woodland belts, is largely concealed from view. The LVIA highlights that whilst the proposed development would be visible in close proximity to Potterton, beyond 800m the development is concealed from view by the topography of the surrounding area, and has no impediment to the views of important features such as the local Church Tower. Additionally, strategic landscaping will provide a visual buffer to the north, south and west around the perimeter of the site. The development will also be broken into smaller character areas, interspersed by landscaping, swales and water garden features, thus mitigating any impacts to neighbouring amenity or perceived “sprawl” as suggested by Officers. In summary and contrary to Officers’ perceptions, the LVIA categorically demonstrates that the development proposals associated with Bid Site FR120 fit comfortably with the surrounding landscape and existing built form.

The MIR suggests that proposed retail use may change the orientation of the village and could create road safety issues in crossing the B999. This is a misinterpretation of the facts. The proposal identifies a small area of circa 500 – 750m² for inclusion of a new neighbourhood retail/commercial parade centred within a realignment of the B999, offering a new gateway into the village. This could accommodate a mix of uses such as a small convenience shop, hairdressers, office space etc., which could offer significant opportunities to strengthen and improve the lack of facilities and services currently available in Potterton. This would address a key planning objective identified within the MIR Settlement Statement. As highlighted above and evidenced within the supporting Land Use Plan prepared by MRT Architects (Appendix 2) Potterton lacks existing services and retail provision and any real sense of place or identifiable village centre. To suggest that the orientation of the village would change is completely unfounded and strongly opposed. Furthermore, the realignment of the B999 is proposed to tackle existing road safety concerns identified by the community, slowing traffic on approach to the village and diverting it through the development site. This would create a much safer environment for pedestrians accessing the site from the east. There may also be scope to create a bus only access through the former route of the B999, again resulting in a much safer environment for sustainable modes of travel from the present situation.

The realignment of the B999 will offer an entirely new and welcoming approach to the village, greatly improving the current situation of properties to the east at Kirkhill Road backing onto the main road and perception that this forms a “defensible boundary”. This directly addresses a concern previously highlighted by the Reporter as part of the examination into the 2017 LDP. Similar could be said for properties on Denvie Road backing onto undeveloped land to the north east of the village, yet that has not prevented sites FR140 and FR141A being identified as Officers’ preferences.

As highlighted above, CHAP Homes undertook a public consultation event with the local community to present their proposals as submitted within the Development Bids for the site and were keen to engage with residents to get their views and feedback in relation to any potential expansion of the settlement. As with any consultation relating to the prospect of building new homes in an established community, the plans were met with a mixed response, with feedback provided both for and against the proposed development. In addition to the comments on Potterton’s lack of identity and sense of place, which have been discussed above, two other key themes came through regarding the need for a new school and road safety concerns over the B999.

Regarding the school, it is recognised that Balmedie Primary School serves as the catchment primary school for Potterton. The existing 2017 LDP settlement statement for Balmedie identifies that contributions from all development will be required for a new primary school within the catchment area. It is therefore disappointing that the MIR has failed to provide further clarity on this or indeed identify a site for a new school, instead merely acknowledging “difficulties” in finding a new site for a school within Balmedie. Land has been reserved as part of Site FR120 to provide a mix of community uses and is of a sufficient size to accommodate a new primary school. The site is directly adjacent to the existing settlement boundary and existing public transport network, thus providing an ideal site for a new primary school. If the site was not preferred by the Council for a school, then appropriate contributions toward education would be provided through developer obligations as part of the phased delivery of the site. The reserved land for the school site would revert to an alternative mix of uses catered to the community, which would address feedback from existing residents that there was a lack of such facilities in the settlement.

As has been discussed, the proposed realignment of the B999 through the FR120 site would directly tackle existing road safety and transportation concerns, through associated traffic calming measures, reduced vehicle speeds and facilitating much safer crossing opportunities and reduced conflict between pedestrians and vehicles. Furthermore, the completion of dualling of the A90 between Balmedie to Tipperty and the recent opening of the AWPR offers a much improved and direct route north and south of the City. This will have undoubtedly reduced vehicle movements on the B999.

Whilst a number of respondents were totally opposed to any housing in Potterton, others recognised the need for additional homes and wished to see smaller properties, flats and homes catered to elderly people provided within the development. As identified within the masterplan drawings attached to the Development Bid, the development would comprise a diverse mix of detached, semi-detached and terraced housetypes ranging from 2 – 5 bedroom homes, as well as 1-3 bedroom flats. There would also be provision made for a number of bungalows and/or self-contained ground floor only accommodation, which are popular with the downsizer market. Approximately 108 homes (25% of the site) will be provided as affordable housing in line with SPP and LDP Policies.

It is acknowledged that the site lies within the Greenbelt, which effectively wraps around the entire settlement of Potterton. The Greenbelt around Aberdeen City functions as a landscape buffer to protect the setting of the City and surrounding countryside from inappropriate, unplanned development. It should not however be viewed as a barrier to development. As identified by SPP, in developing the spatial strategy, planning authorities should identify the most sustainable locations for longer-term development and, where necessary, review the boundaries of any Greenbelt designations. The MIR settlement strategy for Potterton has identified a need for growth, with preferred land for 272 homes identified in the short term and a further 155 homes reserved for future growth. This land is also contained within the Greenbelt, thereby highlighting Officer's intention to review the Greenbelt Status around Potterton to accommodate new growth. The Greenbelt should not therefore be deemed a constraint to allocating the FR120 site.

Development to the west of Potterton should be favoured, as it creates a cohesive growth plan for the village and would deliver significant benefits to the existing and proposed residents. Whilst utilising Greenbelt land, it would create less impact in landscape terms than the sites preferred by Officers, which would result in a continued sprawl of housing to the north and south east of the settlement, with little consideration paid to identified planning objectives for Potterton.

In summary, Site FR120 to the west of Potterton should be preferred for development over those currently identified to the north and south east of the settlement. The land to the west of Potterton sits immediately adjacent to the settlement boundary and provides significant opportunities to create a sustainable mixed community through the provision of a sympathetic extension to the settlement, with provision for a range of community facilities and services to strengthen the settlement and directly address key planning objectives for Potterton. The proposal would tackle identified road safety issues at the B999, by re-routing it through the development, resulting in direct traffic calming measures, as well as welcoming new gateway into the village with linkages to the wider community. The preferred options for development offer little to strengthen the sense of place or character of the village, other than 272 additional houses with no additional services or attempts to resolve wider education capacity issues. Accordingly, Site FR120 should be preferred for an appropriately phased development.

APPENDIX 1

Landscape and Visual Impact Assessment
Mixed Use Development
Potterton,
Aberdeenshire

Prepared by
Mackie Ramsay Taylor Architects



February 2019

1.0 Introduction

This Landscape & Visual Impact Assessment assesses proposals included within bids for the Aberdeenshire Local Development Plan 2021 and should be read in conjunction with the Bid drawings prepared by Mackie Ramsay Taylor Architects.

1.1 Definition of Study area

The study area shown on Figure 1.1 was identified following site visits and a desk-top study of mapping information which we were asked to assess and provide a commentary on the impact of the proposed development on the landscape of the surrounding area.

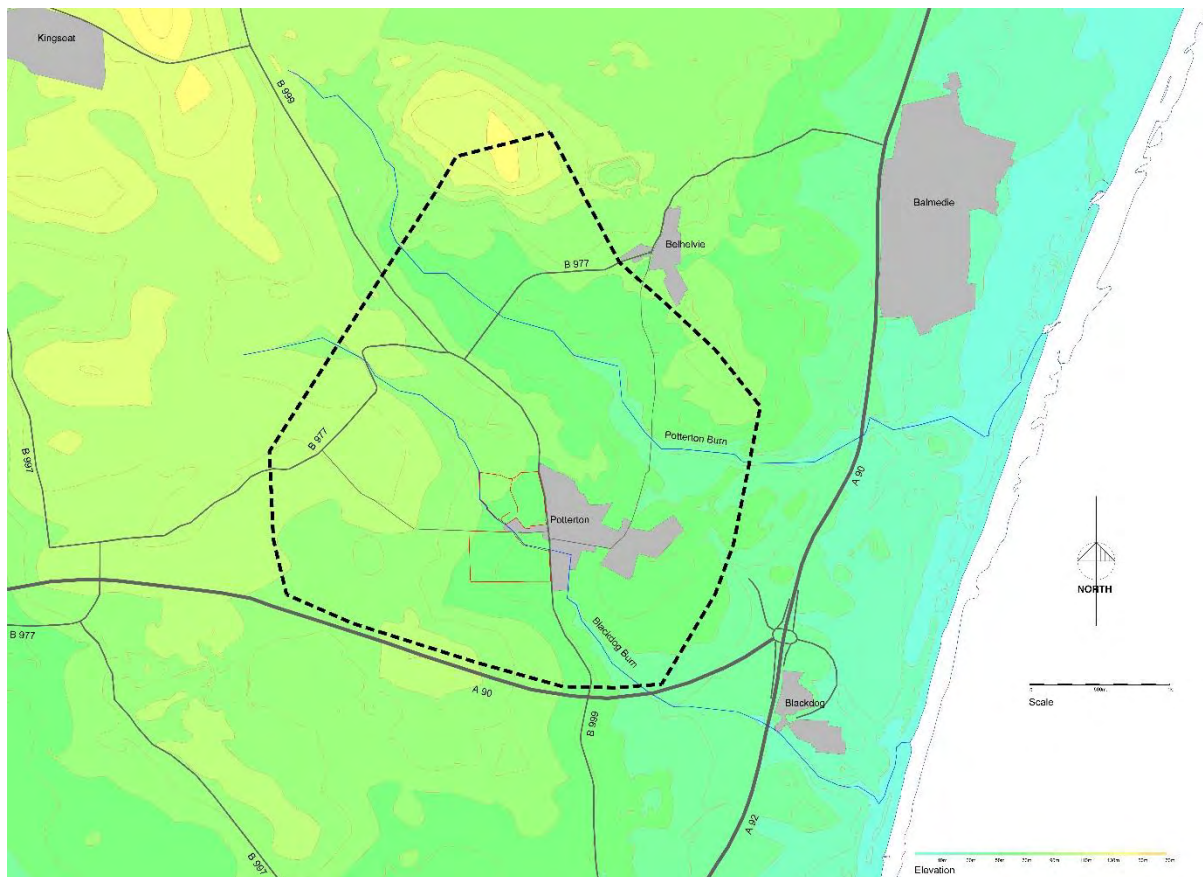


Figure 1.1 – Study Area & Site – Appendix 1

1.2 Methodology

A desk-based and physical assessment was undertaken to define landscape character, to identify landscape designations and relevant government policy, to determine the general extent of visibility, and to identify a representative range of potential viewpoints, and routes for sequential views, from which to carry out the visual impact assessment. 5 viewpoints were identified within the study area. (See figure 2.3).

1.3 Objectives of the LVIA

The key objectives of the Landscape & Visual Impact Assessment are to:

- Establish existing baseline conditions:
 - Identify and evaluate the existing landscape within the site and wider study area.
 - Identify existing views, visual relationships both from within the site and towards the area of development.

- Identify potential effects:
 - Identify the main sources of landscape & visual effects attributable to the proposed development.
 - Determine the likely effects upon landscape and visual resources and evaluate their significance.

2.0 Site Details & Landscape Setting

The site is located to the west of the existing settlement of Potterton. It is currently used as arable farmland. The combined sites measure 32.5 hectares and are divided into a northern and a southern section. The northern section measures 14.6 ha and slopes gently towards the Blackdog Burn that runs to the South West boundary. The southern section measures 17.9 ha and whilst generally flatter slopes slightly to the South East Boundary. The site areas are surrounded in different directions as follows :-

Northern Sites

- West – Farmland on rising ground with several visible farmsteads and associated buildings
- North – A linear grouping of dwellings with a Small Hill with wooded slope beyond
- East – The settlement of Potterton.
- South – Gourdie Park Housing Development and earlier late 20th century dwelling houses, all part of the settlement of Potterton.

Southern Site

- West – Farmland on rising ground with several visible farmsteads and associated buildings
- North – Gourdie Park Housing Development and earlier late 20th century dwelling houses, all part of the settlement of Potterton.
- East – The settlement of Potterton.
- South – Semi-mature coniferous wooded plantation and ponds with further arable land beyond on rising ground.

2.1 Planning Context

The site is zoned Green Belt in the 2017 Local Development Plan. The purpose of the site bid from Chap Homes is to have the site zoned for Mixed Uses as part of the settlement of Potterton.

2.2 Landscape Character Types

The Scottish Natural Heritage Landscape Character Assessment of the area (2019) identifies the study area north of the AWPR and west of the Blackdog to Tipperty Section of the A90 as “Coastal Agricultural Plain – Aberdeenshire”

“The Coastal Agricultural Plain is an extensive Landscape Character Type comprising a low lying and often very open sweep of exposed farmland in eastern Aberdeenshire where the influence of the sea is particularly strong. It is characterised by its gently undulating landform, relatively large scale, extensive mosses and the influence of development including transmission masts, electricity transmission lines, the A90 and A953, and the gas terminal at St Fergus on its eastern edge. The transition between the Beaches Dunes and Links Landscape Character Type in the east and the hinterland formed by this landscape is very gradual.”

In the particular study area around Potterton, the existing settlement has grown on the ridge of land between the Potterton and Blackdog burns. Largely situated on the North Eastern valley side created by the Blackdog burn. It generally faces towards a rising plateau of farmland to the South west, taking advantage of sunshine from this direction. It is largely protected from the sea immediately to the east

by the higher ground of the valley side to the east of the Potterton Burn. This eastern flank of the settlement is also protected by some areas of dense deciduous woodland and some small low-lying hills. In places the settlement has crested the ridge between the two valleys, but in these areas wider visual impact is mitigated by woodland belts. To the south of the study area is a ridge of higher ground with several single width tree belts run along its length making a noticeable landscape feature. Just behind these tree belts, the newly formed AWPR has been cut through the existing landscape. To the north of the study area sits a partially wooded ridge of higher ground. Potterton in effect sits largely within one half of a bowl of land formed by the Blackdog burn. The result is that beyond the immediate area around Potterton the settlement is largely concealed from view.



Landscape Context Photos - Clockwise from Top:- Potterton Church Tower provides a focal point in the landscape, its positioning on a rise makes it visible from many viewpoints in the surrounding landscape; Offshore Wind Turbines provide an imposing backdrop to Potterton when viewed from the rising farmland to the west. Belhelvie quarry is visible to the North East from the farmland to the south-west of Potterton; Overhill to the North overlooks the farmland to the west of Potterton.

2.3 Views & Visibility



View 1 – From Minor Road to West



View 2 From B999 to South



View 3 – From Farm Track to West



View 4 – From Farm Track to South West



View 5 - From Farm Track below Overhill Farm

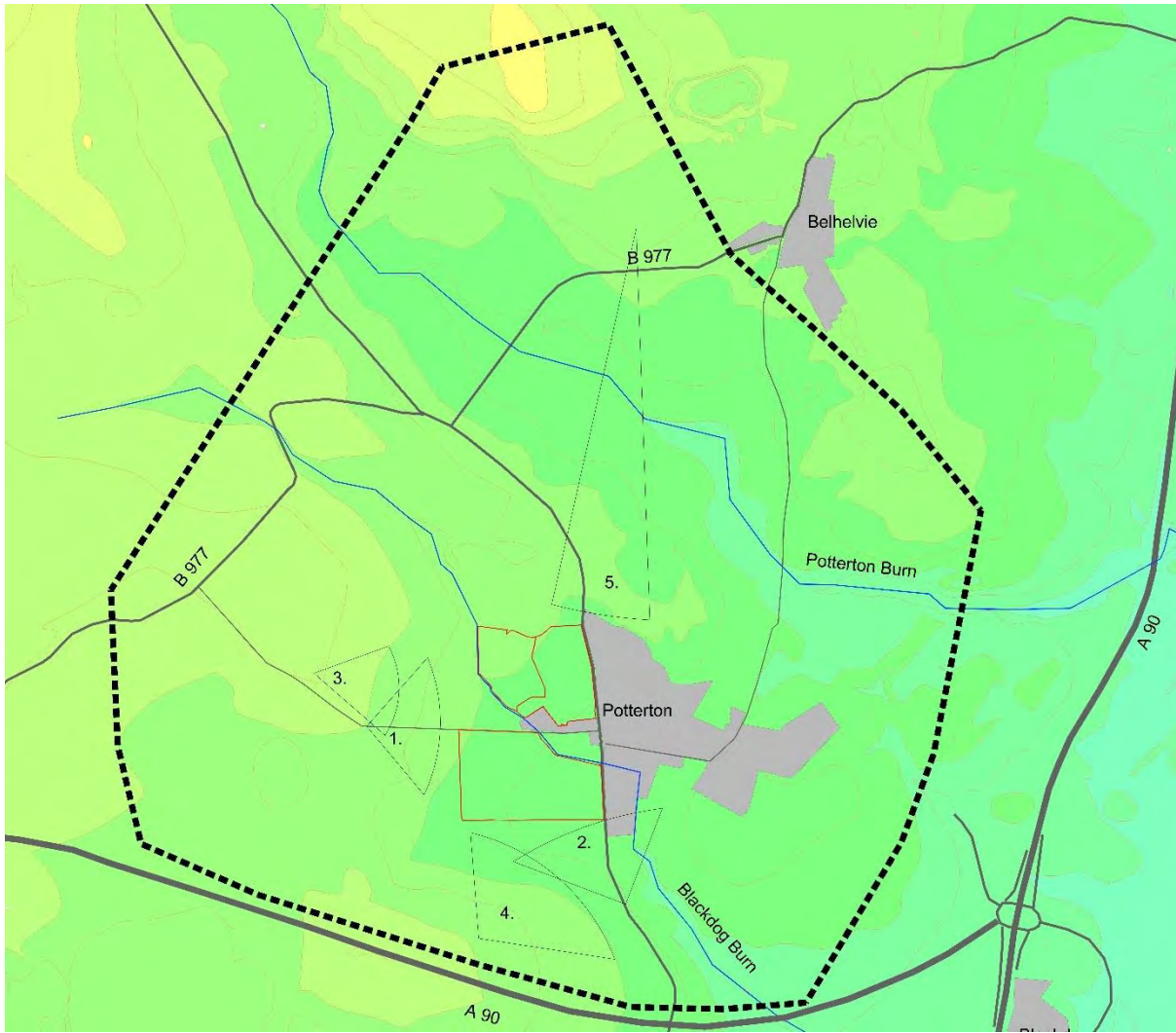


Figure 2.3 Viewpoints (Appendix 3)

3.0 Main Areas of Visibility

Taking into account the footprint of the proposed development along with the existing topography, landscape features and built form, a plan highlighting areas of visibility within the study area has been prepared (Fig. 3.0 - Drawing No. L(94)02), which includes the following main areas:

- Rising Farmland to the west.
- Rising Farmland to the south and approach on B999.
- Potterton to the East.
- Overhill to the north.
- Unnamed hill with mast to North East

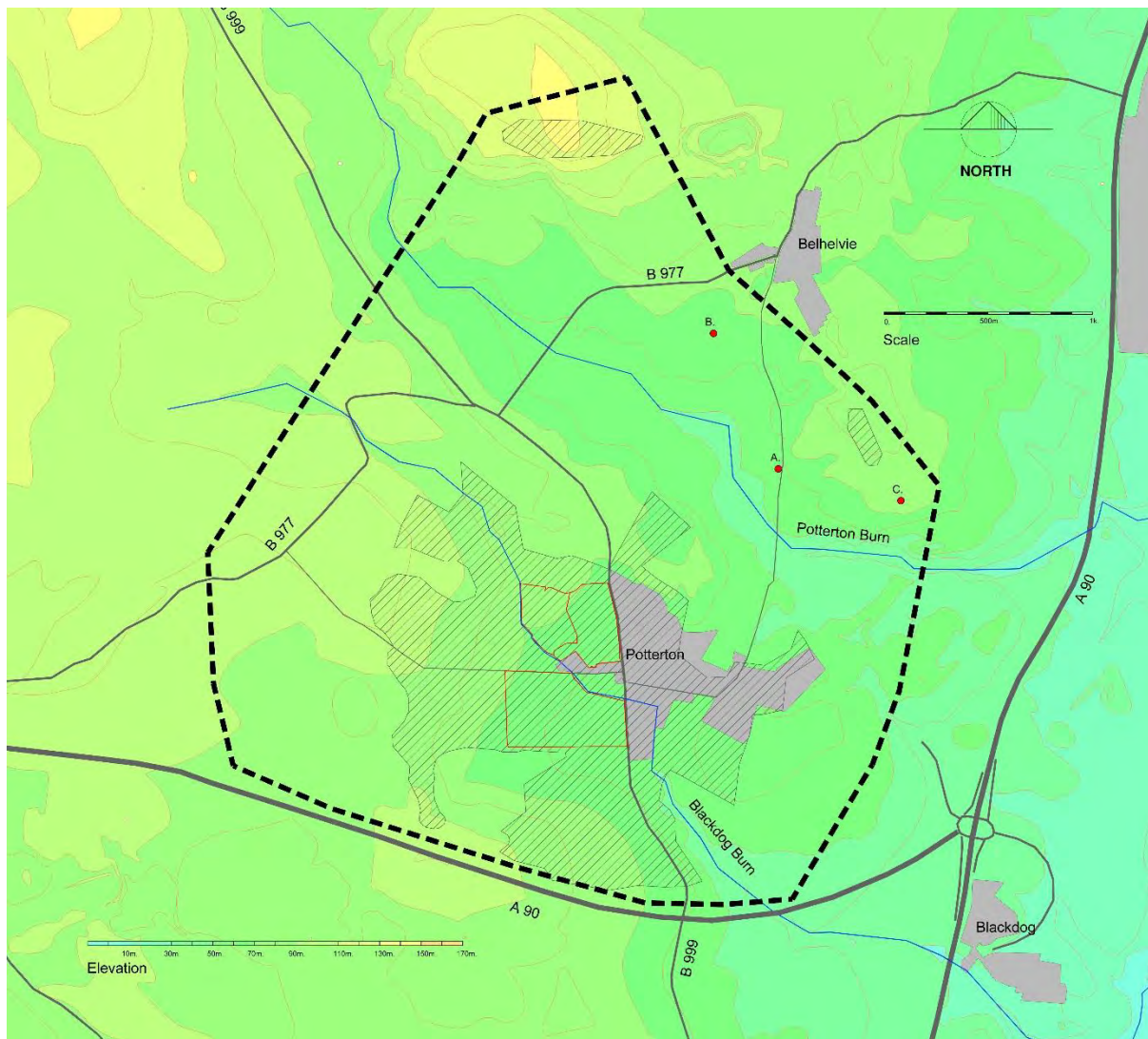


Fig. 3.0 Visual Impact Study – Areas of visibility. (Appendix 2)

Points of Interest

- A. Cairn - Scheduled Monument
- B. Belhelvie Lodge - Grade B Listed
- C. The Temple Stones - Scheduled Monument

No other Listed Buildings, Scheduled Monuments, SSIs or other historic or natural heritage designations within Study area.

4.0 Identification of Potential Effects & Design Justification

The potential visual effects of the proposed development, viewed from the key areas identified within the study area is an increase in the perception of the level of development when in close proximity to Potterton. However beyond 800m (0.5 miles) from the development (apart from when viewed from the two identified nearby hill-tops, where nearly the whole of Potterton becomes visible) the development is concealed from view by the topography of the surrounding area. Importantly the proposed development is not visible from any other nearby settlement, is not set on high ground or the crest of a ridgeline and does not impede the view of an important feature such as Potterton's Church Tower.

Views towards the development are more prominent from the rising ground to the west. In this direction there are few receptors for the views. The area is largely farmland and is very lightly inhabited by isolated farmsteads and houses. No major roads or communication routes pass through this area of visibility.

In mitigation all edges of the proposed development will be heavily buffered by landscaped strips to a minimum width of 10 metres. It is proposed to break up the areas of development into smaller character areas, with landscaping between. This will reduce the perception of "sprawl" that has been raised in the draft main issues report. Different but overlapping material palettes in each character area will also enhance the sense of place of each part of the development

It is not envisaged that there will be any significant detrimental residual effects on the landscape, caused by the development, there should be no tree removal and the existing hedgerow and stone dyke running through the northern part of the site is to be largely retained.

The residual effects on the nearby neighbouring properties would be mitigated by the landscape buffers indicated on the submitted plans.

4.1 Photomontage Study – Views towards site

Appendices 4-6 show photo montage views of the 3 different bid sites proposed by Chap Homes.

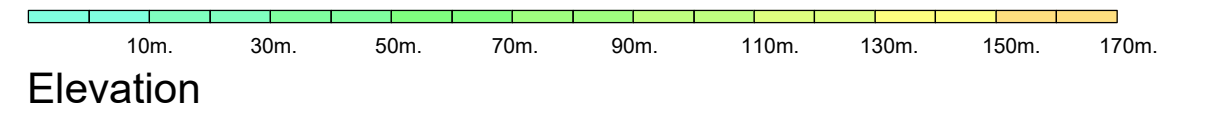
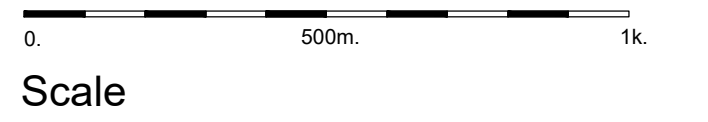
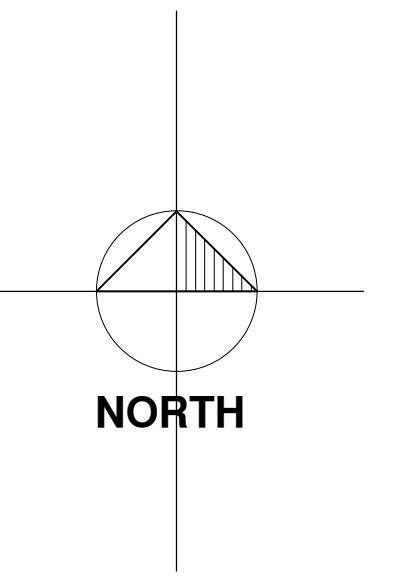
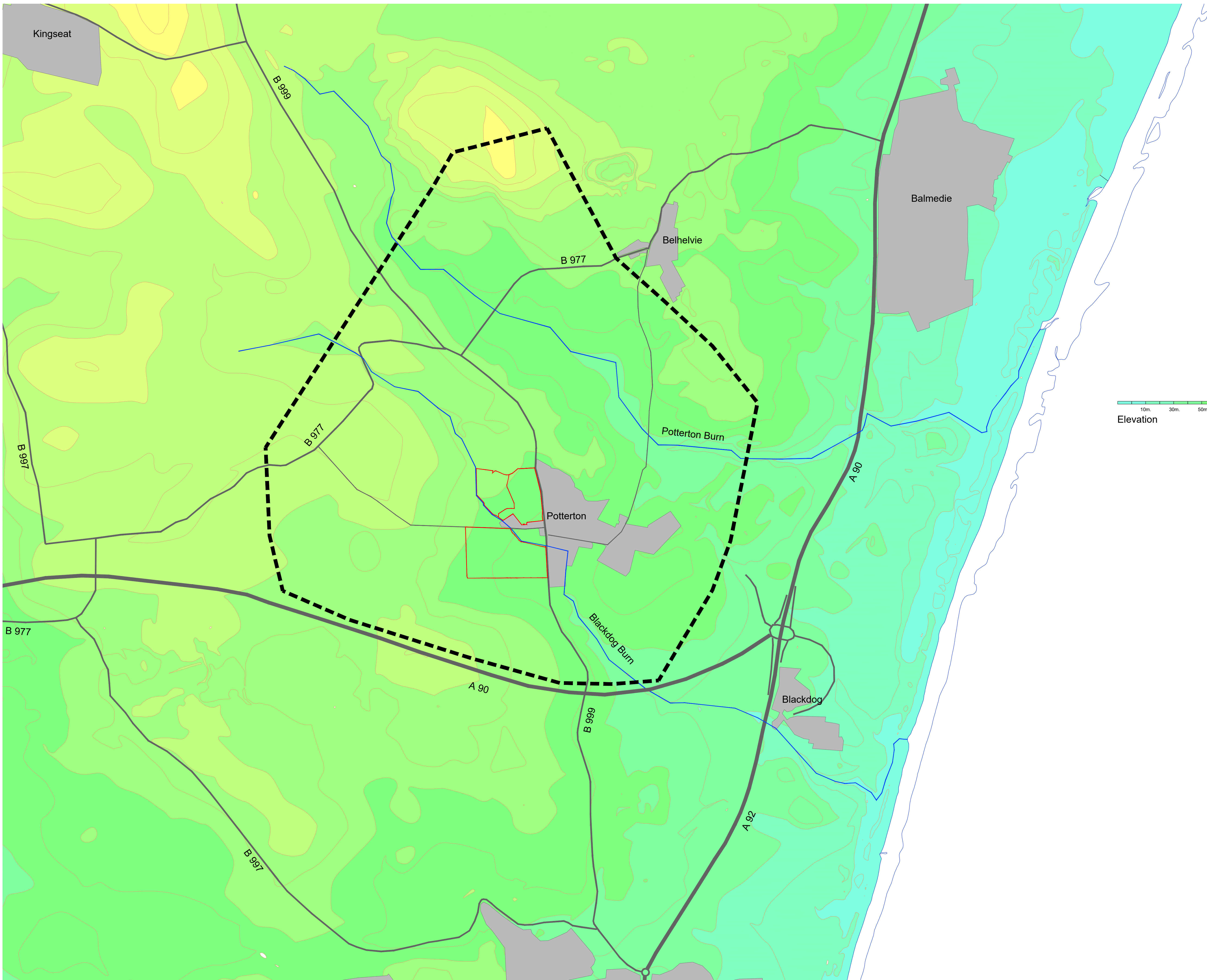
Montages have been prepared for Views 1-4 only as no development is visible in View 5.

5.0 Conclusion

- The information provided within the LVIA demonstrate that the proposals fit comfortably within the surrounding landscape and built form.
- The development lies within the Aberdeenshire coastal agricultural plain and given the particular topography of the local area is suitably buffered from and to the surrounding landscape features.

- Appendix 1 – Drawing L(94)01 – Study Area**
- Appendix 2- Drawing L(94)02 – Areas of Visibility**
- Appendix 3 - Drawing L(94)03 – View points**
- Appendix 4 – Drawings L(94)11 – Photo-montage Bid Site B**
- Appendix 5 – Drawing L(94)12 – Photo-montage Bid Site C**
- Appendix 6 – Drawing L(94)13 – Photo-montage Bid Site A**

Appendices 1-6



Rev	Description	Date
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Project
**PROPOSED MIXED USE
 DEVELOPMENT
 FOR CHAP HOMES**
 Potterton, Aberdeenshire

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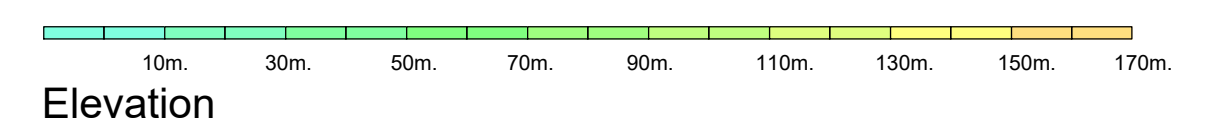
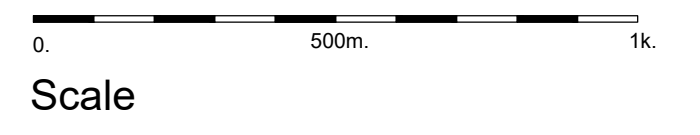
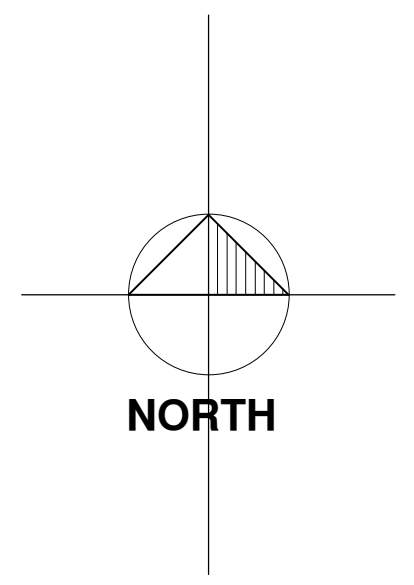
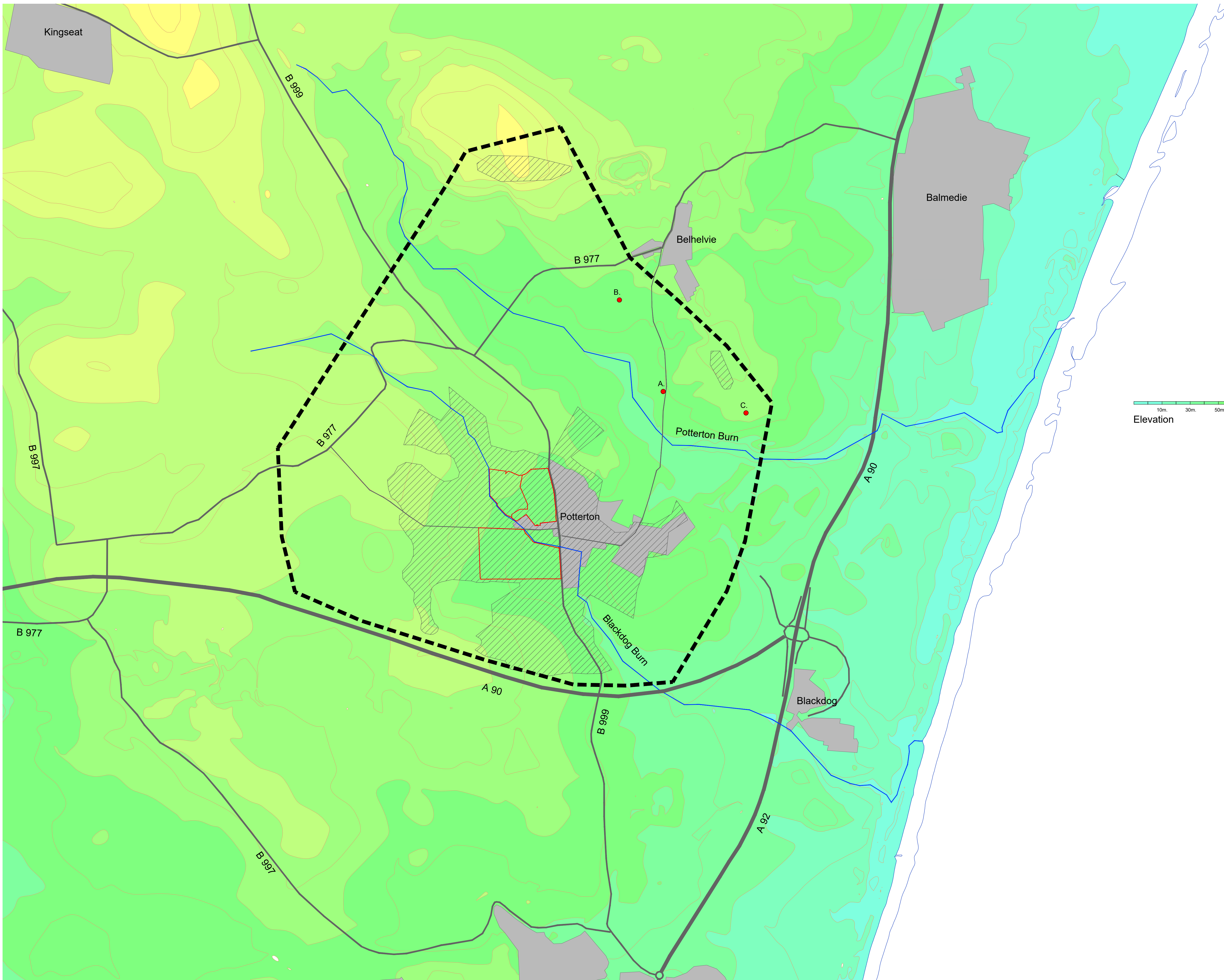
Status
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Date
 Feb 2019

Drawn By

Project No.
 2109

Drawing No.
 L(94)01



- Points of Interest ●
- A. Cairn - Scheduled Monument
 - B. Belhelvie Lodge - Grade B Listed
 - C. The Temple Stones - Scheduled Monument
- No other Listed Buildings, Scheduled Monuments, SSIs or other historic or natural heritage designations within Study area.

Rev	Description	Date



Project
PROPOSED MIXED USE DEVELOPMENT FOR CHAP HOMES
 Potterton, Aberdeenshire

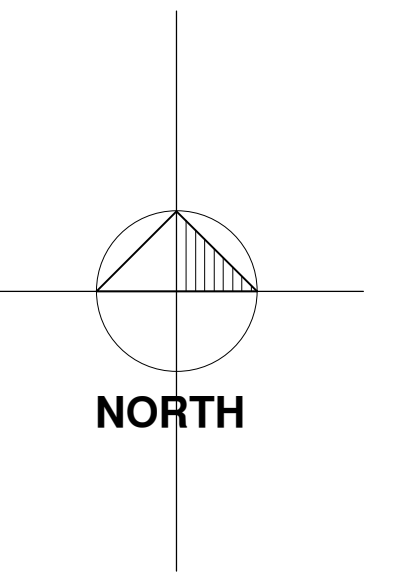
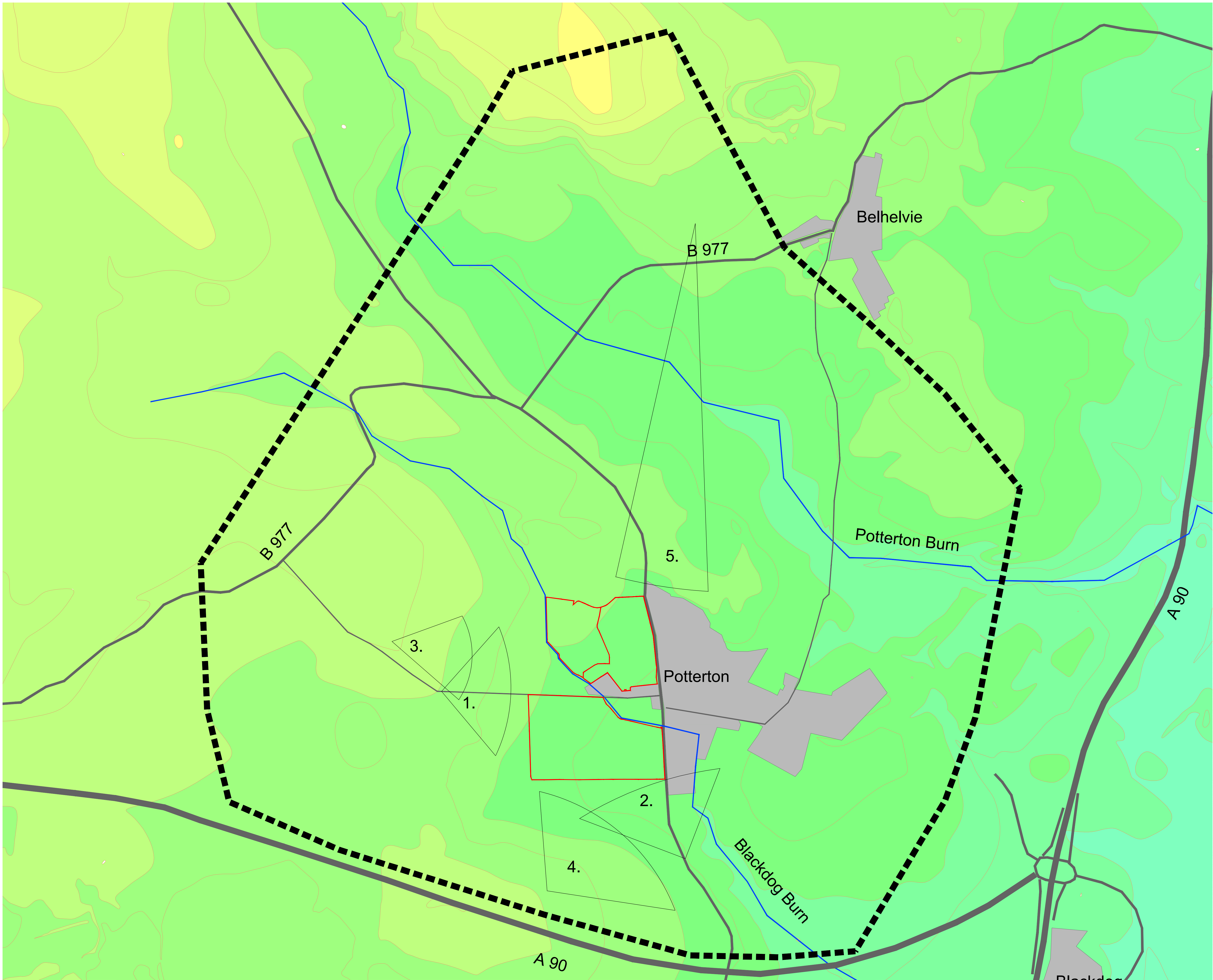
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VISUAL IMPACT PLAN

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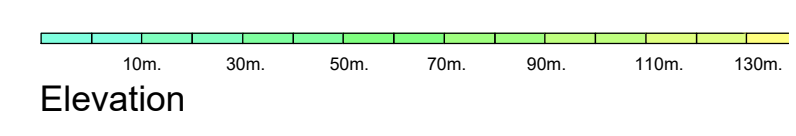
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Date **Feb 2019** Drawn By **[Redacted]**

Project No. 2109	Drawing No. L(94)02
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Scale



Elevation

Rev	Description	Date



Project
**PROPOSED MIXED USE
 DEVELOPMENT
 FOR CHAP HOMES**
 Potterton, Aberdeenshire

Drawing
 VIEWS

Scale 1:15000@A3

Status INFO

Date Feb 2019

Drawn By

Project No. 2109	Drawing No. L(94)03
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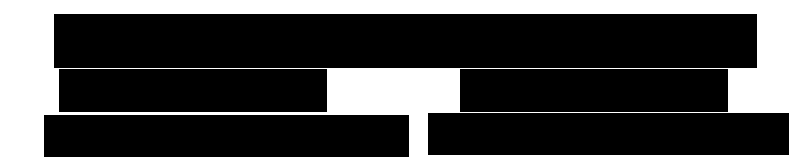
Viewpoint 1



Viewpoint 2

■ Bid Site B

Rev	Description	Date
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Project
**PROPOSED MIXED USE
 DEVELOPMENT
 FOR CHAP HOMES**
 Potterton, Aberdeenshire

Drawing
**PHOTO MONTAGE VIEWS
 (Bid Site B - Sheet 1/2)**

Scale: nts

Status: INFO

Date: Feb 2019 Drawn By: [Redacted]

Project No. 2109	Drawing No. L(94)21
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Viewpoint 4

Bid Site B



Viewpoint 3

Rev	Description	Date



[Redacted]
[Redacted]

Project
**PROPOSED MIXED USE
DEVELOPMENT
FOR CHAP HOMES**
Potterton, Aberdeenshire

Drawing
PHOTO MONTAGE VIEWS
(Bid Site B - Sheet 2/2)

Scale: nts

Status: INFO

Date: Feb 2019 Drawn By: [Redacted]

Project No. 2109	Drawing No. L(94)22
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Viewpoint 1



Viewpoint 2

- Bid Site - West - Ph2
- Bid Site - East - Ph1

Rev	Description	Date
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Project
PROPOSED MIXED USE DEVELOPMENT FOR CHAP HOMES
 Potterton, Aberdeenshire

Drawing
PHOTO MONTAGE VIEWS (Bid Site C Sheet 1/2)

Scale	nts		
Status	INFO		
Date	Feb 2019	Drawn By	[Redacted]
Project No.	2109	Drawing No.	L(94)23



Viewpoint 4



Viewpoint 3

- Bid Site - West - Ph2
- Bid Site - East - Ph1

Rev	Description	Date
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Project
**PROPOSED MIXED USE
 DEVELOPMENT
 FOR CHAP HOMES**
 Potterton, Aberdeenshire

Drawing
 PHOTO MONTAGE VIEWS
 (Bid Site C Sheet 2/2)

Scale	nts		
Status	INFO		
Date	Feb 2019	Drawn By	
Project No.	2109	Drawing No.	L(94)24



Viewpoint 1



Viewpoint 1 (continued)

- Bid Site - South Reserve Phase
- Bid Site - North Ph 2
- Bid Site - North Ph 1

Rev	Description	Date
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Project
**PROPOSED MIXED USE
 DEVELOPMENT
 FOR CHAP HOMES**
 Potterton, Aberdeenshire

Drawing
PHOTO MONTAGE VIEWS
 (Bid Site A - Sheet 1/3)

Scale **nts**

Status **INFO**

Date **Feb 2019** Drawn By **[Redacted]**

Project No. 2109	Drawing No. L(94)25
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Viewpoint 2



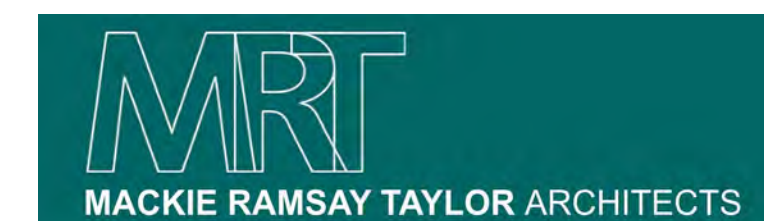
Viewpoint 3

- Bid Site - South Reserve Phase
- Bid Site - North Ph 2
- Bid Site - North Ph 1



Viewpoint 3 (continued)

Rev	Description	Date
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Project
**PROPOSED MIXED USE
 DEVELOPMENT
 FOR CHAP HOMES**
 Potterton, Aberdeenshire

Drawing
PHOTO MONTAGE VIEWS
 (Bid Site A - Sheet 2/3)

Scale
 nts

Status
 INFO

Date
 Feb 2019

Drawn By

Project No.
 2109

Drawing No.
 L(94)26



Viewpoint 4



Viewpoint 4 (continued)

- Bid Site - South Reserve Phase
- Bid Site - North Ph 2
- Bid Site - North Ph 1

Rev	Description	Date
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Project
**PROPOSED MIXED USE
 DEVELOPMENT
 FOR CHAP HOMES**
 Potterton, Aberdeenshire

Drawing
**PHOTO MONTAGE VIEWS
 (Bid Site A - Sheet 3/3)**

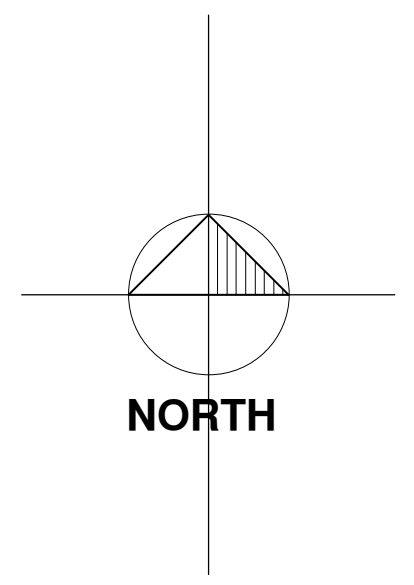
Scale **nts**

Status **INFO**

Date **Feb 2019** Drawn By

Project No. 2109	Drawing No. L(94)27
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APPENDIX 2



- Housing
- Shop & Post Office
- Storage & Distribution
- Church
- Community Centre
- Public House
- Car Sales Centre
- Sports & Recreation

Rev	Description	Date



Project
PROPOSED MIXED USE DEVELOPMENT FOR CHAP HOMES
 Potterton, Aberdeenshire

Drawing
LAND USE PLAN

Scale
1:2000@A1

Status
INFO

Date
Feb 2019

Drawn By
 [Redacted]

Project No.
2109

Drawing No.
L(94)04

For internal use only

Aberdeenshire Local Development Plan 2021: Main Issues Report 2019 **Main Issues Report Response Form**

Important Information: Please Read

The Main Issues Report (MIR) is a key stage in preparing the Aberdeenshire Local Development Plan 2021 (LDP 2021). The MIR sets out options for how the LDP 2021 could be improved both in terms of the policies that Aberdeenshire Council will use to determine planning applications as well as identifying land allocations for development. The MIR has been published along with a Monitoring Report and Interim Environmental Report of the Strategic Environmental Assessment. These, along with other supporting documents are available at: <https://www.aberdeenshire.gov.uk/planning/plans-and-policies/ldp-2021/main-issues-report/>.

Comments are sought on the MIR and Interim Environmental Report, or indeed any other matter that you feel that we need to consider, by 5pm on Monday, 8 April 2019. Responses can be emailed to us at ldp@aberdeenshire.gov.uk or received via post, Planning Policy Team, Infrastructure Services, Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen, AB16 5GB.

Please note that in order for comments to be considered as valid you must include your contact details.

We will use these details to confirm receipt of your comments and to seek clarification or request further information as required. Should you have any concerns regarding the holding of such information please contact ldp@aberdeenshire.gov.uk. Anonymous comments will not be considered as part of the consultation process. Petitions will only be noted in the name of the person submitting the document.

All comments received will be carefully assessed and will be used to inform the preparation of the Proposed Aberdeenshire Local Development Plan. There will be a further opportunity to comment on the Proposed Plan when it is published in December 2019.

Name	[REDACTED]
Organisation (optional)	Ryden LLP
On behalf of (if relevant)	CHAP Group (Aberdeen) Limited
Address	[REDACTED]
Postcode	[REDACTED]
Telephone (optional)	[REDACTED]
E-mail (optional)	[REDACTED]

Doing things digitally is our preference. Tick the box if you are <u>not</u> happy to receive correspondence via email:	<input type="checkbox"/>
Tick the box if you would like to subscribe to the Aberdeenshire LDP eNewsletter:	<input checked="" type="checkbox"/>

Fair processing notice

<p>Please tick to confirm your agreement to the following statements: <input checked="" type="checkbox"/></p> <p>By submitting a response to the consultation, I agree that Aberdeenshire Council can use the information provided in this form, including my personal data, as part of the review of the Aberdeenshire Local Development Plan. This will include consultation on the Main Issues Report (including any subsequent Proposed Plan).</p> <p>I also agree that following the end of the consultation, i.e. after 8 April 2019, my name and respondent identification number (provided to you by Aberdeenshire Council on receipt of your submission) can be published alongside a copy of my completed response on the Main Issues Report website (contact details and information that is deemed commercially sensitive will not be made available to the public).</p>
<p>The data controller for this information is Aberdeenshire Council. The data on the form will be used to inform a public debate of the issues and choices presented in the Main Issues Report of the Aberdeenshire Local Development Plan 2021. It will inform the content of the Proposed Aberdeenshire Local Development Plan.</p> <p>Aberdeenshire Council will only keep your personal data for as long as is needed. Aberdeenshire Council will retain your response and personal data for a retention period of 5 years from the date upon which it was collected. After 5 years Aberdeenshire Council will review whether it is necessary to continue to retain your information for a longer period. A redacted copy of your submission will be retained for 5 years beyond the life of the Local Development Plan 2021, possibly until 2037</p> <p>Your Data, Your Rights</p> <p>You have got legal rights about the way Aberdeenshire Council handles and uses your data, which include the right to ask for a copy of it, and to ask us to stop doing something with your data.</p> <p>If you are unhappy with the way that Aberdeenshire Council or the Joint Data Controllers have processed your personal data then you do have the right to complain to the Information Commissioner's Officer, but you should raise the issue with the Data Protection Officers first. The Data Protection Officers can be contacted by writing to:</p> <ul style="list-style-type: none">▪ [REDACTED], Data Protection Officer, Aberdeenshire Council, Business Services, Town House, 34 Low Street, Banff, AB45 1AY
<p>If you have difficulty understanding this document and require a translation, or you need help reading this document (for example if you need it in a different format or in another language), please phone us on 01467 536230.</p>

Which document(s) are you commenting on?	Main Issues Report	<input checked="" type="checkbox"/>
	Draft Proposed Aberdeenshire Local Development Plan	<input type="checkbox"/>
	Strategic Environmental Assessment Interim Environmental Assessment	<input type="checkbox"/>
	Other	<input type="checkbox"/>

Your comments

Representations to the Main Issues Report on behalf of CHAP Group (Aberdeen) Ltd in relation to Site Ref; FR121, Land North of Gourdie Park (Site B), Potterton

On behalf of CHAP Group (Aberdeen) Ltd, objection is taken to the failure of the Main Issues Report (MIR) to identify Site Reference FR121, land to the North of Gourdie Park (Site B), Potterton as a preferred option for residential development within the next LDP.

This representation requires to be read in the context of the related Development Bid submitted for the land at the pre-MIR stage. Site B (Bid Ref FR121) encompasses a land parcel of approximately 8.32ha to the west of Potterton and the B999 and to the north of existing residential development at Gourdie Park. It was submitted as a development option proposing approximately 109 homes, community facilities and circa 500 – 750m² of neighbourhood retail use to be delivered in the first LDP Plan period (2021-2026). It forms part of a related and overarching bid (FR120) for two larger land parcels to the north and east of Gourdie Park, for a sympathetic western expansion of Potterton. A Masterplan / Phasing Plan illustrating how the development could be delivered through the next Local Development Plan (LDP), was also provided with the Development Bid and should therefore be read in conjunction with this representation. A further related bid for site C (FR122) was also submitted for the land to the west, seeking allocation for an alternative delivery option.

It is respectfully requested that this site should be allocated for development in the proposed Aberdeenshire Local Development Plan 2021 (LDP). The Development Bid and this associated representation demonstrate the capability of the site to accommodate a modest expansion of the settlement in the short term, to address the housing requirements as set by the Strategic Development Plan.

At the outset, it is important to highlight concern at the failure of the MIR to provide any clarity on the scale of housing land release to be accommodated in Potterton and other settlements in order to satisfy the housing allowances as set out by the Proposed Strategic Development Plan (SDP) published in August

2018. In the absence of such information, one must assume that sites for around 427 homes require to be identified in Potterton, as the MIR sets out a number of sites adjacent to the settlement preferred by Officers for development. These are located on land to the north east and south east of the settlement. Of these, 272 homes have been identified to come forward through the next LDP, with the remainder 'Reserved' for subsequent release through a future LDP Review. However, there remains a real lack of clarity on whether this provides an accurate reflection of the level of housing required for Potterton as set by the SDP.

The Proposed SDP allowance for the Aberdeenshire part of the Aberdeen Housing Market Area (AHMA) is 8,158 homes for the period 2020 – 2040, with 2,500 homes to be allocated within the period 2020-2032. Potterton benefits from a prime location on the outskirts of Aberdeen, situated within the Aberdeen to Peterhead Strategic Growth Corridor. The Proposed SDP highlights this corridor as having important strategic assets associated with the Energetica Corridor, a high environmental quality and significant potential for development. The focus for this Strategic Growth Area is on developing and diversifying the economy with a strong focus on the quality of development and placemaking. Potterton also offers excellent access to strategic transport links to the north and south, located approximately 2km from the major AWPR junction at Blackdog and approximately 4km from the Parkhill (Goval) Junction to the north of Dyce. Furthermore, the site benefits from direct access to existing employment opportunities and amenities associated with Bridge of Don Retail Park and Denmore Industrial Estate. These lie approximately 3km to the south via the B999, thereby negating the need for traffic associated with the proposed site having to negotiate east through Potterton. The proposed land to the West of Potterton, subject to the development bids outlined above offers the potential to capitalise on its strategic position and secure delivery of much needed housing allowances. The site does not form part of an existing strategic allocation, is free from constraints and could therefore be delivered in the short term, in line with the next LDP timescales.

Furthermore, my client wishes to reiterate their general concern in relation to the SDPA's methodology and calculation of the Housing Supply Target (HST), Housing Land Requirement (HLR) and Housing Allowances which direct respective LDPs to allocate land in accordance to. These concerns have been set out clearly by Homes for Scotland (HFS) in response to the recent consultation into the Proposed SDP. In summary, issue is taken with the proposed use of the Modified Principle Growth Scenario, which is felt does not reflect a suitably aspiring plan for growth over the next SDP Period. In that respect, the High Growth Scenario, as identified within the Housing Needs and Demand Assessment is favoured. This provides a much more ambitious plan for growth for the City and Shire, directing LDPs to allocate significantly more homes across the Region to drive the delivery of much needed housing. HFS have provided a response on behalf of their Member housebuilders, reinforcing this issue in respect of Aberdeenshire Council's MIR and this should be read in conjunction with this representation.

The MIR Settlement Statement in respect of Potterton acknowledges the settlement was originally located along Manse Road and that historically, the centre of the village is defined by a number of areas of open space and a traditional granite church. The settlement has grown over the 20th century through the addition of two large separate pockets of housing, concentrated to the east and west of the geographical village centre. It also highlights that recent development has been undertaken to the 'East' of the B999. This appears to be a misprint as the development the MIR is referring to lies to the west, on the land which runs parallel to the southern boundary of the Bid site (FR121) at Gourdiepark. The Settlement Statement also identifies that Potterton has a limited number of services, such as a shop, post office and community hall, which require to be supported and strengthened through additional housing and employment opportunities. One of the key planning objectives for the settlement is for development to contribute to the overall sense of place.

One of the underpinning objectives of Scottish Planning Policy (SPP) is the creation of "successful, sustainable places", which can be achieved by successful placemaking principles through directing the "right development to the right place" as advocated within SPP. Paragraph 15 recognises that well-planned places promote well-being, a sense of identity and pride, and greater opportunities for social interaction. The outcome should be sustainable, well-designed places and homes that meet people's needs. Development should seek to utilise land next to settlements for a mix of uses (Paragraph 40). These principles are also to an extent echoed within the MIR, within the Policy Groups relating to 'Shaping Homes and Housing' and 'Shaping Places' which set out their intention to promote successful, sustainable places. The proposed residential led, mixed-use development of the land subject to development Bid FR121 would make a significant contribution to the identified Planning Objectives of Potterton, as set out within the MIR.

The historic growth of the settlement has effectively resulted in a split community, with two polarised pockets of development to the east and west of the village. CHAP undertook a community consultation exercise with local residents in October 2018 to garner feedback from the community on the future growth of the settlement. Further details on the local response is provided below, however a key theme which came out of the consultation was Potterton's lack of identity and sense of place. It appears from feedback that the settlement has been split into two separate communities who have little opportunity for interaction. The lack of existing community facilities only serves to exacerbate this issue further. The proposed development site seeks to actively address this by creating a more cohesive, traditional village with opportunities for new community uses and services, which will cater for both new and existing residents. Additionally, the proposed realignment of the B999, which is currently seen as a barrier to the western edge of the community, would significantly improve the sense of place, creating an attractive new gateway approach to the village, as well as increased road safety and connectivity.

It should be noted that in response to the related Bid for Site A (FR120), which encompasses the land associated with FR121, Officers acknowledge that ***“the development could provide significant material benefits to the settlement by way of identified opportunities and desirable planning outcomes”***. This clearly accepts that there are wider planning benefits attributable to the proposed site, which are inherently linked to SPP’s aims and aspirations of sustainable placemaking. It is worth noting that the sites identified as an Officer’s Preference for development within the next LDP (Ref: FR104 FR140 and FR141A), propose 272 units in the short term, yet offer nothing in the way of community facilities or services to help address the planning objectives for the settlement, which are focused on providing local employment needs, community facilities, services and improving the overall sense of place. It simply creates additional housing sprawl to the north and south east of Potterton, with little thought for the existing community, identified settlement needs or wider placemaking aspirations contained within SPP and echoed within MIR chapters 6 and 7. On the basis that site FR121 will deliver *“significant material benefits to the settlement”*, over and above the need for housing alone, it should be taken forward as an allocation within the next LDP as opposed to the Officers’ preferences identified within the MIR.

Aberdeenshire Council also advocate a master planned approach to major new land allocations which would certainly be adopted shortly after any allocation of this site. It would build upon the conceptual masterplan details submitted at the Bid stage, identifying how the proposed 435 units and mix of community uses and small scale retail/commercial development could be accommodate on site, as an appropriate expansion to the existing Potterton community, This is a tried and tested approach which has been successfully implemented on a number of allocated sites throughout Aberdeenshire over recent years.

The primary basis for not including FR121, or indeed the related bids for land to the west of Potterton as a preferred option for development appears to relate to Officers’ concerns over perceived landscape impacts that could be created, which, Officers feel could have a detrimental impact on the *“sense of openness which defines land to the west of Potterton”*. However, there is no substantial evidence presented by Officers to back up these assertions nor does the assessment acknowledge that this bid is for a smaller land parcel and scale of development to that proposed within Bid FR120, so any perceived landscape impacts would be significantly reduced. Whilst the MIR Settlement Statement acknowledges recent development to the west of Potterton beyond the B999 at Gourdie Park, Officers fail to consider this in respect of existing landscape characteristics already established through existing housing to the west of the village.

My client's appointed architect, Mackie Ramsay Taylor Architects, have prepared a supporting Landscape and Visual Impact Assessment (LVIA) which is attached as Appendix 1 and should be read in conjunction with this representation, the Development Bid for FR121, as well as additional Bids FR120 & 122 and the associated masterplan drawings which accompanied the Bids. The LVIA evaluates the existing landscape character and visual relationship between the site and Potterton from a number of existing views towards the site and determines any associated landscape and visual impacts attributable to the proposed development. The LVIA identifies the site as falling within the "Coastal Agricultural Plain" as per the SNH Landscape Character Area Assessment comprising a low lying sweep of exposed farmland in eastern Aberdeenshire characterised by gently undulating landform and a strong influence by the sea. Potterton itself sits within a bowl of land formed by the Blackdog Burn and given surrounding landform, topography and woodland belts, is largely concealed from view. The LVIA highlights that whilst the proposed development would be visible in close proximity to Potterton, beyond 800m the development is concealed from view by the topography of the surrounding area, and has no impediment to the views of important features such as the local Church Tower. A supporting photomontage of Bid Site B is provided at Appendix 4 of the LVIA. Additionally, strategic landscaping will provide a visual buffer to around the perimeter of the site. The development will also be broken into smaller character areas, interspersed by landscaping, swales and water garden features, thus mitigating any impacts to neighbouring amenity or perceived "sprawl" as suggested by Officers. In summary and contrary to Officers' perceptions, the LVIA categorically demonstrates that the development proposals associated with Bid Site FR120 fit comfortably with the surrounding landscape and existing built form.

The MIR suggests that proposed retail use may change the orientation of the village and could create road safety issues in crossing the B999. This is a misinterpretation of the facts. The proposal identifies a small area of circa 500 – 750m² for inclusion of a new neighbourhood retail/commercial parade centred within a realignment of the B999, offering a new gateway into the village. This could accommodate a mix of uses such as a small convenience shop, hairdressers, office space etc., which could offer significant opportunities to strengthen and improve the lack of facilities and services currently available in Potterton. This would address a key planning objective identified within the MIR Settlement Statement. As highlighted above and evidenced within the supporting Land Use Plan prepared by MRT Architects (Appendix 2) Potterton lacks existing services and retail provision and any real sense of place or identifiable village centre. Therefore to suggest that the orientation of the village would change is completely unfounded and strongly opposed. Furthermore, the realignment of the B999 is proposed to tackle existing road safety concerns identified by the community, slowing traffic on approach to the village and diverting it through the development site. This would create a much safer environment for pedestrians accessing the site from the east. There may also be scope to create a bus only access through the former route of the B999, again resulting in a much safer environment for sustainable modes of travel from the present situation.

The realignment of the B999 will offer an entirely new and welcoming approach to the village, greatly improving the current situation of properties to the east at Kirkhill Road backing onto the main road and perception that this forms a “defensible boundary”. This directly addresses a concern previously highlighted by the Reporter as part of the examination into the 2017 LDP. Similar could be said for properties on Denview Road backing onto undeveloped land to the north east of the village, yet that has not prevented sites FR140 and FR141A being identified as Officers’ Preferences.

As highlighted above, CHAP Homes undertook a public consultation event with the local community to present their proposals as submitted within the Development Bids for the site and were keen to engage with residents to get their views and feedback in relation to any potential expansion of the settlement. As with any consultation relating to the prospect of building new homes in an established community, the plans were met with a mixed response, with feedback provided both for and against the proposed development. In addition to the comments on Potterton’s lack of identity and sense of place, which have been discussed above, two other key themes came through regarding the need for a new school and road safety concerns over the B999.

Regarding the school, it is recognised that Balmedie Primary School serves as the catchment primary school for Potterton. The existing 2017 LDP settlement statement for Balmedie identifies that contributions from all development will be required for a new primary school within the catchment area. It is therefore disappointing that the MIR has failed to provide further clarity on this or indeed identify a site for a new school, instead merely acknowledging “difficulties” in finding a new site for a school within Balmedie. Land has been reserved as part of the overarching Bid Site FR120 to provide a mix of community uses and is of a sufficient size to accommodate a new primary school. Whilst Bid site FR121 would not have the critical mass to warrant a new school on its own, there remains provision within existing Policy for Developer Obligations to be sought to mitigate any associated impacts on the School Roll Forecasts. As sites to the north and south east have been identified as Officers’ preferences, this acknowledges that additional development can come forward within Potterton both in the short and longer term, therefore there would be no associated education constraints preventing the substitution of one of these sites, in favour of allocating the land at FR121.

As has been discussed, the proposed realignment of the B999 through the FR121 site would directly tackle existing road safety and transportation concerns, through associated traffic calming measures, reduced vehicle speeds and facilitating much safer crossing opportunities and reduced conflict between pedestrians and vehicles. Furthermore, the completion of dualling of the A90 between Balmedie to

Tipperty and recent opening of the AWPR offers a much improved and direct route north and south of the City. This will have undoubtedly reduced vehicle movements on the B999.

Whilst a number of respondents were totally opposed to any housing in Potterton, others recognised the need for additional homes and wished to see smaller properties, flats and homes catered to elderly people provided within the development. As identified within the masterplan drawings attached to the Development Bid, the development would comprise two distinct character areas, incorporating a diverse mix of detached, semi-detached and terraced housetypes ranging from 2 – 5 bedroom homes, as well as 1-3 bedroom flats. There would also be provision made for a number of bungalows and/or self-contained ground floor only accommodation, which are popular with the downsizer market. Approximately 27 homes (25% of the site) will be provided as affordable housing in line with SPP and LDP Policies.

It is acknowledged that the site lies within the Greenbelt, which effectively wraps around the entire settlement of Potterton. The Greenbelt around Aberdeen City functions as a landscape buffer to protect the setting of the City and surrounding countryside from inappropriate, unplanned development. It should not however be viewed as a barrier to development. As identified by SPP, in developing the spatial strategy, planning authorities should identify the most sustainable locations for longer-term development and, where necessary, review the boundaries of any Greenbelt designations. The MIR settlement strategy for Potterton has identified a need for growth, with preferred land for 272 homes identified in the short term and a further 155 homes reserved for future growth. This land is also contained within the Greenbelt, thereby highlighting Officer's intention to review the Greenbelt Status around Potterton to accommodate new growth. The Greenbelt should not therefore be deemed a constraint to allocating the FR121 site.

Development to the west of Potterton should be favoured, as it creates a cohesive growth plan for the village and would deliver significant benefits to the existing and proposed residents. Whilst utilising Greenbelt land, it would create less impact in landscape terms than the sites preferred by Officers, which would be result in a continued sprawl of housing to the north and south east of the settlement, with little consideration paid to the key planning objectives for Potterton.

In summary, Site FR121 to the North of Gourdie Park (Site B) should be preferred for development over those currently identified to the north and south east of the settlement. The Bid site sits immediately adjacent to the settlement boundary and provides the opportunity to create a sustainable mixed community through the provision of a modest extension to the settlement, with provision for a range of community facilities and services to strengthen the settlement and directly address key planning objectives for Potterton. The proposal would tackle identified road safety issues at the B999, by re-routing it through the development, resulting in direct traffic calming measures, as well as welcoming new gateway into the village, with linkages to the wider community. The preferred options for development

offer little to strengthen the sense of place or character of the village, other than 272 additional houses with no additional services or attempts to resolve wider education capacity issues. Accordingly, Site FR121 should be preferred for delivery in the short term, through the next LDP.

APPENDIX 1

Landscape and Visual Impact Assessment
Mixed Use Development
Potterton,
Aberdeenshire

Prepared by
Mackie Ramsay Taylor Architects



February 2019

1.0 Introduction

This Landscape & Visual Impact Assessment assesses proposals included within bids for the Aberdeenshire Local Development Plan 2021 and should be read in conjunction with the Bid drawings prepared by Mackie Ramsay Taylor Architects.

1.1 Definition of Study area

The study area shown on Figure 1.1 was identified following site visits and a desk-top study of mapping information which we were asked to assess and provide a commentary on the impact of the proposed development on the landscape of the surrounding area.

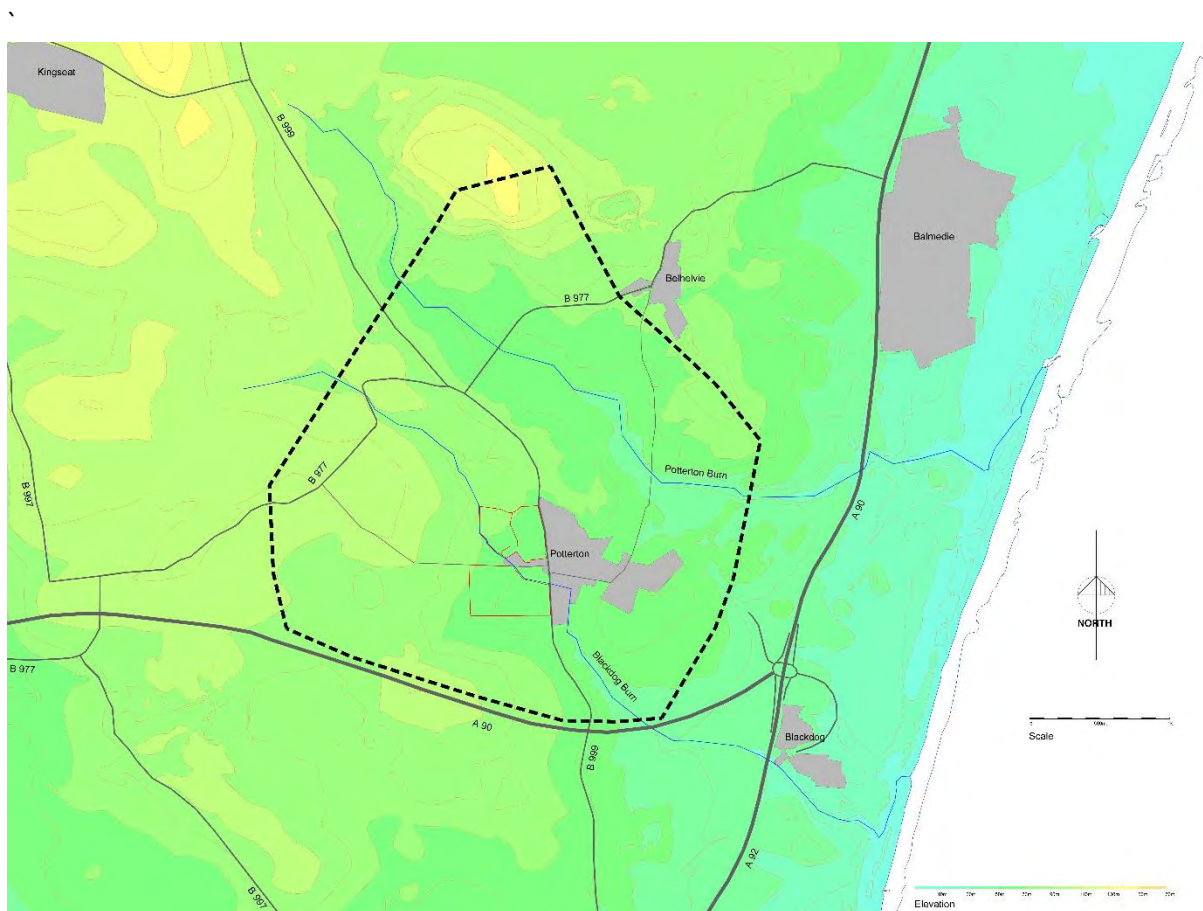


Figure 1.1 – Study Area & Site – Appendix 1

1.2 Methodology

A desk-based and physical assessment was undertaken to define landscape character, to identify landscape designations and relevant government policy, to determine the general extent of visibility, and to identify a representative range of potential viewpoints, and routes for sequential views, from which to carry out the visual impact assessment. 5 viewpoints were identified within the study area. (See figure 2.3).

1.3 Objectives of the LVIA

The key objectives of the Landscape & Visual Impact Assessment are to:

- Establish existing baseline conditions:
 - Identify and evaluate the existing landscape within the site and wider study area.
 - Identify existing views, visual relationships both from within the site and towards the area of development.

- Identify potential effects:
 - Identify the main sources of landscape & visual effects attributable to the proposed development.
 - Determine the likely effects upon landscape and visual resources and evaluate their significance.

2.0 Site Details & Landscape Setting

The site is located to the west of the existing settlement of Potterton. It is currently used as arable farmland. The combined sites measure 32.5 hectares and are divided into a northern and a southern section. The northern section measures 14.6 ha and slopes gently towards the Blackdog Burn that runs to the South West boundary. The southern section measures 17.9 ha and whilst generally flatter slopes slightly to the South East Boundary. The site areas are surrounded in different directions as follows :-

Northern Sites

- West – Farmland on rising ground with several visible farmsteads and associated buildings
- North – A linear grouping of dwellings with a Small Hill with wooded slope beyond
- East – The settlement of Potterton.
- South – Gourdie Park Housing Development and earlier late 20th century dwelling houses, all part of the settlement of Potterton.

Southern Site

- West – Farmland on rising ground with several visible farmsteads and associated buildings
- North – Gourdie Park Housing Development and earlier late 20th century dwelling houses, all part of the settlement of Potterton.
- East – The settlement of Potterton.
- South – Semi-mature coniferous wooded plantation and ponds with further arable land beyond on rising ground.

2.1 Planning Context

The site is zoned Green Belt in the 2017 Local Development Plan. The purpose of the site bid from Chap Homes is to have the site zoned for Mixed Uses as part of the settlement of Potterton.

2.2 Landscape Character Types

The Scottish Natural Heritage Landscape Character Assessment of the area (2019) identifies the study area north of the AWPR and west of the Blackdog to Tipperty Section of the A90 as “Coastal Agricultural Plain – Aberdeenshire”

“The Coastal Agricultural Plain is an extensive Landscape Character Type comprising a low lying and often very open sweep of exposed farmland in eastern Aberdeenshire where the influence of the sea is particularly strong. It is characterised by its gently undulating landform, relatively large scale, extensive mosses and the influence of development including transmission masts, electricity transmission lines, the A90 and A953, and the gas terminal at St Fergus on its eastern edge. The transition between the Beaches Dunes and Links Landscape Character Type in the east and the hinterland formed by this landscape is very gradual.”

In the particular study area around Potterton, the existing settlement has grown on the ridge of land between the Potterton and Blackdog burns. Largely situated on the North Eastern valley side created by the Blackdog burn. It generally faces towards a rising plateau of farmland to the South west, taking advantage of sunshine from this direction. It is largely protected from the sea immediately to the east

by the higher ground of the valley side to the east of the Potterton Burn. This eastern flank of the settlement is also protected by some areas of dense deciduous woodland and some small low-lying hills. In places the settlement has crested the ridge between the two valleys, but in these areas wider visual impact is mitigated by woodland belts. To the south of the study area is a ridge of higher ground with several single width tree belts run along its length making a noticeable landscape feature. Just behind these tree belts, the newly formed AWPR has been cut through the existing landscape. To the north of the study area sits a partially wooded ridge of higher ground. Potterton in effect sits largely within one half of a bowl of land formed by the Blackdog burn. The result is that beyond the immediate area around Potterton the settlement is largely concealed from view.



Landscape Context Photos - Clockwise from Top:- Potterton Church Tower provides a focal point in the landscape, its positioning on a rise makes it visible from many viewpoints in the surrounding landscape; Offshore Wind Turbines provide an imposing backdrop to Potterton when viewed from the rising farmland to the west. Belhelvie quarry is visible to the North East from the farmland to the south-west of Potterton; Overhill to the North overlooks the farmland to the west of Potterton.

2.3 Views & Visibility



View 1 – From Minor Road to West



View 2 From B999 to South



View 3 – From Farm Track to West



View 4 – From Farm Track to South West



View 5 - From Farm Track below Overhill Farm

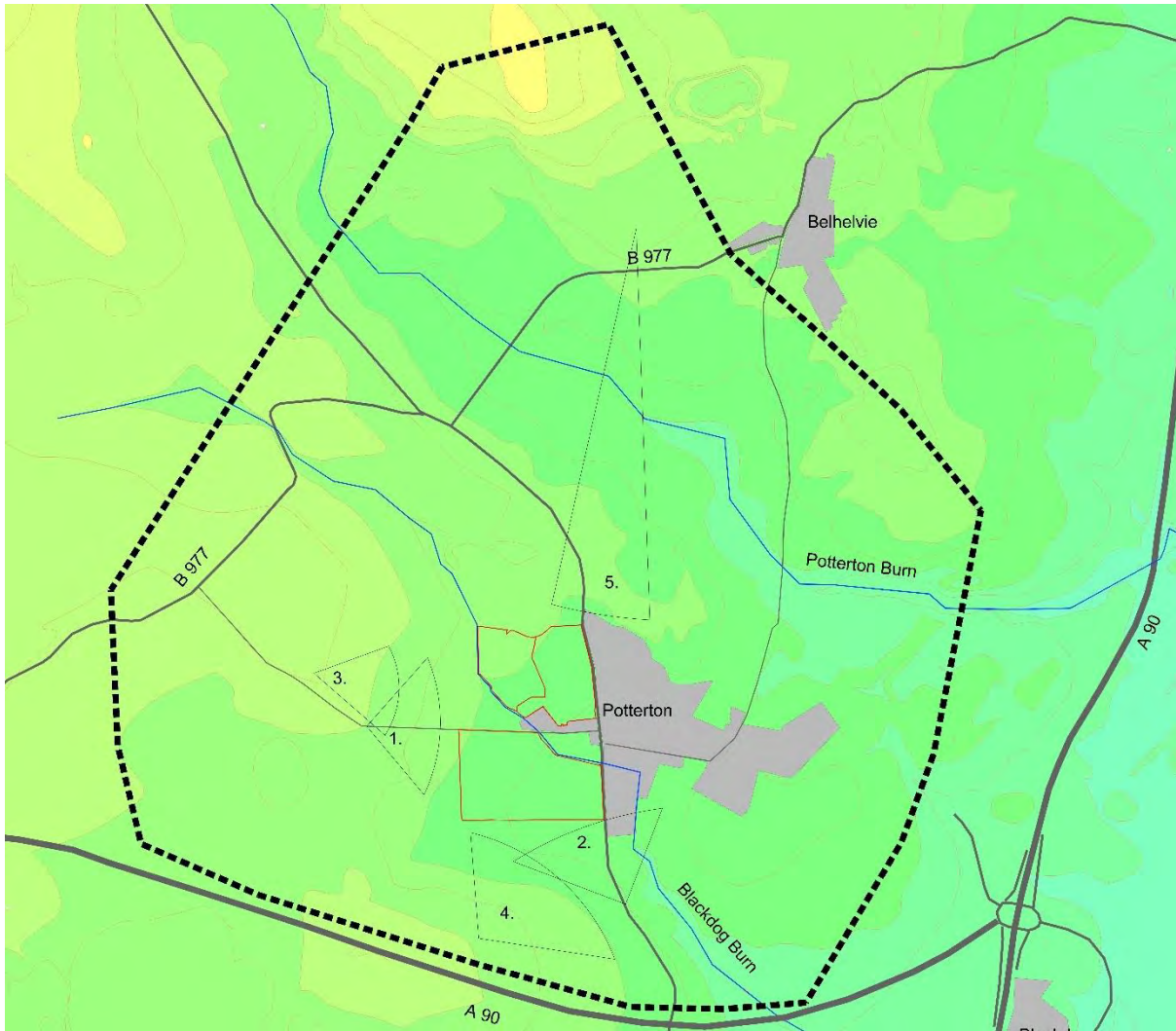


Figure 2.3 Viewpoints (Appendix 3)

3.0 Main Areas of Visibility

Taking into account the footprint of the proposed development along with the existing topography, landscape features and built form, a plan highlighting areas of visibility within the study area has been prepared (Fig. 3.0 - Drawing No. L(94)02), which includes the following main areas:

- Rising Farmland to the west.
- Rising Farmland to the south and approach on B999.
- Potterton to the East.
- Overhill to the north.
- Unnamed hill with mast to North East

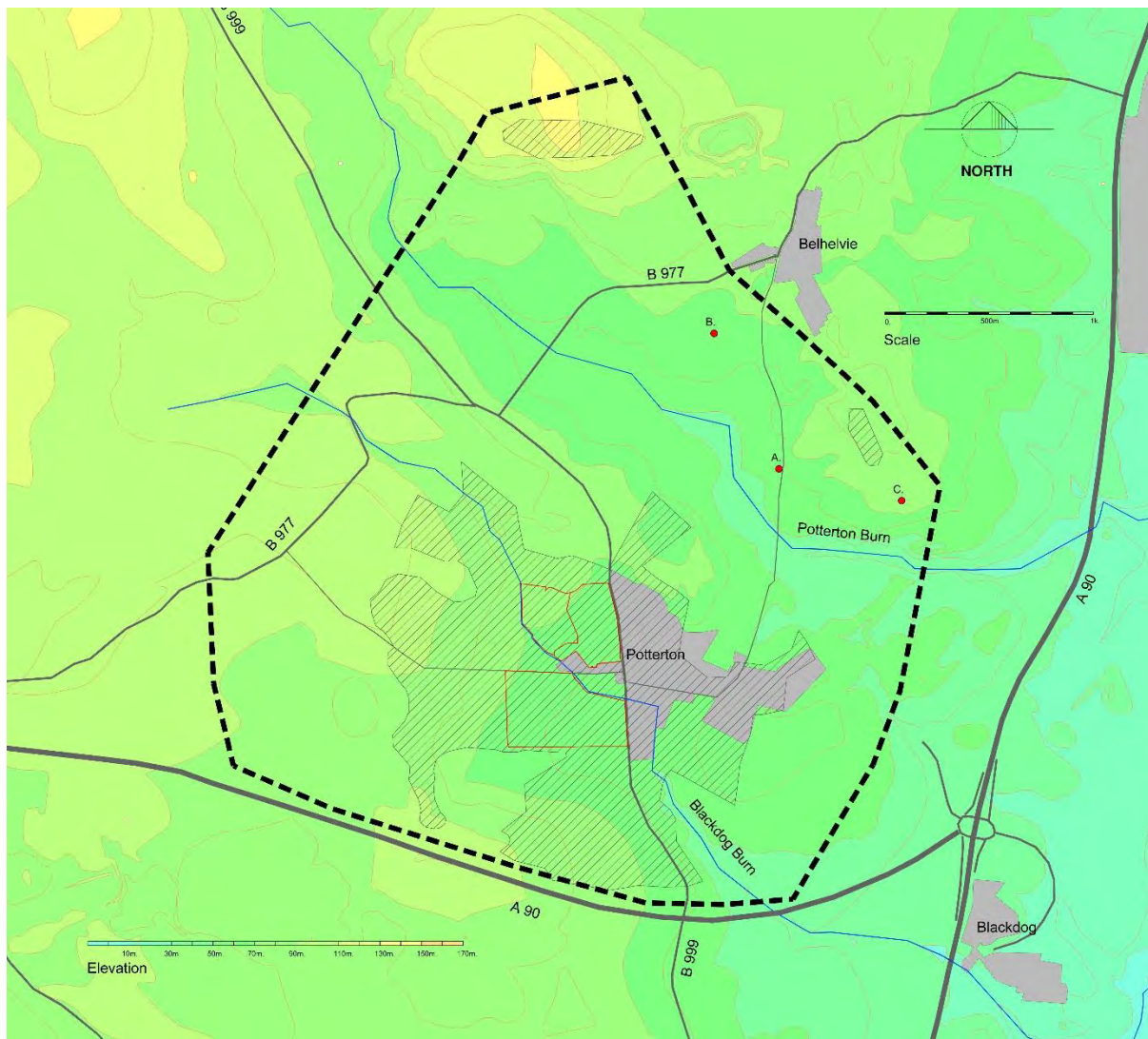


Fig. 3.0 Visual Impact Study – Areas of visibility. (Appendix 2)

Points of Interest

- A. Cairn - Scheduled Monument
- B. Belhelvie Lodge - Grade B Listed
- C. The Temple Stones - Scheduled Monument

No other Listed Buildings, Scheduled Monuments, SSIs or other historic or natural heritage designations within Study area.

4.0 Identification of Potential Effects & Design Justification

The potential visual effects of the proposed development, viewed from the key areas identified within the study area is an increase in the perception of the level of development when in close proximity to Potterton. However beyond 800m (0.5 miles) from the development (apart from when viewed from the two identified nearby hill-tops, where nearly the whole of Potterton becomes visible) the development is concealed from view by the topography of the surrounding area. Importantly the proposed development is not visible from any other nearby settlement, is not set on high ground or the crest of a ridgeline and does not impede the view of an important feature such as Potterton's Church Tower.

Views towards the development are more prominent from the rising ground to the west. In this direction there are few receptors for the views. The area is largely farmland and is very lightly inhabited by isolated farmsteads and houses. No major roads or communication routes pass through this area of visibility.

In mitigation all edges of the proposed development will be heavily buffered by landscaped strips to a minimum width of 10 metres. It is proposed to break up the areas of development into smaller character areas, with landscaping between. This will reduce the perception of "sprawl" that has been raised in the draft main issues report. Different but overlapping material palettes in each character area will also enhance the sense of place of each part of the development

It is not envisaged that there will be any significant detrimental residual effects on the landscape, caused by the development, there should be no tree removal and the existing hedgerow and stone dyke running through the northern part of the site is to be largely retained.

The residual effects on the nearby neighbouring properties would be mitigated by the landscape buffers indicated on the submitted plans.

4.1 Photomontage Study – Views towards site

Appendices 4-6 show photo montage views of the 3 different bid sites proposed by Chap Homes.

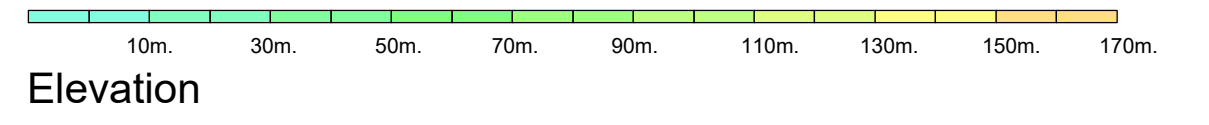
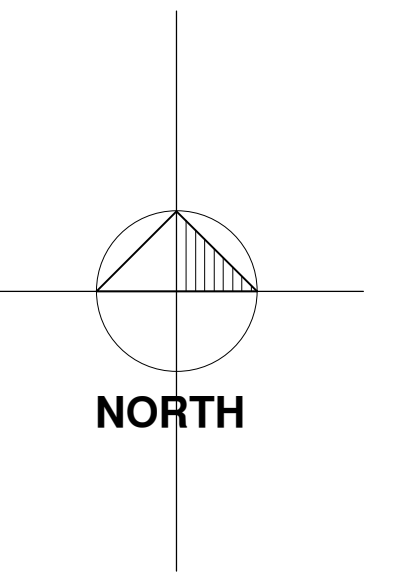
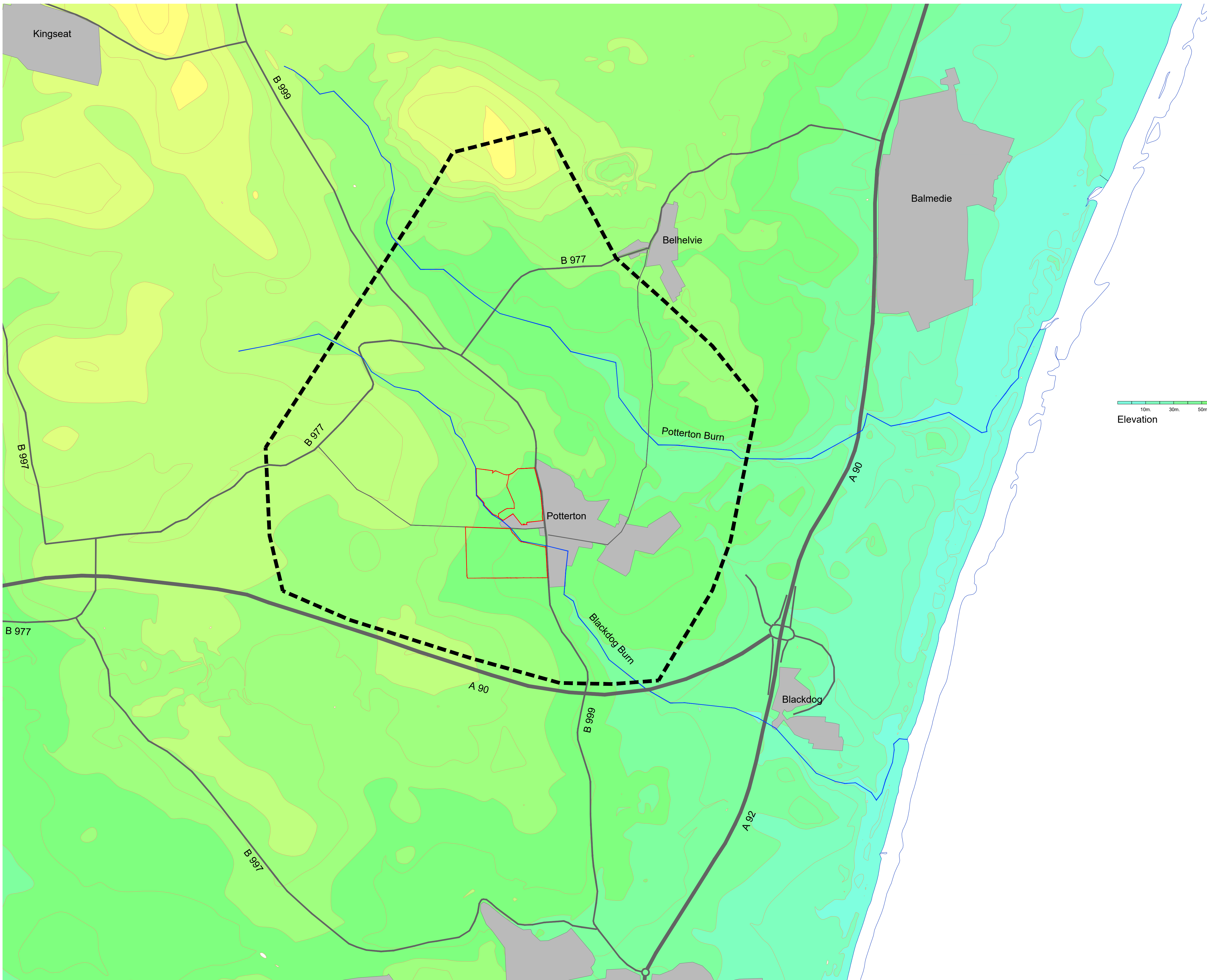
Montages have been prepared for Views 1-4 only as no development is visible in View 5.

5.0 Conclusion

- The information provided within the LVIA demonstrate that the proposals fit comfortably within the surrounding landscape and built form.
- The development lies within the Aberdeenshire coastal agricultural plain and given the particular topography of the local area is suitably buffered from and to the surrounding landscape features.

- Appendix 1 – Drawing L(94)01 – Study Area**
- Appendix 2- Drawing L(94)02 – Areas of Visibility**
- Appendix 3 - Drawing L(94)03 – View points**
- Appendix 4 – Drawings L(94)11 – Photo-montage Bid Site B**
- Appendix 5 – Drawing L(94)12 – Photo-montage Bid Site C**
- Appendix 6 – Drawing L(94)13 – Photo-montage Bid Site A**

Appendices 1-6



Rev	Description	Date



Project
**PROPOSED MIXED USE
 DEVELOPMENT
 FOR CHAP HOMES**
 Potterton, Aberdeenshire

Drawing
STUDY AREA

Scale **1:25000@A3**

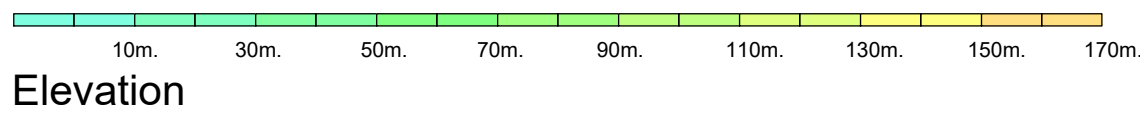
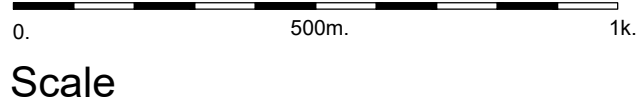
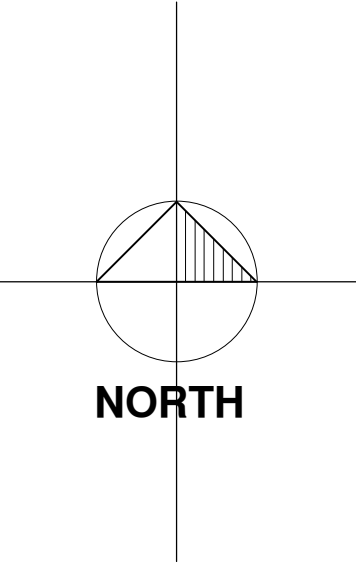
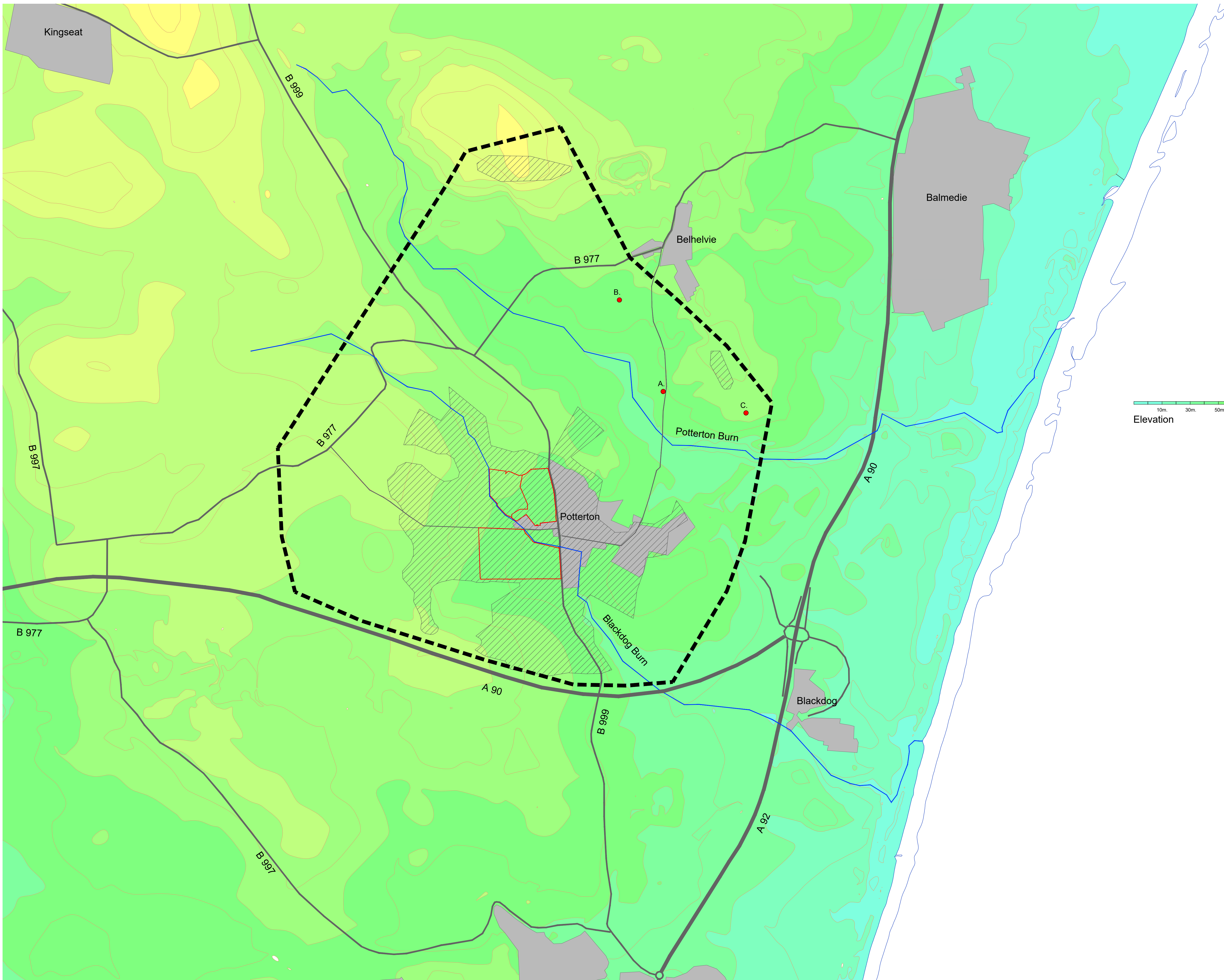
Status **INFO**

Date **Feb 2019**

Drawn By

Project No. **2109**

Drawing No. **L(94)01**



- Points of Interest ●
- A. Cairn - Scheduled Monument
 - B. Belhelvie Lodge - Grade B Listed
 - C. The Temple Stones - Scheduled Monument
- No other Listed Buildings, Scheduled Monuments, SSIs or other historic or natural heritage designations within Study area.

Rev	Description	Date



Project
PROPOSED MIXED USE DEVELOPMENT FOR CHAP HOMES
 Potterton, Aberdeenshire

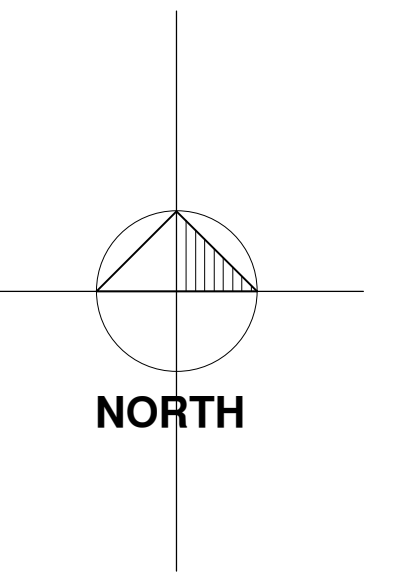
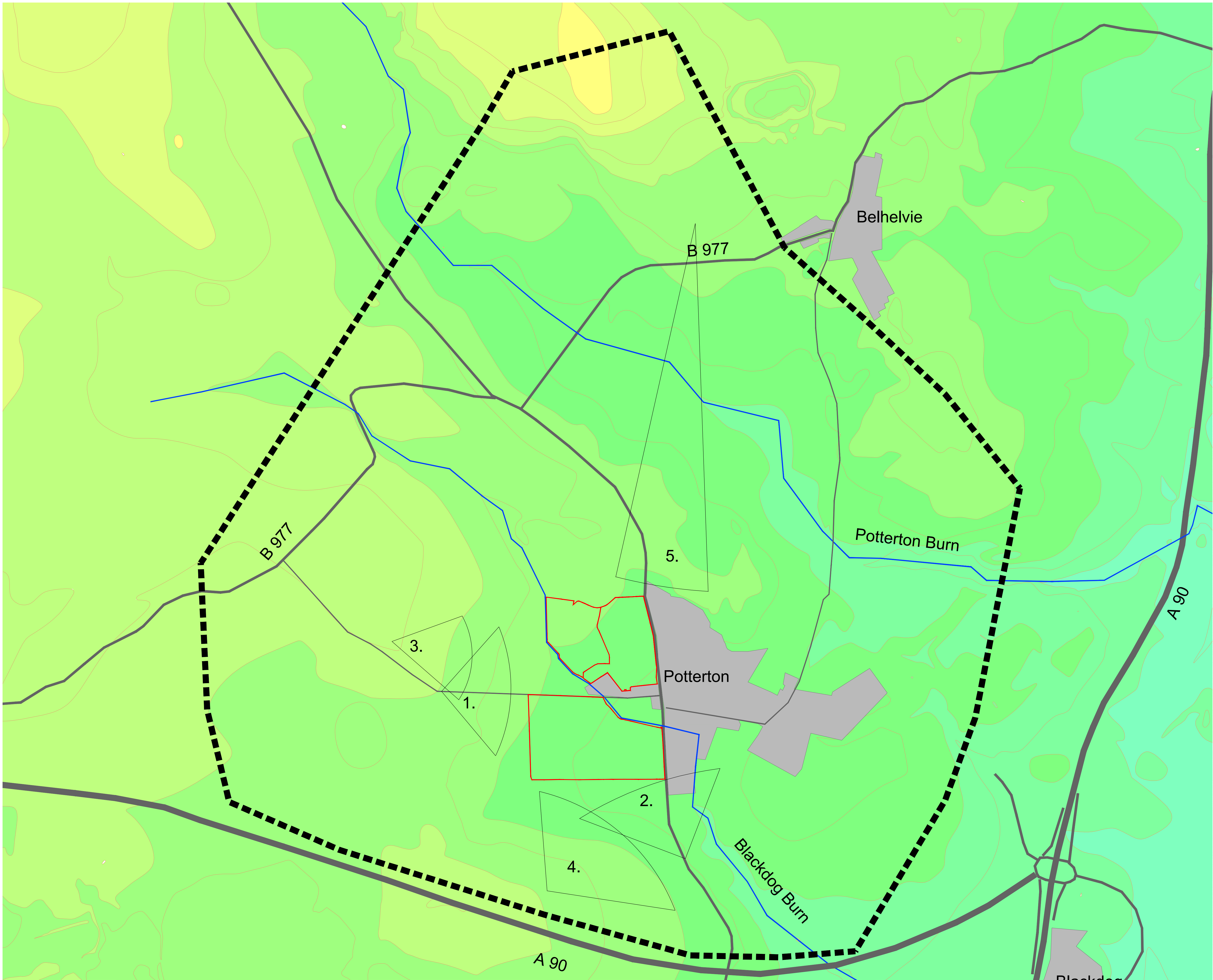
Drawing
VISUAL IMPACT PLAN

Scale **1:15000@A3**

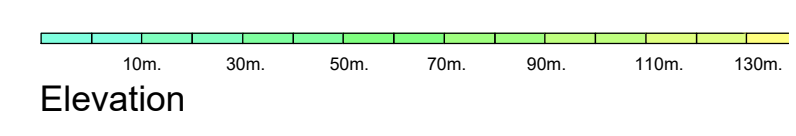
Status **INFO**

Date **Feb 2019** Drawn By **[Redacted]**

Project No. 2109	Drawing No. L(94)02
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Scale



Elevation

Rev	Description	Date



Project
**PROPOSED MIXED USE
 DEVELOPMENT
 FOR CHAP HOMES**
 Potterton, Aberdeenshire

Drawing
 VIEWS

Scale 1:15000@A3

Status INFO

Date Feb 2019

Drawn By

Project No. 2109	Drawing No. L(94)03
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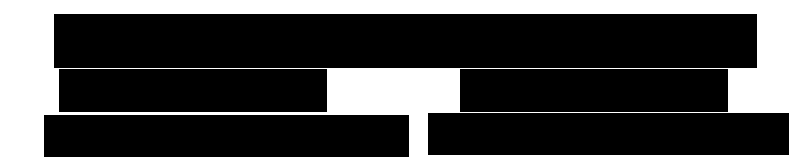
Viewpoint 1



Viewpoint 2

■ Bid Site B

Rev	Description	Date
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Project
**PROPOSED MIXED USE
 DEVELOPMENT
 FOR CHAP HOMES**
 Potterton, Aberdeenshire

Drawing
**PHOTO MONTAGE VIEWS
 (Bid Site B - Sheet 1/2)**

Scale: nts

Status: INFO

Date: Feb 2019 Drawn By: [Redacted]

Project No. 2109	Drawing No. L(94)21
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Viewpoint 4

Bid Site B



Viewpoint 3

Rev	Description	Date
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Project
**PROPOSED MIXED USE
 DEVELOPMENT
 FOR CHAP HOMES**
 Potterton, Aberdeenshire

Drawing
PHOTO MONTAGE VIEWS
 (Bid Site B - Sheet 2/2)

Scale
 nts

Status
 INFO

Date
 Feb 2019

Drawn By

Project No.
 2109

Drawing No.
 L(94)22



Viewpoint 1



Viewpoint 2

- Bid Site - West - Ph2
- Bid Site - East - Ph1

Rev	Description	Date
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Project
**PROPOSED MIXED USE
 DEVELOPMENT
 FOR CHAP HOMES**
 Potterton, Aberdeenshire

Drawing
PHOTO MONTAGE VIEWS
 (Bid Site C Sheet 1/2)

Scale	nts		
Status	INFO		
Date	Feb 2019	Drawn By	[Redacted]
Project No.	2109	Drawing No.	L(94)23



Viewpoint 4



Viewpoint 3

- Bid Site - West - Ph2
- Bid Site - East - Ph1

Rev	Description	Date



Project
**PROPOSED MIXED USE
 DEVELOPMENT
 FOR CHAP HOMES**
 Potterton, Aberdeenshire

Drawing
**PHOTO MONTAGE VIEWS
 (Bid Site C Sheet 2/2)**

Scale	nts		
Status	INFO		
Date	Feb 2019	Drawn By	[Redacted]
Project No.	2109	Drawing No.	L(94)24



Viewpoint 1



Viewpoint 1 (continued)

Extent of Northern site including landscaping

Extent of southern site including landscaping

- Bid Site - South Reserve Phase
- Bid Site - North Ph 2
- Bid Site - North Ph 1

Rev	Description	Date



Project
**PROPOSED MIXED USE
 DEVELOPMENT
 FOR CHAP HOMES**
 Potterton, Aberdeenshire

Drawing
**PHOTO MONTAGE VIEWS
 (Bid Site A - Sheet 1/3)**

Scale: nts

Status: INFO

Date: Feb 2019 Drawn By: [Redacted]

Project No. 2109	Drawing No. L(94)25
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Viewpoint 2



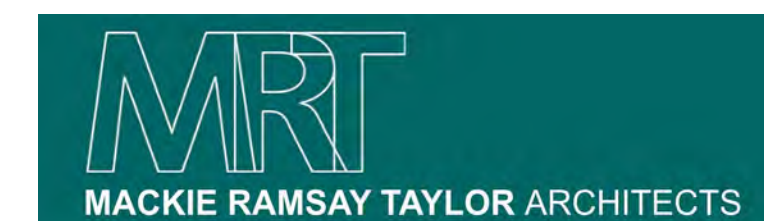
Viewpoint 3

- Bid Site - South Reserve Phase
- Bid Site - North Ph 2
- Bid Site - North Ph 1



Viewpoint 3 (continued)

Rev	Description	Date
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Project
**PROPOSED MIXED USE
 DEVELOPMENT
 FOR CHAP HOMES**
 Potterton, Aberdeenshire

Drawing
PHOTO MONTAGE VIEWS
 (Bid Site A - Sheet 2/3)

Scale **nts**

Status **INFO**

Date **Feb 2019** Drawn By **[Redacted]**

Project No. 2109	Drawing No. L(94)26
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Viewpoint 4



Viewpoint 4 (continued)

- Bid Site - South Reserve Phase
- Bid Site - North Ph 2
- Bid Site - North Ph 1

Rev	Description	Date
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Project
**PROPOSED MIXED USE
 DEVELOPMENT
 FOR CHAP HOMES**
 Potterton, Aberdeenshire

Drawing
**PHOTO MONTAGE VIEWS
 (Bid Site A - Sheet 3/3)**

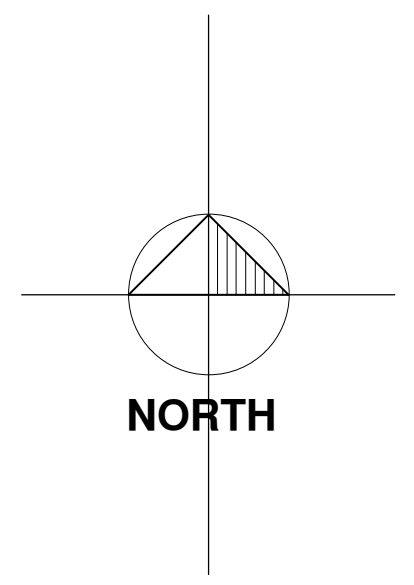
Scale **nts**

Status **INFO**

Date **Feb 2019** Drawn By **[Redacted]**

Project No. 2109	Drawing No. L(94)27
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APPENDIX 2



- Housing
- Shop & Post Office
- Storage & Distribution
- Church
- Community Centre
- Public House
- Car Sales Centre
- Sports & Recreation

Rev	Description	Date



Project
PROPOSED MIXED USE DEVELOPMENT FOR CHAP HOMES
 Potterton, Aberdeenshire

Drawing
LAND USE PLAN

Scale
1:2000@A1

Status
INFO

Date
Feb 2019

Drawn By

Project No.
2109

Drawing No.
L(94)04

For internal use only

Aberdeenshire Local Development Plan 2021: Main Issues Report 2019 **Main Issues Report Response Form**

Important Information: Please Read

The Main Issues Report (MIR) is a key stage in preparing the Aberdeenshire Local Development Plan 2021 (LDP 2021). The MIR sets out options for how the LDP 2021 could be improved both in terms of the policies that Aberdeenshire Council will use to determine planning applications as well as identifying land allocations for development. The MIR has been published along with a Monitoring Report and Interim Environmental Report of the Strategic Environmental Assessment. These, along with other supporting documents are available at: <https://www.aberdeenshire.gov.uk/planning/plans-and-policies/ldp-2021/main-issues-report/>.

Comments are sought on the MIR and Interim Environmental Report, or indeed any other matter that you feel that we need to consider, by 5pm on Monday, 8 April 2019. Responses can be emailed to us at ldp@aberdeenshire.gov.uk or received via post, Planning Policy Team, Infrastructure Services, Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen, AB16 5GB.

Please note that in order for comments to be considered as valid you must include your contact details.

We will use these details to confirm receipt of your comments and to seek clarification or request further information as required. Should you have any concerns regarding the holding of such information please contact ldp@aberdeenshire.gov.uk. Anonymous comments will not be considered as part of the consultation process. Petitions will only be noted in the name of the person submitting the document.

All comments received will be carefully assessed and will be used to inform the preparation of the Proposed Aberdeenshire Local Development Plan. There will be a further opportunity to comment on the Proposed Plan when it is published in December 2019.

Name	[REDACTED]
Organisation (optional)	Ryden LLP
On behalf of (if relevant)	CHAP Group (Aberdeen) Limited
Address	[REDACTED]
Postcode	[REDACTED]
Telephone (optional)	[REDACTED]
E-mail (optional)	[REDACTED]

Doing things digitally is our preference. Tick the box if you are <u>not</u> happy to receive correspondence via email:	<input type="checkbox"/>
Tick the box if you would like to subscribe to the Aberdeenshire LDP eNewsletter:	<input checked="" type="checkbox"/>

Fair processing notice

<p>Please tick to confirm your agreement to the following statements: <input checked="" type="checkbox"/></p> <p>By submitting a response to the consultation, I agree that Aberdeenshire Council can use the information provided in this form, including my personal data, as part of the review of the Aberdeenshire Local Development Plan. This will include consultation on the Main Issues Report (including any subsequent Proposed Plan).</p> <p>I also agree that following the end of the consultation, i.e. after 8 April 2019, my name and respondent identification number (provided to you by Aberdeenshire Council on receipt of your submission) can be published alongside a copy of my completed response on the Main Issues Report website (contact details and information that is deemed commercially sensitive will not be made available to the public).</p>
<p>The data controller for this information is Aberdeenshire Council. The data on the form will be used to inform a public debate of the issues and choices presented in the Main Issues Report of the Aberdeenshire Local Development Plan 2021. It will inform the content of the Proposed Aberdeenshire Local Development Plan.</p> <p>Aberdeenshire Council will only keep your personal data for as long as is needed. Aberdeenshire Council will retain your response and personal data for a retention period of 5 years from the date upon which it was collected. After 5 years Aberdeenshire Council will review whether it is necessary to continue to retain your information for a longer period. A redacted copy of your submission will be retained for 5 years beyond the life of the Local Development Plan 2021, possibly until 2037</p> <p>Your Data, Your Rights</p> <p>You have got legal rights about the way Aberdeenshire Council handles and uses your data, which include the right to ask for a copy of it, and to ask us to stop doing something with your data.</p> <p>If you are unhappy with the way that Aberdeenshire Council or the Joint Data Controllers have processed your personal data then you do have the right to complain to the Information Commissioner's Officer, but you should raise the issue with the Data Protection Officers first. The Data Protection Officers can be contacted by writing to:</p> <ul style="list-style-type: none">▪ [REDACTED], Data Protection Officer, Aberdeenshire Council, Business Services, Town House, 34 Low Street, Banff, AB45 1AY
<p>If you have difficulty understanding this document and require a translation, or you need help reading this document (for example if you need it in a different format or in another language), please phone us on 01467 536230.</p>

Which document(s) are you commeting on?	Main Issues Report	<input checked="" type="checkbox"/>
	Draft Proposed Aberdeenshire Local Development Plan	<input type="checkbox"/>
	Strategic Environmental Assessment Interim Environmental Assessment	<input type="checkbox"/>
	Other	<input type="checkbox"/>

Your comments

Representations to the Main Issues Report on behalf of CHAP Group (Aberdeen) Ltd in relation to Site Ref; FR122, Land North of Gourdie Park (Site C), Potterton

On behalf of CHAP Group (Aberdeen) Ltd, objection is taken to the failure of the Main Issues Report (MIR) to identify Site Reference FR122, land to the North of Gourdie Park (Site C), Potterton as a preferred option for residential development within the next LDP.

This representation requires to be read in the context of the related Development Bid submitted for the land at the pre-MIR stage. Site C (Bid Ref FR122) encompasses a land parcel of approximately 14.64ha to the west of Potterton and the B999 and to the north of existing residential development at Gourdie Park. It was submitted as a development option proposing approximately 185 homes, community facilities and circa 500 – 750m² of neighbourhood retail use. It should be noted that the MIR incorrectly states that the bid was for 109 units, which appears to be a misprint. It encompasses land forming part of a related and overarching bid (FR120) for two larger land parcels to the north and east of Gourdie Park, for a sympathetic western expansion of Potterton. A Masterplan / Phasing Plan illustrating how the development could be delivered through the next Local Development Plan (LDP) in the short to medium term, as was also provided with the Development Bid and should therefore be read in conjunction with this representation. A further related bid for site B (FR122) was also submitted for the eastern portion of the site, seeking allocation for an alternative short term delivery option.

It is respectfully requested that this site should be allocated for development in the proposed Aberdeenshire Local Development Plan 2021 (LDP). The Development Bid and this associated representation demonstrate the capability of the site to accommodate an appropriate expansion of the settlement in the short to medium term, to address the housing requirements as set by the Strategic Development Plan.

At the outset, it is important to highlight concern at the failure of the MIR to provide any clarity on the scale of housing land release to be accommodated in Potterton and other settlements in order to satisfy the housing allowances as set out by the Proposed Strategic Development Plan (SDP) published in August 2018. In the absence of such information, one must assume that sites for around 427 homes require to be identified in Potterton, as the MIR sets out a number of sites adjacent to the settlement preferred by Officers for development. These are located on land to the north east and south east of the settlement. Of these, 272 homes have been identified to come forward through the next LDP, with the remainder 'Reserved' for subsequent release through a future LDP Review. However, there remains a real lack of clarity on whether this provides an accurate reflection of the level of housing required for Potterton as set by the SDP.

The Proposed SDP allowance for the Aberdeenshire part of the Aberdeen Housing Market Area (AHMA) is 8,158 homes for the period 2020 – 2040, with 2,500 homes to be allocated within the period 2020-2032. Potterton benefits from a prime location on the outskirts of Aberdeen, situated within the Aberdeen to Peterhead Strategic Growth Corridor. The Proposed SDP highlights this corridor as having important strategic assets associated with the Energetica Corridor, a high environmental quality and significant potential for development. The focus for this Strategic Growth Area is on developing and diversifying the economy with a strong focus on the quality of development and placemaking. Potterton also offers excellent access to strategic transport links to the north and south, located approximately 2km from the major AWPR junction at Blackdog and approximately 4km from the Parkhill (Goval) Junction to the north of Dyce. Furthermore, the site benefits from direct access to existing employment opportunities and amenities associated with Bridge of Don Retail Park and Denmore Industrial Estate. These lie approximately 3km to the south via the B999, thereby negating the need for traffic associated with the proposed site having to negotiate east through Potterton. The proposed land to the West of Potterton, subject to the development bids outlined above offers the potential to capitalise on its strategic position and secure delivery of much needed housing allowances. The site does not form part of an existing strategic allocation, is free from constraints and could therefore be delivered in the short to medium term, in line with the next LDP timescales.

Furthermore, my client wishes to reiterate their general concern in relation to the SDPA's methodology and calculation of the Housing Supply Target (HST), Housing Land Requirement (HLR) and Housing Allowances which direct respective LDPs to allocate land in accordance to. These concerns have been set out clearly by Homes for Scotland (HFS) in response to the recent consultation into the Proposed SDP. In summary, issue is taken with the proposed use of the Modified Principle Growth Scenario, which is felt does not reflect a suitably aspiring plan for growth over the next SDP Period. In that respect, the High Growth Scenario, as identified within the Housing Needs and Demand Assessment is favoured. This provides a much more ambitious plan for growth for the City and Shire, directing LDPs to allocate

significantly more homes across the Region to drive the delivery of much needed housing. HFS have provided a response on behalf of their Member housebuilders, reinforcing this issue in respect of Aberdeenshire Council's MIR and this should be read in conjunction with this representation.

The MIR Settlement Statement in respect of Potterton acknowledges the settlement was originally located along Manse Road and that historically, the centre of the village is defined by a number of areas of open space and a traditional granite church. The settlement has grown over the 20th century through the addition of two large separate pockets of housing, concentrated to the east and west of the geographical village centre. It also highlights that recent development has been undertaken to the 'East' of the B999. This appears to be a misprint as the development the MIR is referring to lies to the west, on the land which runs parallel to the southern boundary of the Bid site (FR122) at Gourdiepark. The Settlement Statement also identifies that Potterton has a limited number of services, such as a shop, post office and community hall, which require to be supported and strengthened through additional housing and employment opportunities. One of the key planning objectives for the settlement is for development to contribute to the overall sense of place.

One of the underpinning objectives of Scottish Planning Policy (SPP) is the creation of "successful, sustainable places", which can be achieved by successful placemaking principles through directing the "right development to the right place" as advocated within SPP. Paragraph 15 recognises that well-planned places promote well-being, a sense of identity and pride, and greater opportunities for social interaction. The outcome should be sustainable, well-designed places and homes that meet people's needs. Development should seek to utilise land next to settlements for a mix of uses (Paragraph 40). These principles are also to an extent echoed within the MIR, within the Policy Groups relating to 'Shaping Homes and Housing' and 'Shaping Places' which set out their intention to promote successful, sustainable places. The proposed residential led, mixed-use development of the land subject to development Bid FR122 would make a significant contribution to the identified Planning Objectives of Potterton, as set out within the MIR.

The historic growth of the settlement has effectively resulted in a split community, with two polarised pockets of development to the east and west of the village. CHAP undertook a community consultation exercise with local residents in October 2018 to garner feedback from the community on the future growth of the settlement. Further details on the local response is provided below, however a key theme which came out of the consultation was Potterton's lack of identity and sense of place. It appears from feedback that the settlement has been split into two separate communities who have little opportunity for interaction. The lack of existing community facilities only serves to exacerbate this issue further. The proposed development site seeks to actively address this by creating a more cohesive, traditional village with opportunities for new community uses and services, which will cater for both new and existing residents.

Additionally, the proposed realignment of the B999, which is currently seen as a barrier to the western edge of the community, would significantly improve the sense of place, creating an attractive new gateway approach to the village, as well as increased road safety and connectivity.

It should be noted that in response to the related Bid for Site A (FR120), which encompasses the land associated with FR122 in addition to further land to the south for Strategic Reserve, Officers acknowledge that ***“the development could provide significant material benefits to the settlement by way of identified opportunities and desirable planning outcomes”***. This clearly accepts that there are wider planning benefits attributable to the proposed site, which are inherently linked to SPP’s aims and aspirations of sustainable placemaking. It is worth noting that the sites identified as an Officer’s Preference for development within the next LDP (Ref: FR104 FR140 and FR141A), propose 272 units in the short term, yet offer nothing in the way of community facilities or services to help address the planning objectives for the settlement, which are focused on providing local employment needs, community facilities, services and improving the overall sense of place. It simply creates additional housing sprawl to the north and south east of Potterton, with little thought for the existing community, identified settlement needs or wider placemaking aspirations contained within SPP and echoed within MIR chapters 6 and 7. On the basis that site FR122 will deliver “significant material benefits to the settlement” over and above the need for housing alone, it should be taken forward as an allocation within the next LDP as opposed to the Officers’ preferences identified within the MIR.

Aberdeenshire Council also advocate a master planned approach to major new land allocations which would certainly be adopted shortly after any allocation of this site. It would build upon the conceptual masterplan details submitted at the Bid stage, identifying how the proposed 185 units and mix of community uses and small scale retail/commercial development could be accommodate on site, as an appropriate expansion to the existing Potterton community, This is a tried and tested approach that has been successfully implemented on a number of allocated sites throughout Aberdeenshire over recent years.

The primary basis for not including FR122, or indeed the related bids for land to the west of Potterton as a preferred option for development appears to relate to Officers’ concerns over perceived landscape impacts that could be created, which, Officers feel could have a detrimental impact on the *“sense of openness which defines land to the west of Potterton”*. However, there is no substantial evidence presented by Officers to back up these assertions nor does the assessment acknowledge that this bid is for a reduced area of land and scale of development to that proposed within Bid FR120, so any perceived landscape impacts should be diluted. Whilst the MIR Settlement Statement acknowledges recent development to the west of Potterton beyond the B999 at Gourdie Park, Officers fail to consider this in

respect of existing landscape characteristics already established through existing housing development to the west of the village.

My client's appointed architect, Mackie Ramsay Taylor Architects, have prepared a supporting Landscape and Visual Impact Assessment (LVIA) which is attached as an Appendix 1 and should be read in conjunction with this representation, the Development Bid for FR122, as well as additional Bids FR120 & 121 and the associated masterplan drawings which accompanied the Bids. The LVIA evaluates the existing landscape character and visual relationship between the site and Potterton from a number of existing views towards the site and determines any associated landscape and visual impacts attributable to the proposed development. The LVIA identifies the site as falling within the "*Coastal Agricultural Plain*" as per the SNH Landscape Character Area Assessment comprising a low lying sweep of exposed farmland in eastern Aberdeenshire characterised by gently undulating landform and a strong influence by the sea. Potterton itself sits within a bowl of land formed by the Blackdog Burn and given surrounding landform, topography and woodland belts, is largely concealed from view. The LVIA highlights that whilst the proposed development would be visible in close proximity to Potterton, beyond 800m the development is concealed from view by the topography of the surrounding area, and has no impediment to the views of important features such as the local Church Tower. A supporting photomontage of Bid Site C is provided at Appendix 4 of the LVIA. Additionally, strategic landscaping will provide a visual buffer around the perimeter of the site. The development will also be broken into smaller character areas, interspersed by landscaping, swales and water garden features, thus mitigating any impacts to neighbouring amenity or perceived "*sprawl*" as suggested by Officers. In summary and contrary to Officers' perceptions, the LVIA categorically demonstrates that the development proposals associated with Bid Site FR122 fit comfortably with the surrounding landscape and existing built form.

The MIR suggests that proposed retail use may change the orientation of the village and could create road safety issues in crossing the B999. This is a misinterpretation of the facts. The proposal identifies a small area of circa 500 – 750m² for inclusion of a new neighbourhood retail/commercial parade centred within a realignment of the B999, offering a new gateway into the village. This could accommodate a mix of uses such as a small convenience shop, hairdressers, office space etc., which could offer significant opportunities to strengthen and improve the lack of facilities and services currently available in Potterton, thereby addressing a key planning objective of the settlement. As highlighted above and as evidenced within the supporting Land Use Plan prepared by MRT Architects (Appendix 2) Potterton lacks existing services and retail provision and any real sense of place or identifiable village centre. Therefore to suggest that the orientation of the village would change is completely unfounded and strongly opposed. Furthermore, the realignment of the B999 is proposed to tackle existing road safety concerns identified by the community, slowing traffic on approach to the village and diverting it through the development site. This would create a much safer environment for pedestrians accessing the site from the east. There may

also be scope to create a bus only access through the former route of the B999, again resulting in a much safer environment for sustainable modes of travel from the present situation.

The realignment of the B999 will offer an entirely new and welcoming approach to the village, greatly improving the current situation of properties to the east at Kirkhill Road backing onto the main road and perception that this forms a “*defensible boundary*”. This directly addresses a concern previously highlighted by the Reporter as part of the examination into the 2017 LDP.

As highlighted above, CHAP Homes undertook a public consultation event with the local community to present their proposals as submitted within the Development Bids for the site and were keen to engage with residents to get their views and feedback in relation to any potential expansion of the settlement. As with any consultation relating to the prospect of building new homes in an established community, the plans were met with a mixed response, with feedback provided both for and against the proposed development. In addition to the comments on Potterton’s lack of identity and sense of place, which have been discussed above, two other key themes came through regarding the need for a new school and road safety concerns over the B999.

Regarding the school, it is recognised that Balmedie Primary School serves as the catchment primary school for Potterton. The existing 2017 LDP settlement statement for Balmedie identifies that contributions from all development will be required for a new primary school within the catchment area. It is therefore disappointing that the MIR has failed to provide further clarity on this or indeed identify a site for a new school, instead merely acknowledging “*difficulties*” in finding a new site for a school within Balmedie. Land has been reserved as part of the overarching Bid Site FR120 to provide a mix of community uses and is of a sufficient size to accommodate a new primary school. Whilst Bid site FR122 would not have the critical mass to warrant a new school on its own, there remains provision within existing Policy for Developer Obligations to be sought to mitigate any associated impacts on the School Roll Forecasts. As sites to the north and south east have been identified as Officers’ preferences, this acknowledges that additional development can come forward within Potterton both in the short and longer term, therefore there would be no associated education constraints preventing the substitution of these sites, in favour of allocating the land at FR122.

As has been discussed above, the proposed realignment of the B999 through the FR122 site would directly tackle existing road safety and transportation concerns, through associated traffic calming measures, reduced vehicle speeds and facilitating much safer crossing opportunities and reduced conflict between pedestrians and vehicles. Furthermore, the completion of dualling of the A90 between Balmedie to Tippetty and recent opening of the AWPR offers a much improved and direct route north and south of the City. This will have undoubtedly reduced vehicle movements on the B999.

Whilst a number of respondents were totally opposed to any housing in Potterton, others recognised the need for additional homes and wished to see smaller properties, flats and homes catered to elderly people provided within the development. As identified within the masterplan drawings attached to the Development Bid, the development would comprise four distinct character areas, incorporating a diverse mix of detached, semi-detached and terraced housetypes ranging from 2 – 5 bedroom homes, as well as 1-3 bedroom flats. There would also be provision made for a number of bungalows and/or self-contained ground floor only accommodation, which are popular with the downsizer market. Approximately 46 homes (25% of the site) will be provided as affordable housing in line with SPP and LDP Policies.

It is acknowledged that the site lies within the Greenbelt, which effectively wraps around the entire settlement of Potterton. The Greenbelt around Aberdeen City functions as a landscape buffer to protect the setting of the City and surrounding countryside from inappropriate, unplanned development. It should not however be viewed as a barrier to development. As identified by SPP, in developing the spatial strategy, planning authorities should identify the most sustainable locations for longer-term development and, where necessary, review the boundaries of any Greenbelt designations. The MIR settlement strategy for Potterton has identified a need for growth, with preferred land for 272 homes identified in the short term and a further 155 homes reserved for future growth. This land is also contained within the Greenbelt, thereby highlighting Officer's intention to review the Greenbelt Status around Potterton to accommodate new growth. The Greenbelt should not therefore be deemed a constraint to allocating the FR122 Site.

Development to the west of Potterton should be favoured, as it creates a cohesive growth plan for the village and would deliver significant benefits to the existing and proposed residents. Whilst utilising Greenbelt land, it would create less impact in landscape terms than the sites preferred by Officers, which would result in a continued sprawl of housing to the north and south east of the settlement with little consideration paid to the key planning objectives for Potterton.

In summary, Site FR122 to the North of Gourdie Park (Site C) should be preferred for development over those currently identified to the north and south east of the settlement. The Bid site sits immediately adjacent to the settlement boundary and provides the opportunity to create a sustainable mixed community through the provision of an appropriate extension to the settlement, with provision for a range of community facilities and services to strengthen the settlement and directly address key planning objectives for Potterton. The proposal would tackle identified road safety issues at the B999, by re-routing it through the development, resulting in direct traffic calming measures, as well as welcoming new gateway into the village, with linkages to the wider community. The preferred options for development offer little to strengthen the sense of place or character of the village, other than 272 additional houses

with no additional services or attempts to resolve wider education capacity issues. Accordingly, Site FR122 should be preferred for delivery in the short term, through the next LDP.

APPENDIX 1

Landscape and Visual Impact Assessment
Mixed Use Development
Potterton,
Aberdeenshire

Prepared by
Mackie Ramsay Taylor Architects



February 2019

1.0 Introduction

This Landscape & Visual Impact Assessment assesses proposals included within bids for the Aberdeenshire Local Development Plan 2021 and should be read in conjunction with the Bid drawings prepared by Mackie Ramsay Taylor Architects.

1.1 Definition of Study area

The study area shown on Figure 1.1 was identified following site visits and a desk-top study of mapping information which we were asked to assess and provide a commentary on the impact of the proposed development on the landscape of the surrounding area.

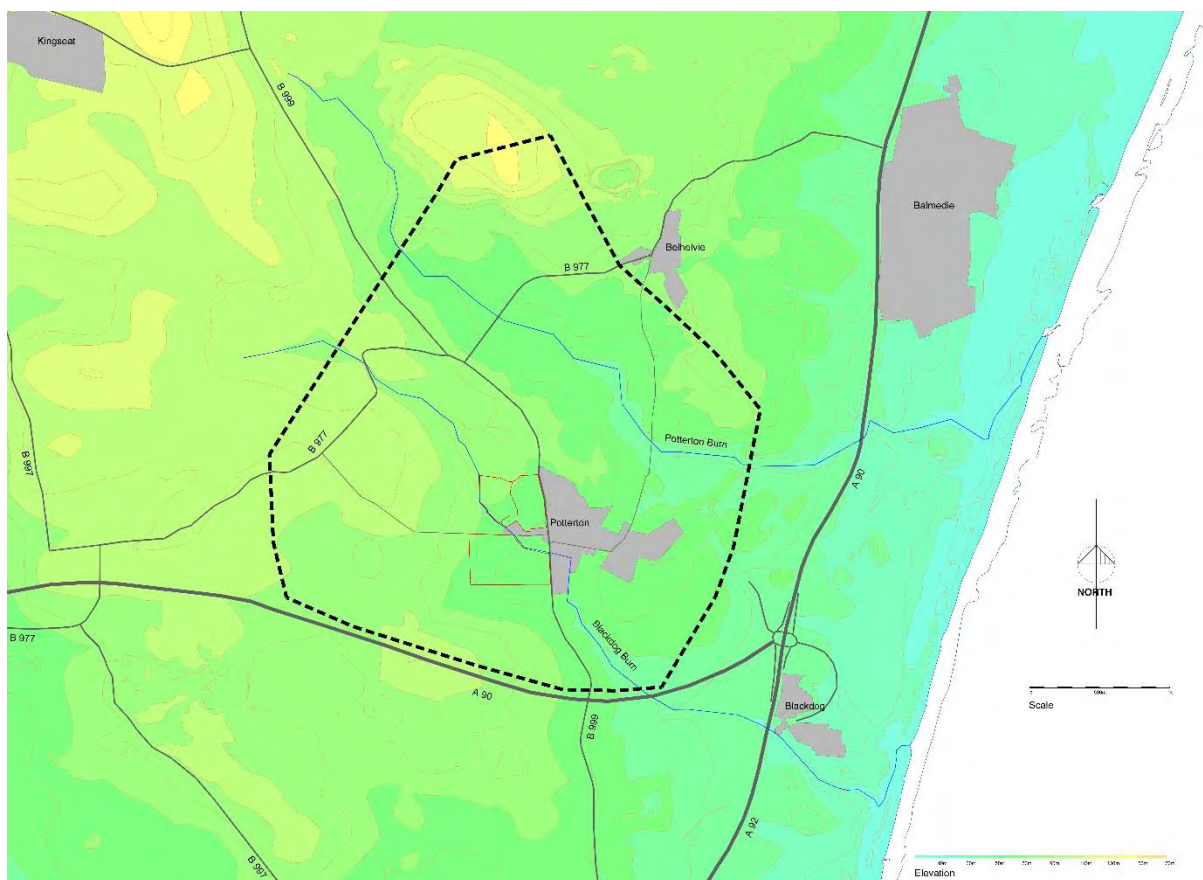


Figure 1.1 – Study Area & Site – Appendix 1

1.2 Methodology

A desk-based and physical assessment was undertaken to define landscape character, to identify landscape designations and relevant government policy, to determine the general extent of visibility, and to identify a representative range of potential viewpoints, and routes for sequential views, from which to carry out the visual impact assessment. 5 viewpoints were identified within the study area. (See figure 2.3).

1.3 Objectives of the LVIA

The key objectives of the Landscape & Visual Impact Assessment are to:

- Establish existing baseline conditions:
 - Identify and evaluate the existing landscape within the site and wider study area.
 - Identify existing views, visual relationships both from within the site and towards the area of development.

- Identify potential effects:
 - Identify the main sources of landscape & visual effects attributable to the proposed development.
 - Determine the likely effects upon landscape and visual resources and evaluate their significance.

2.0 Site Details & Landscape Setting

The site is located to the west of the existing settlement of Potterton. It is currently used as arable farmland. The combined sites measure 32.5 hectares and are divided into a northern and a southern section. The northern section measures 14.6 ha and slopes gently towards the Blackdog Burn that runs to the South West boundary. The southern section measures 17.9 ha and whilst generally flatter slopes slightly to the South East Boundary. The site areas are surrounded in different directions as follows :-

Northern Sites

- West – Farmland on rising ground with several visible farmsteads and associated buildings
- North – A linear grouping of dwellings with a Small Hill with wooded slope beyond
- East – The settlement of Potterton.
- South – Gourdie Park Housing Development and earlier late 20th century dwelling houses, all part of the settlement of Potterton.

Southern Site

- West – Farmland on rising ground with several visible farmsteads and associated buildings
- North – Gourdie Park Housing Development and earlier late 20th century dwelling houses, all part of the settlement of Potterton.
- East – The settlement of Potterton.
- South – Semi-mature coniferous wooded plantation and ponds with further arable land beyond on rising ground.

2.1 Planning Context

The site is zoned Green Belt in the 2017 Local Development Plan. The purpose of the site bid from Chap Homes is to have the site zoned for Mixed Uses as part of the settlement of Potterton.

2.2 Landscape Character Types

The Scottish Natural Heritage Landscape Character Assessment of the area (2019) identifies the study area north of the AWPR and west of the Blackdog to Tipperty Section of the A90 as “Coastal Agricultural Plain – Aberdeenshire”

“The Coastal Agricultural Plain is an extensive Landscape Character Type comprising a low lying and often very open sweep of exposed farmland in eastern Aberdeenshire where the influence of the sea is particularly strong. It is characterised by its gently undulating landform, relatively large scale, extensive mosses and the influence of development including transmission masts, electricity transmission lines, the A90 and A953, and the gas terminal at St Fergus on its eastern edge. The transition between the Beaches Dunes and Links Landscape Character Type in the east and the hinterland formed by this landscape is very gradual.”

In the particular study area around Potterton, the existing settlement has grown on the ridge of land between the Potterton and Blackdog burns. Largely situated on the North Eastern valley side created by the Blackdog burn. It generally faces towards a rising plateau of farmland to the South west, taking advantage of sunshine from this direction. It is largely protected from the sea immediately to the east

by the higher ground of the valley side to the east of the Potterton Burn. This eastern flank of the settlement is also protected by some areas of dense deciduous woodland and some small low-lying hills. In places the settlement has crested the ridge between the two valleys, but in these areas wider visual impact is mitigated by woodland belts. To the south of the study area is a ridge of higher ground with several single width tree belts run along its length making a noticeable landscape feature. Just behind these tree belts, the newly formed AWPR has been cut through the existing landscape. To the north of the study area sits a partially wooded ridge of higher ground. Potterton in effect sits largely within one half of a bowl of land formed by the Blackdog burn. The result is that beyond the immediate area around Potterton the settlement is largely concealed from view.



Landscape Context Photos - Clockwise from Top:- Potterton Church Tower provides a focal point in the landscape, its positioning on a rise makes it visible from many viewpoints in the surrounding landscape; Offshore Wind Turbines provide an imposing backdrop to Potterton when viewed from the rising farmland to the west. Belhelvie quarry is visible to the North East from the farmland to the south-west of Potterton; Overhill to the North overlooks the farmland to the west of Potterton.

2.3 Views & Visibility



View 1 – From Minor Road to West



View 2 From B999 to South



View 3 – From Farm Track to West



View 4 – From Farm Track to South West



View 5 - From Farm Track below Overhill Farm

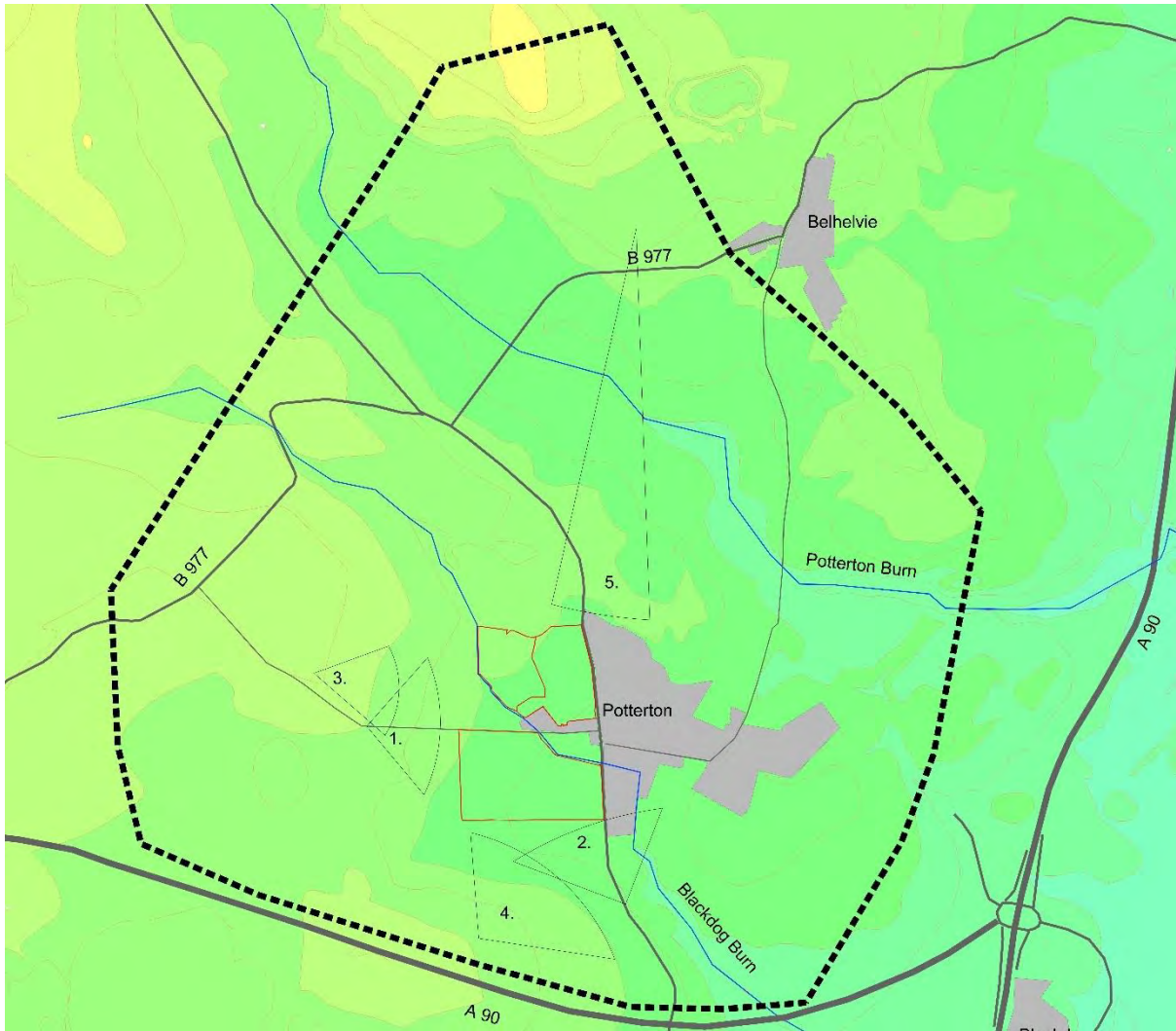


Figure 2.3 Viewpoints (Appendix 3)

3.0 Main Areas of Visibility

Taking into account the footprint of the proposed development along with the existing topography, landscape features and built form, a plan highlighting areas of visibility within the study area has been prepared (Fig. 3.0 - Drawing No. L(94)02), which includes the following main areas:

- Rising Farmland to the west.
- Rising Farmland to the south and approach on B999.
- Potterton to the East.
- Overhill to the north.
- Unnamed hill with mast to North East

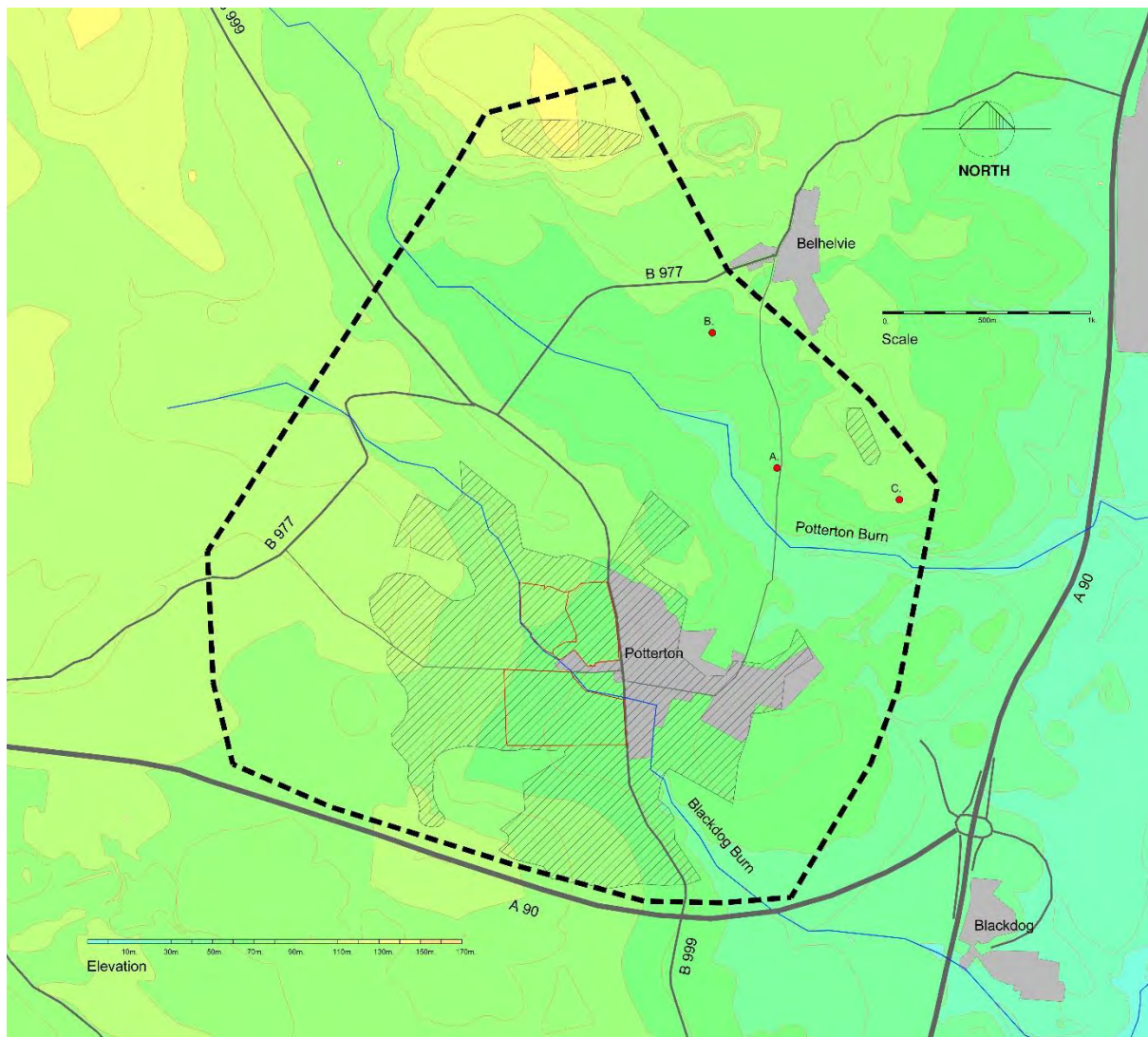


Fig. 3.0 Visual Impact Study – Areas of visibility. (Appendix 2)

Points of Interest

- A. Cairn - Scheduled Monument
- B. Belhelvie Lodge - Grade B Listed
- C. The Temple Stones - Scheduled Monument

No other Listed Buildings, Scheduled Monuments, SSIs or other historic or natural heritage designations within Study area.

4.0 Identification of Potential Effects & Design Justification

The potential visual effects of the proposed development, viewed from the key areas identified within the study area is an increase in the perception of the level of development when in close proximity to Potterton. However beyond 800m (0.5 miles) from the development (apart from when viewed from the two identified nearby hill-tops, where nearly the whole of Potterton becomes visible) the development is concealed from view by the topography of the surrounding area. Importantly the proposed development is not visible from any other nearby settlement, is not set on high ground or the crest of a ridgeline and does not impede the view of an important feature such as Potterton's Church Tower.

Views towards the development are more prominent from the rising ground to the west. In this direction there are few receptors for the views. The area is largely farmland and is very lightly inhabited by isolated farmsteads and houses. No major roads or communication routes pass through this area of visibility.

In mitigation all edges of the proposed development will be heavily buffered by landscaped strips to a minimum width of 10 metres. It is proposed to break up the areas of development into smaller character areas, with landscaping between. This will reduce the perception of "sprawl" that has been raised in the draft main issues report. Different but overlapping material palettes in each character area will also enhance the sense of place of each part of the development

It is not envisaged that there will be any significant detrimental residual effects on the landscape, caused by the development, there should be no tree removal and the existing hedgerow and stone dyke running through the northern part of the site is to be largely retained.

The residual effects on the nearby neighbouring properties would be mitigated by the landscape buffers indicated on the submitted plans.

4.1 Photomontage Study – Views towards site

Appendices 4-6 show photo montage views of the 3 different bid sites proposed by Chap Homes.

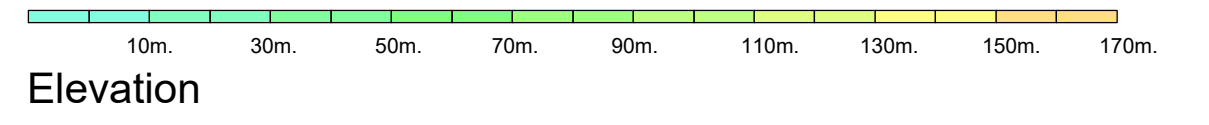
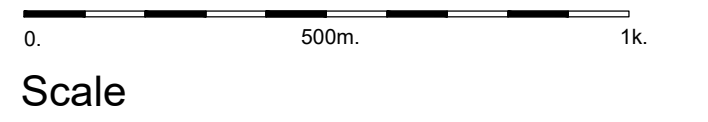
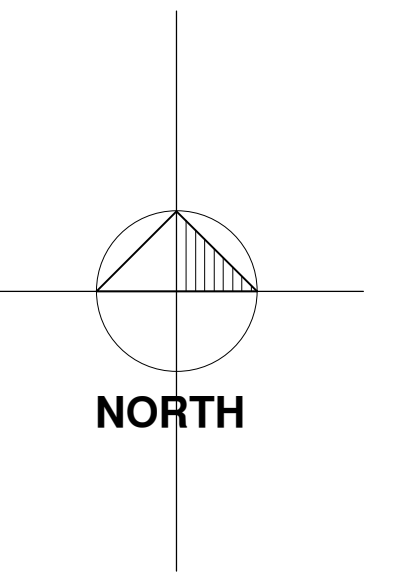
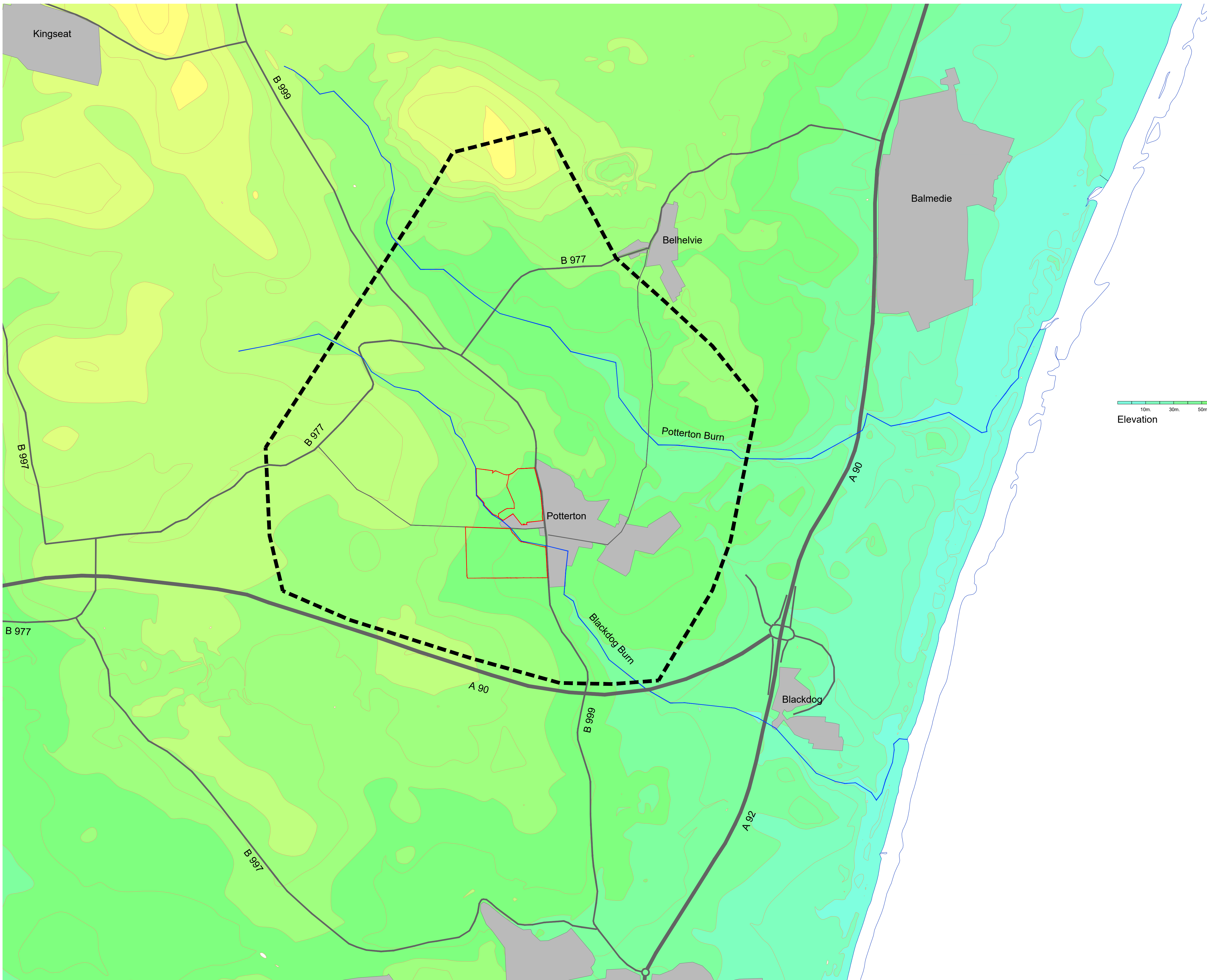
Montages have been prepared for Views 1-4 only as no development is visible in View 5.

5.0 Conclusion

- The information provided within the LVIA demonstrate that the proposals fit comfortably within the surrounding landscape and built form.
- The development lies within the Aberdeenshire coastal agricultural plain and given the particular topography of the local area is suitably buffered from and to the surrounding landscape features.

- Appendix 1 – Drawing L(94)01 – Study Area**
- Appendix 2- Drawing L(94)02 – Areas of Visibility**
- Appendix 3 - Drawing L(94)03 – View points**
- Appendix 4 – Drawings L(94)11 – Photo-montage Bid Site B**
- Appendix 5 – Drawing L(94)12 – Photo-montage Bid Site C**
- Appendix 6 – Drawing L(94)13 – Photo-montage Bid Site A**

Appendices 1-6



Rev	Description	Date



Project
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 DEVELOPMENT
 FOR CHAP HOMES**
 Potterton, Aberdeenshire

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STUDY AREA

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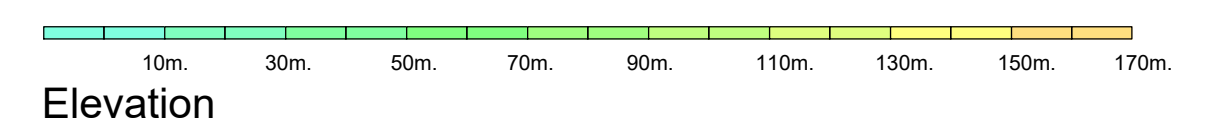
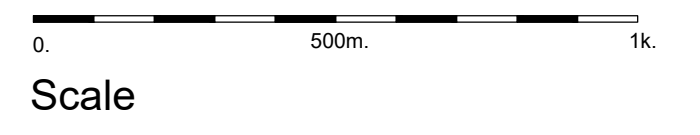
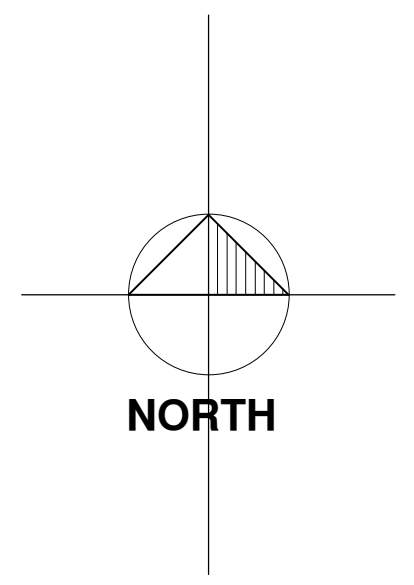
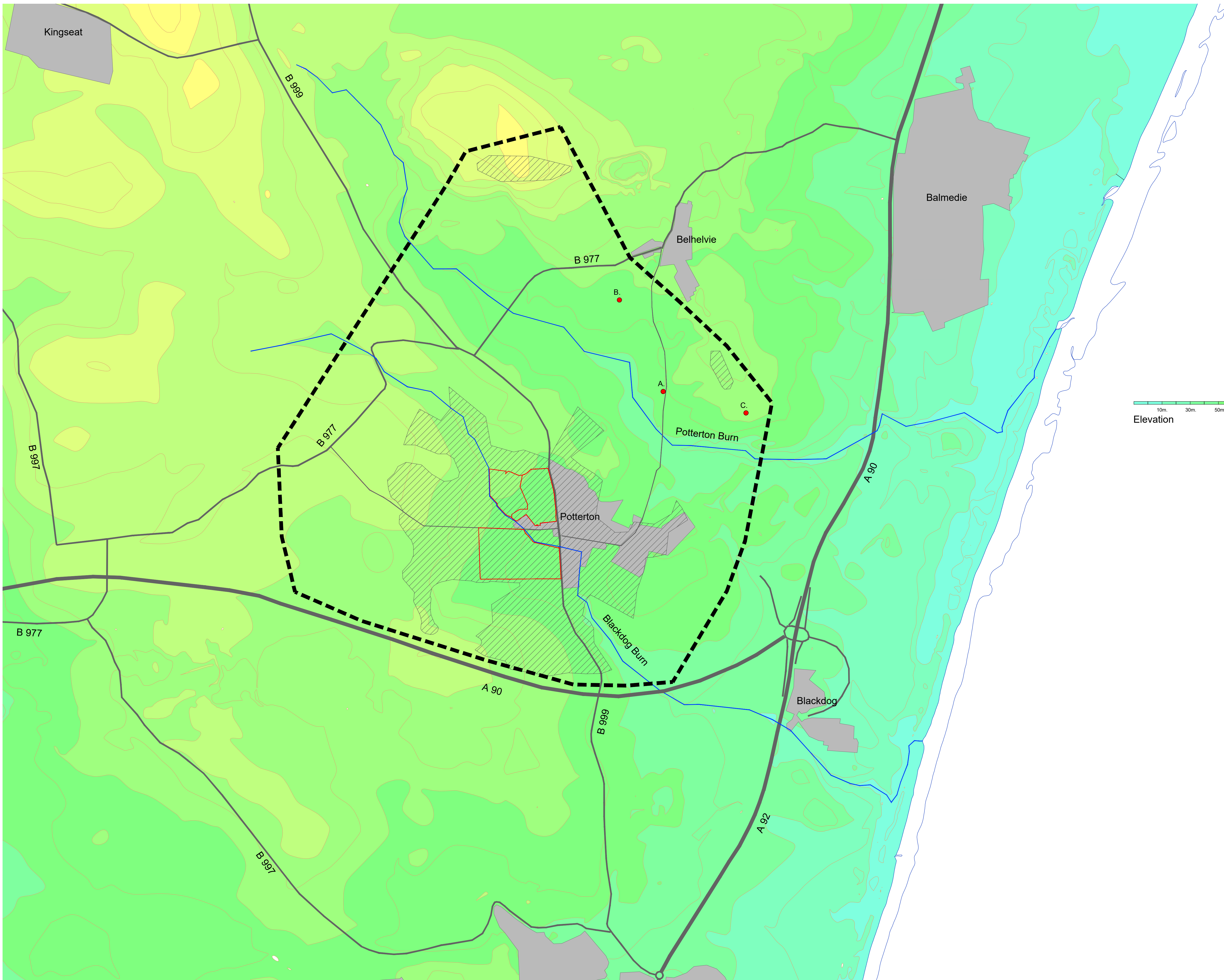
Status
INFO

Date
Feb 2019

Drawn By
 [Redacted]

Project No.
2109

Drawing No.
L(94)01



- Points of Interest ●
- A. Cairn - Scheduled Monument
 - B. Belhelvie Lodge - Grade B Listed
 - C. The Temple Stones - Scheduled Monument
- No other Listed Buildings, Scheduled Monuments, SSIs or other historic or natural heritage designations within Study area.

Rev	Description	Date
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Project
PROPOSED MIXED USE DEVELOPMENT FOR CHAP HOMES
 Potterton, Aberdeenshire

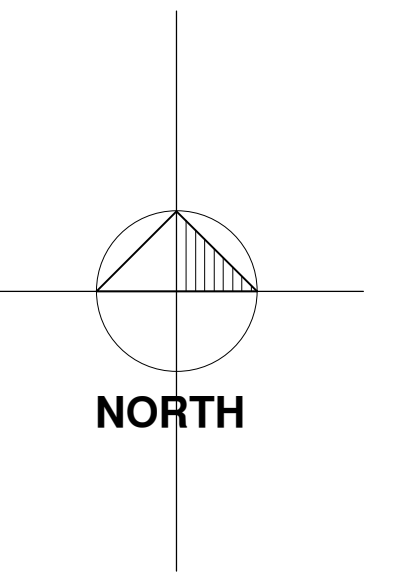
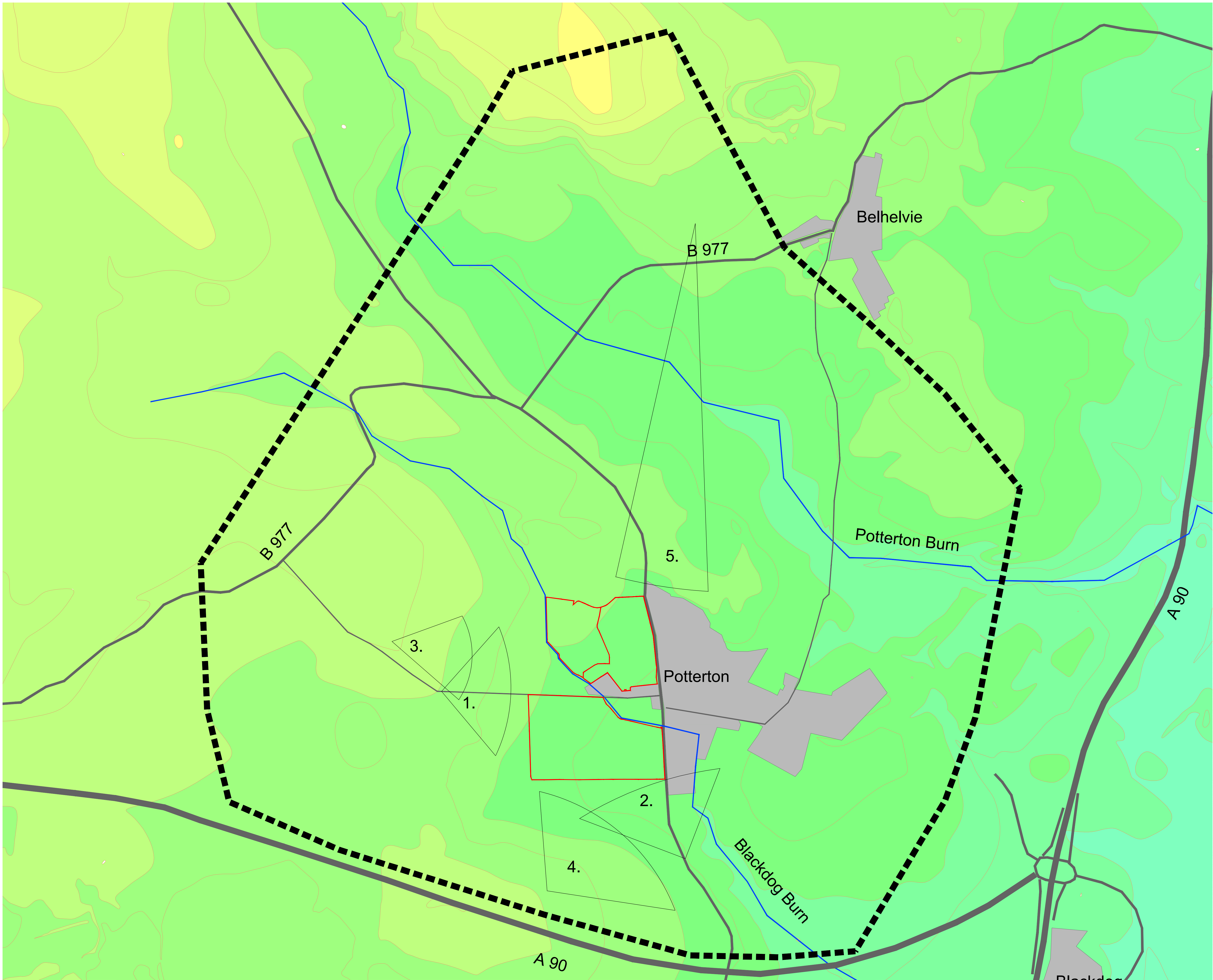
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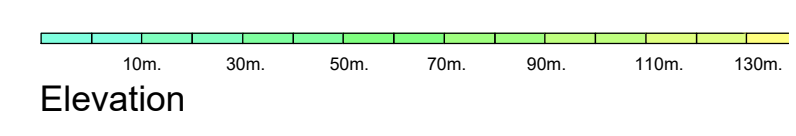
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Date Feb 2019 Drawn By

Project No. 2109	Drawing No. L(94)02
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Scale



Elevation

Rev	Description	Date



Project
**PROPOSED MIXED USE
 DEVELOPMENT
 FOR CHAP HOMES**
 Potterton, Aberdeenshire

Drawing
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Status
 INFO

Date
 Feb 2019

Drawn By

Project No. 2109	Drawing No. L(94)03
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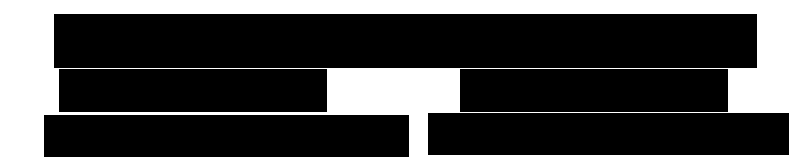
Viewpoint 1



Viewpoint 2

■ Bid Site B

Rev	Description	Date
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Project
**PROPOSED MIXED USE
 DEVELOPMENT
 FOR CHAP HOMES**
 Potterton, Aberdeenshire

Drawing
**PHOTO MONTAGE VIEWS
 (Bid Site B - Sheet 1/2)**

Scale: nts

Status: INFO

Date: Feb 2019 Drawn By: [Redacted]

Project No. 2109	Drawing No. L(94)21
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Viewpoint 4

Bid Site B



Viewpoint 3

Rev	Description	Date



Project
**PROPOSED MIXED USE
 DEVELOPMENT
 FOR CHAP HOMES**
 Potterton, Aberdeenshire

Drawing
PHOTO MONTAGE VIEWS
 (Bid Site B - Sheet 2/2)

Scale
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Status
 INFO

Date
 Feb 2019

Drawn By
 [Redacted]

Project No.
 2109

Drawing No.
 L(94)22



Viewpoint 1



Viewpoint 2

- Bid Site - West - Ph2
- Bid Site - East - Ph1

Rev	Description	Date
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Project
PROPOSED MIXED USE DEVELOPMENT FOR CHAP HOMES
 Potterton, Aberdeenshire

Drawing
PHOTO MONTAGE VIEWS (Bid Site C Sheet 1/2)

Scale	nts		
Status	INFO		
Date	Feb 2019	Drawn By	[Redacted]
Project No.	2109	Drawing No.	L(94)23



Viewpoint 4



Viewpoint 3

- Bid Site - West - Ph2
- Bid Site - East - Ph1

Rev	Description	Date
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Project
**PROPOSED MIXED USE
 DEVELOPMENT
 FOR CHAP HOMES**
 Potterton, Aberdeenshire

Drawing
PHOTO MONTAGE VIEWS
 (Bid Site C Sheet 2/2)

Scale	nts		
Status	INFO		
Date	Feb 2019	Drawn By	
Project No.	2109	Drawing No.	L(94)24



Viewpoint 1



Viewpoint 1 (continued)

Extent of Northern site including landscaping

Extent of southern site including landscaping

- Bid Site - South Reserve Phase
- Bid Site - North Ph 2
- Bid Site - North Ph 1

Rev	Description	Date
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Project
**PROPOSED MIXED USE
 DEVELOPMENT
 FOR CHAP HOMES**
 Potterton, Aberdeenshire

Drawing
PHOTO MONTAGE VIEWS
 (Bid Site A - Sheet 1/3)

Scale **nts**

Status **INFO**

Date **Feb 2019** Drawn By **[Redacted]**

Project No. **2109** Drawing No. **L(94)25**



Viewpoint 2



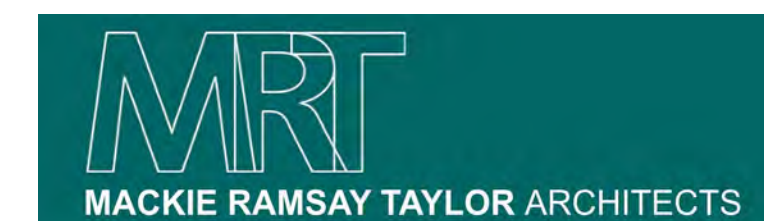
Viewpoint 3

- Bid Site - South Reserve Phase
- Bid Site - North Ph 2
- Bid Site - North Ph 1



Viewpoint 3 (continued)

Rev	Description	Date
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Project
**PROPOSED MIXED USE
 DEVELOPMENT
 FOR CHAP HOMES**
 Potterton, Aberdeenshire

Drawing
PHOTO MONTAGE VIEWS
 (Bid Site A - Sheet 2/3)

Scale
 nts

Status
 INFO

Date
 Feb 2019

Drawn By

Project No.
 2109

Drawing No.
 L(94)26



Viewpoint 4



Viewpoint 4 (continued)

- Bid Site - South Reserve Phase
- Bid Site - North Ph 2
- Bid Site - North Ph 1

Rev	Description	Date



Project
**PROPOSED MIXED USE
 DEVELOPMENT
 FOR CHAP HOMES**
 Potterton, Aberdeenshire

Drawing
**PHOTO MONTAGE VIEWS
 (Bid Site A - Sheet 3/3)**

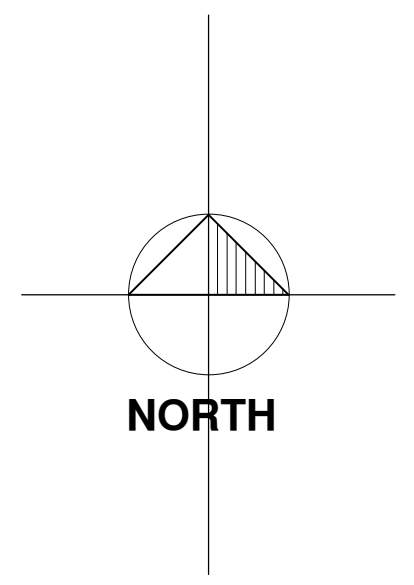
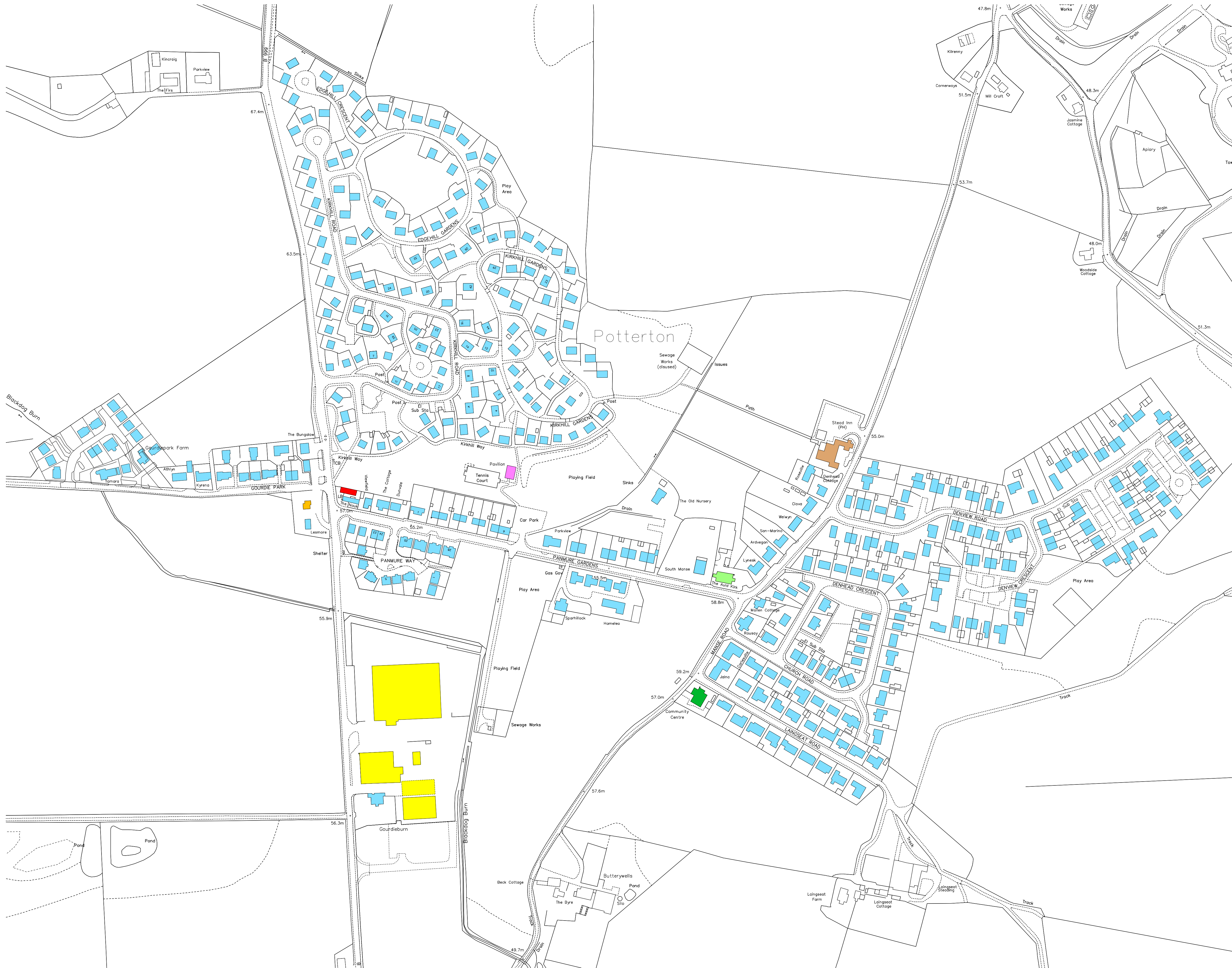
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Status **INFO**

Date **Feb 2019** Drawn By **[Redacted]**

Project No. 2109	Drawing No. L(94)27
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APPENDIX 2



- Housing
- Shop & Post Office
- Storage & Distribution
- Church
- Community Centre
- Public House
- Car Sales Centre
- Sports & Recreation

Rev	Description	Date
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Project
**PROPOSED MIXED USE
 DEVELOPMENT
 FOR CHAP HOMES**
 Potterton, Aberdeenshire

Drawing
LAND USE PLAN

Scale
1:2000@A1

Status
INFO

Date
Feb 2019

Drawn By

Project No.
2109

Drawing No.
L(94)04