

## REPORT TO FORMARTINE AREA COMMITTEE – 28 June 2016

Reference No: ENQ/2013/1155

### MASTERPLAN for Site at Balmellie and Delgaty, Turriff (M1 SITE)

#### 1. Recommendations

##### 1.1 The Committee is recommended to:

**Agree the Masterplan for the Turriff M1 site to be used as a material consideration in the determination of any subsequent planning applications.**

#### 2. Background

##### 2.1 Introduction/Purpose

2.1.1 The report outlines the Masterplan for the M1 site in Turriff. The purpose of this document is to set out the overall principles for the site in terms of design, layout, phasing and infrastructure. The Masterplan site plan is appended to this report and the whole document has been circulated via Members' Ward Pages.

2.1.2 The requirement for preparing a Masterplan is set out in Policy 8 of the Aberdeenshire Local Development Plan 2012 and its supplementary guidance SG LSD1: Masterplanning. It aims to provide a framework of early thinking on design and delivery and by following this process improve the standard of designs in new developments.

2.1.3 The M1 site is allocated within the Aberdeenshire Local Development Plan 2012 and has been carried forward into the Proposed Local Development Plan 2016. Site M1 in the current plan is allocated for up to 450 houses, a new primary school, associated facilities and employment land (10 ha). Up to 130 houses will be delivered in the first phase, with the remaining 320 houses delivered in the second phase. A new distributor road will be located in this site with the potential to upgrade to a bypass. Furthermore, the Woods of Delgaty will need to be retained in the design of any development.

##### 2.2 Approach

2.2.1 The Masterplan is designed to set out key strategic issues, context, phasing, delivery and design principles for the proposed development of the M1 Site in Turriff.

2.2.2 Ongoing collaboration with Aberdeenshire Council and Consultees since 2013 has allowed comments to be incorporated into the Masterplan document that was the subject of community consultation which took place on 3 September 2015. This process is highlighted in Section 4.4 and within Appendix 1 of the Masterplan document.

2.2.4 It is anticipated that planning applications will be submitted for each phase of the development. A Proposal of Application Notice (POAN) was submitted on 26 August 2015 for the development of the wider M1 Site as defined by the Aberdeenshire Local Development Plan 2012.

### 2.3 Masterplan

2.3.1 The Masterplan provides an overview of the steps undertaken to set out a broad design concept for the site. This has been informed by a detailed site analysis to consider the site context, key characteristics, constraints, opportunities and a summary of community consultation to provide a design code for future development.

2.3.2 The key aims of national policy set out in “Designing Streets” have been incorporated in the development throughout this process in terms of the design and layout. The Masterplan has evolved over a period of time following public consultation and continued engagement with the Planning Service.

2.3.3 The Masterplan provides a comprehensive site analysis, which looks at the area in terms of historical context, characteristics of the local area, the local landscape, existing woodland, connectivity and ecology of the site and drainage and flooding. The site comprises approximately 42 hectares of land comprising of agricultural land and some areas of woodland. Site M1 is allocated for 450 houses, a new primary school, associated facilities and employment land (10 ha). This Masterplan suggests a two phase strategy delivering up to 130 residential units in the first phase and 320 units in the second phase with landscaping and infrastructure to be delivered in the early stages of development. It is assumed that the delivery of this development would be within the second phase given the timing of this Masterplan and any future planning applications. Further details and visualisations of the phasing have been outlined in Chapter 6 of the Masterplan document.

2.3.4 A design code has been included within the Masterplan document at Appendix 2 and identifies 4 key design principles:

- Street Layout;
- Plot Layout;
- Materials; and
- Sustainability.

2.3.5 The Masterplan seeks to provide a mix of house types and sizes with varied density across the site. Details of house types have not been finalised and will most probably be dictated by the market and demographics, but it is the intention to provide dwellings that take into account the surrounding

landscape as well as place making principles. It has been highlighted in the following statement from the Masterplan document, *“Future planning proposals for housing should be of sympathetic scale and design to existing properties out with the site”*.

- 2.3.6 In terms of materials, it is stated that they should complement the historic core of Turriff and materials would include dry dash render, facing block work, slate/slate like roof tiles and walls and hedges for boundary treatments.
- 2.3.6 It has been identified that 25% of the 450 units are to be affordable. This would equate to at least 112 units to be considered ‘affordable housing’.
- 2.3.7 The concept for the open space provision is to retain and enhance the area around the Wood of Delgaty and a landscaped green corridor to be created and extended southwards to Balmellie Road. The layout retains as much as possible of the Wood of Delgaty by concentrating development south of the wooded area. Compensatory woodland planting is proposed around the western section of existing woodland and will be secured through separate legal agreement between the developer and landowner. Furthermore, the area identified for compensatory planting is under the same ownership as the M1 site. It is anticipated that the adoption/maintenance of general public open space and landscaped areas will be managed privately through a factoring company.
- 2.3.8 An area of approximately 4.5 hectares in the south west of the site is set aside to allow for the creation of community facilities likely to be sports facilities, but potentially new primary school/children’s nursery provision depending on the capacity of the replacement Markethill Primary School.
- 2.3.9 The proposed development would be served by a gravity foul drainage system located within the road system where the proposed system would join the existing foul network. Currently, the Scottish Water waste water treatment plant is at capacity and therefore requires a ‘Growth’ project to be launched to schedule the required upgrade works at the Turriff plant. As this project could take between 30 and 36 months to complete, temporary foul treatment plants and soakaways could be installed provided that the percolation tests are favourable. The surface water drainage system will be appropriately designed in line with the principles of Sustainable Urban Drainage Systems (SUDS) and would be accommodated throughout the development through a variety of measures including integral SUDS measures such as aqua blocks in landscaped areas. It is the intention to connect to the public infrastructure in terms of water supply. The drainage arrangements are highlighted in Section 3.6 of the Masterplan document. Furthermore in terms of potential flooding, a Flood Risk Assessment (FRA) would be required to be submitted at the subsequent planning application stage.
- 2.3.10 The Masterplan document has also highlighted the proposed transport and roads arrangements for the site in Section 3.7. This includes a number of connections throughout the site for pedestrians, cyclists and vehicles to link to existing networks. A new roundabout would be formed on the A947 with a

new distributor road constructed for the first 450 metres of the proposed site to a second roundabout. There will be multiple connections to existing residential roads on the west side of the proposed development. Furthermore, a way leave in the form of a green strip of land will be left from the second roundabout to Balmellie Road for the possible construction of a by-pass.

2.3.11 The Planning Service is satisfied with the detail and structure of the Masterplan and that the correct process and public engagement has taken place.

### 3. **Staffing and Financial Implications**

3.1 There are no staffing or financial implications arising from this report.

### 4. **Equalities**

4.1 An Equalities Impact Assessment is not required. The Masterplan is simply setting out the context for future development proposals on this site and will not itself have a differential impact on those with protected characteristics.

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