



OP1: NETHER ADEN MASTERPLAN ADDENDUM JANUARY 2024

BHMLW-BHL-XX-XX-RP-A-0001

Bancon Homes



DOCUMENT HISTORY

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Appendix 1: Masterplan and Proposed Masterplan

1.0 Background Information

1.0 Introduction

A Masterplan for the site was previously approved in 2019. This addendum has been prepared to update the land zoning of the development.

This document has been prepared by Bancon Homes in consultation with Aberdeenshire Council. The purpose of this document is not to re-iterate the detailed site analysis and design aspirations of the previous documents, rather illustrate how the phasing has been amended within the design parameters previously established.

OP1 Nether Aden is located in the settlement of Mintlaw. Mintlaw, strategically located at the crossroads of the A952 and A950, serves both as a commuter village for Aberdeen, Peterhead and Fraserburgh, and also a service centre for the surrounding rural area. Set within two landscape character areas, the surrounding land is low undulating agricultural land interspersed with very small pockets of trees to the east and larger areas of woodland to the west, including Aden Country Park, which acts as a natural barrier to development and a significant amenity for the town. It has a varied economic base which is centred on the industrial estate located at the western edge of the settlement. There is a wide range of shops and services in the village including a library, doctor's surgery, secondary school and two primary schools.



Extract from approved Mintlaw M1/EH3 Masterplan.



Extract from approved Mintlaw M1/EH3 Masterplan showing site aerial view.

1.0 Background Information

1.1 Planning Context

All development must accord with the Development Plan unless material considerations indicate otherwise. The Development Plan for Aberdeenshire comprises: National Planning Framework 4 (NPF4) and the Aberdeenshire Local Development Plan 2023 (LDP).

The site at OP1 Nether Aden is allocated in the Aberdeenshire Local Development Plan 2023 for 500 homes, business, community, services for the elderly, neighbourhood retail centre and 5ha employment land.

Policies that are relevant in the determination of any planning applications include:

- Policy B2 Employment/Business Land
- Policy H1 Housing Land
- Policy H2 Affordable Housing
- Policy P1 Layout, Siting and Design

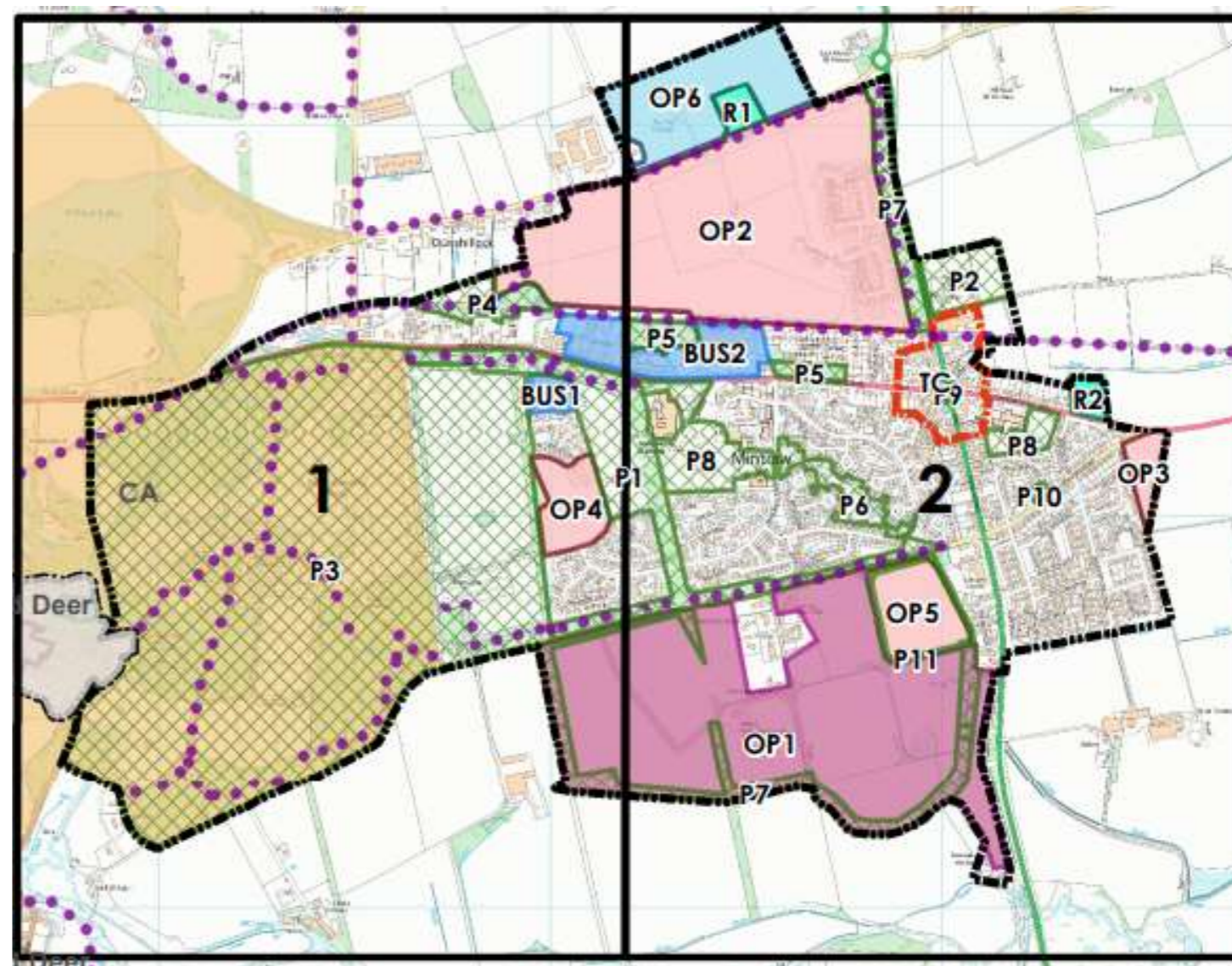
The site benefits from Planning Permission in Principle for the development of 500 Dwellinghouse, Business, Community, Services for the Elderly, Retail and 5Ha of Employment (reference APP/2017/2547). The site has a signed Section 75 legal agreement.

Since the PPIP was approved there have been 3 applications for Matters Specified in Conditions approved on the site:

Application reference APP/2019/0769 was approved in October 2019 for 100 homes. This application approved the access strategy for the site which is a ghost island as opposed to a roundabout.

Application reference APP/2020/1761 was approved in November 2020 to change house types previously approved under application reference APP/2019/0769.

Application reference APP/2022/2282 was approved in March 2023 for 33 homes.



Extract from Aberdeenshire Local Development Plan 2023

2.0 Masterplan Evolution

2.1 Masterplan Concept & Layout

The vision of the adopted Masterplan is to create a development which maintains the existing landscape framework as well as utilising the southerly aspect afforded by the site.

As noted in the approved document, the retention of the tree belts across the site aims to ensure an immediate landscape fit for the development. This included areas of existing planting such as along Nether Aden Road to the north of the site, and alongside the old road to the east of the site.

To support the retention of the existing landscaping, new areas of open space are proposed to enhance the amenity of the site. The primary area of open space being a central green space which runs east-west and connects the site entrance to the to the areas further west within the masterplan.

The west portion of the site also includes green open space which allows the southerly aspect beyond the site boundary to transition deeper into the site.

The principle entrance to the site was agreed to be from a new junction on the A952 to the east which will transition through the mature trees to create a welcoming, landscaped entrance to the site.



Fig 7 - Masterplan

Extract from approved Mintlaw M1/EH3 Masterplan showing site layout.

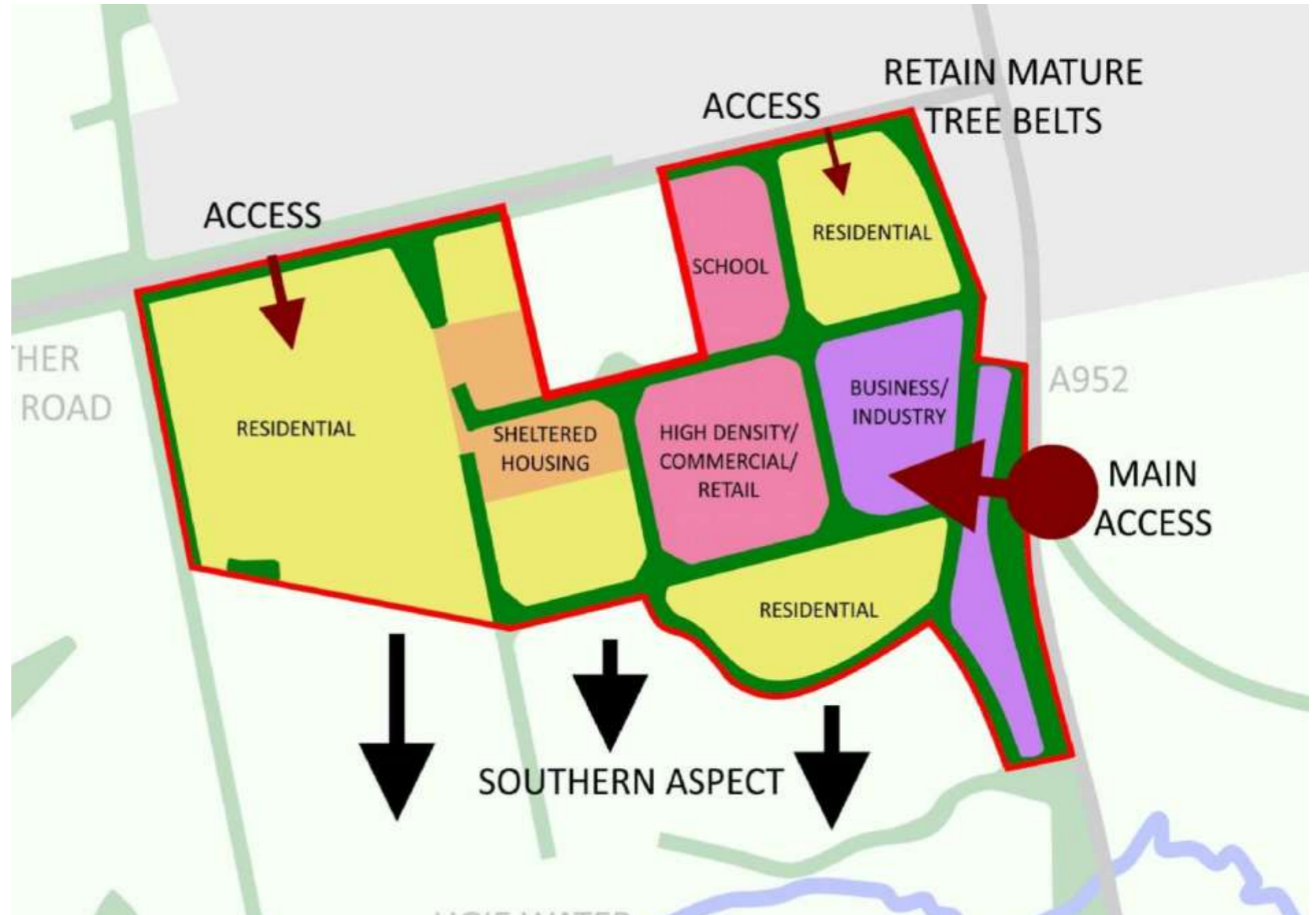
2.0 Masterplan Evolution

2.2 Masterplan Land-use Zoning

The adopted Masterplan discussed the requirement for different land uses within the site on page 9-10 of the approved document. An extract is shown opposite. As can be seen, it proposed commercial uses to the north east, a neighbourhood centre in the eastern half of the site and education uses to the north.

The approved masterplan promoted that non-residential uses should be concentrated to the east of the site as they have the potential to generate larger volumes of traffic, and would also reduce the potential for industrial traffic travelling further into the site and compromising the residential amenity. It was also important that any retail opportunities are located so they are accessible to the existing population and are not positioned to cater for the new masterplan only.

As can be seen in the diagram (right), the existing landscape framework is used to define the land zoning with the existing tree planting forming the boundaries of different uses within the site. The tree belts allow for natural breaks within the development pattern and also provide the opportunity for attractive pedestrian routes throughout the site.



Extract from approved Mintlaw M1/EH3 Masterplan. Masterplan land use / zoning diagram.



2.0 Masterplan Evolution

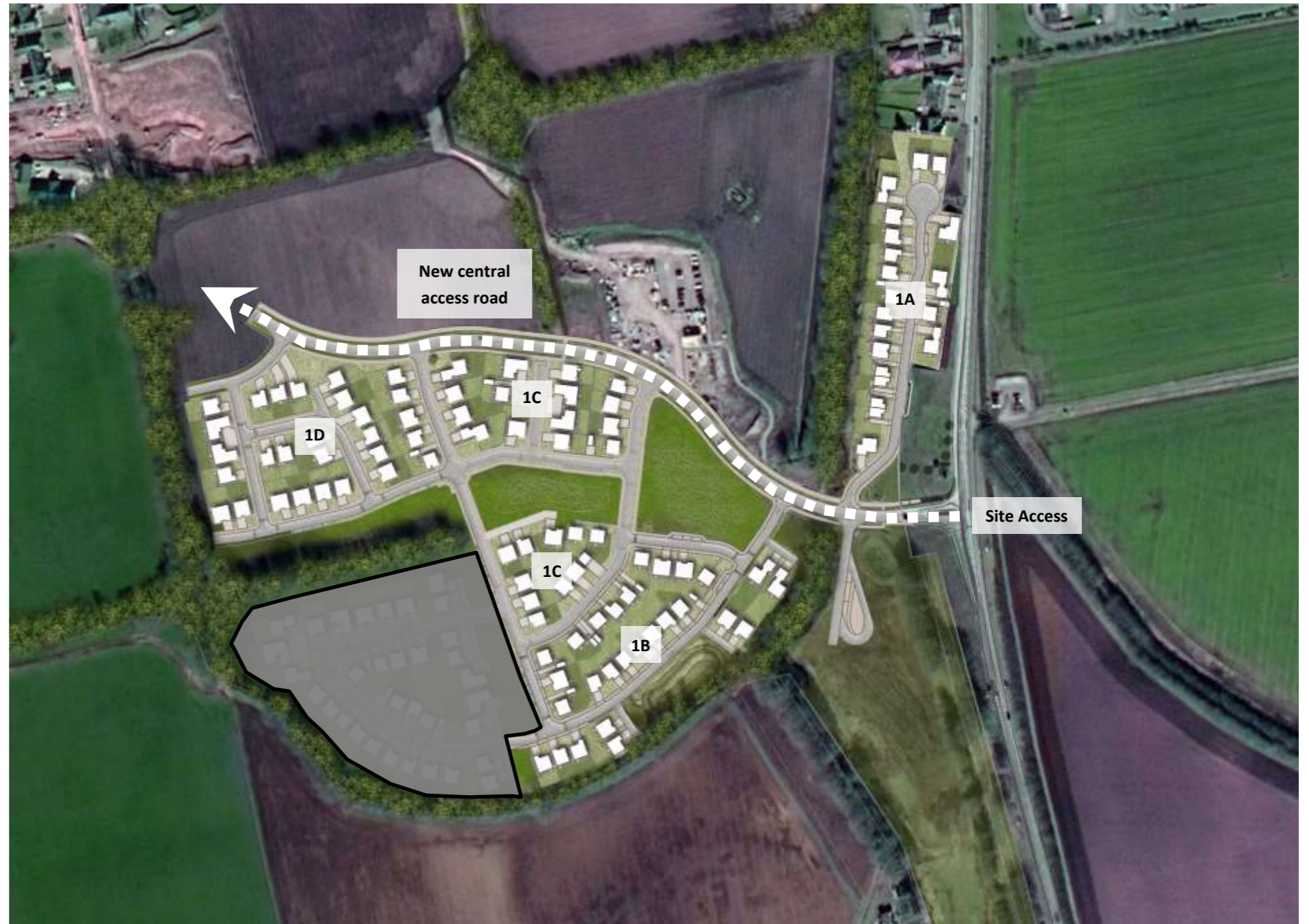
2.3 Phases 1A—1D

As noted in section 1.1 of this addendum, three applications for Matters Specified in Conditions have been approved on the site.

The first application (reference APP/2019/0769) was approved in October 2019 for 100 homes and can be seen in the image right. This application allowed housing to come forward adjacent to the A952 as well as towards the south east of the masterplan boundary.

As part of the detailed design and approval process for this application, the access strategy was developed to allow a central road to join onto the existing A952 in the form of a new junction with ghost island as opposed to a roundabout as previously indicated on the Masterplan. The new central road would adopt design standard of a distributor road which allowed connectivity to a series of looped core / housing roads which would provide access to the residential areas within the masterplan. In capacity terms, this access strategy would allow the development to be accessed from the new junction on the A952.

This application introduced a central open space to retain the existing landscaping where possible. The residential areas were designed to create positive street frontage to the housing roads.



Phase 1A—1D proposed site layout plan (NTS)



2.0 Masterplan Evolution

2.4 Phase 1E

The application for Matters Specified in Conditions for phase 1E was approved in March 2023 which allowed a further 33 homes to be delivered in this part of the site.

This application benefited from the existing infrastructure which was established as part of phases 1A-1D. The delivery of these 33 homes will complete this pocket of residential development which is contained by the central distributor road and the existing landscaped boundaries.

Phase 1E introduced linear area of open space between phases 1B/1C to connect the open space established within the previous phases to the wider open space to the south.



Phase 1E proposed site layout plan (NTS)



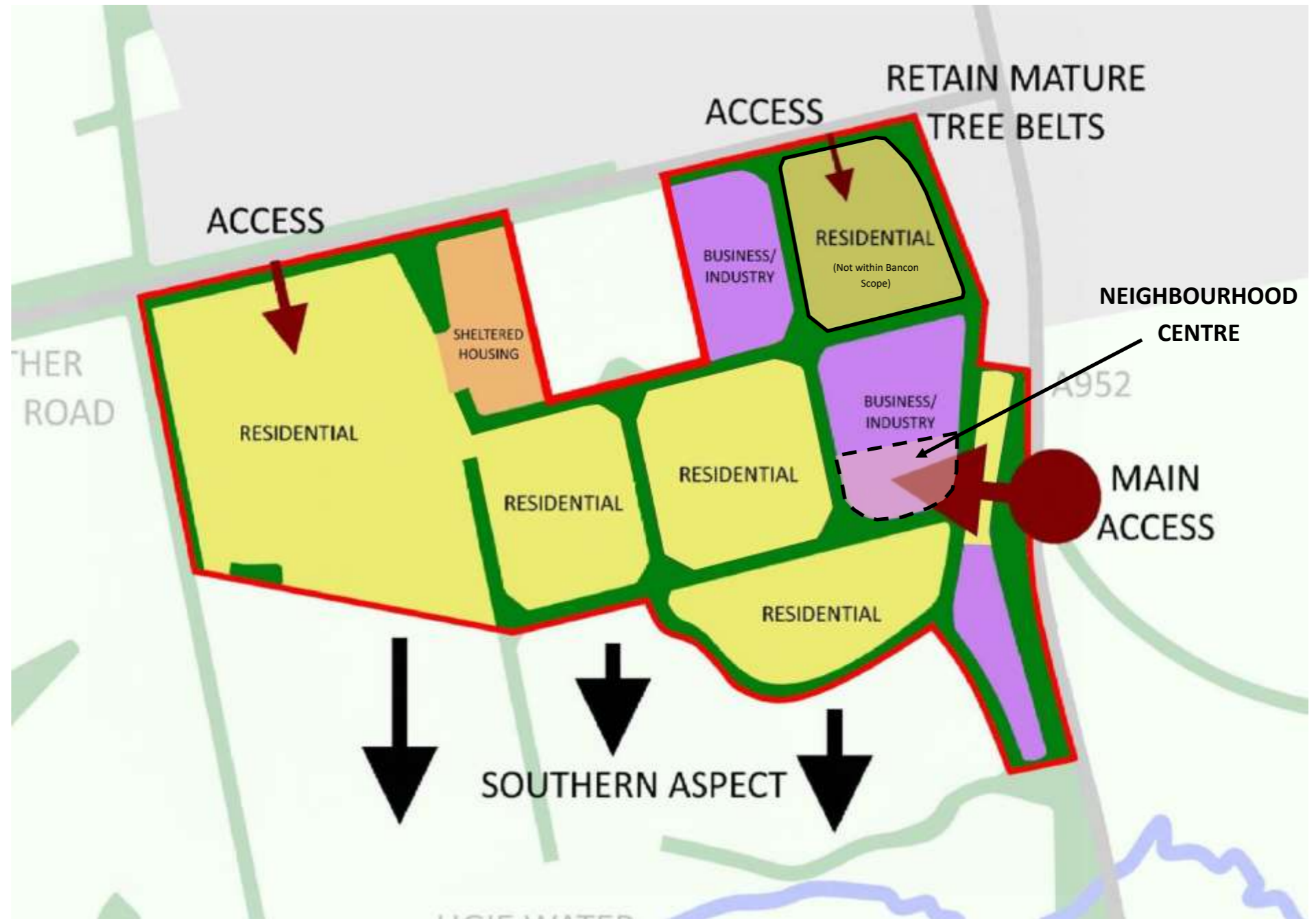
3.0 Proposed Masterplan

3.1 Proposed Amendment

This addendum to the Masterplan proposes to amend the Masterplan land zoning as noted in Section 2.2 of this statement. Since the Masterplan was adopted, it has been established that there is no requirement for a new school to accommodate the development. Developer contributions towards primary education are secured in the S75 agreement; which equates to £6733.13 (indexed) per housing unit. It directs that contributions be used to provide either a new school or additional capacity at other education facilities that will serve the development. The trigger for making education contributions is agreed at 342 homes. In order to maintain the allocated and approved housing numbers this land previously identified for a new school can instead be used to deliver housing whilst keeping within the unit numbers approved by both the LDP and the PPIP.

This addendum continues to direct business/ industrial uses to the east of the site. However, it is contended that the neighbourhood centre should be located in closer proximity to those uses. As such, it is proposed that the two uses sit together harmoniously.

Whilst the Masterplan continues to provide design principles for land to the north-east, this land is outwith Bancon Homes control. It is allocated within the LDP 2023 as OP5 South of Nether Aden Road for 50 homes. Any application for development will need to demonstrate compliance with the design principles contained therein and also provide a Transport Assessment.



Proposed land use / zoning diagram.

3.0 Proposed Masterplan

3.2 Revised Masterplan

The proposed Masterplan maintains the principles established throughout the previously approved masterplan by integrating the proposed development within the existing tree belts. To enhance the landscape framework, a central belt of open space is proposed connecting the site access on the A952 to Nether Aden Road. This create a green corridor through the site and allows the existing landscaping on Nether Aden Road to be extended into the proposals.

The amended Masterplan retains the business / industry uses to the east which are contained within the tree belts.

Whilst the key principles have been retained, as noted in Section 2 of this statement, the Masterplan has evolved from the initial concept layout due to the approval of 3 detailed planning applications. This evolution has seen the introduction of a central distributor road, which along with the existing landscaping, forms a natural break within the development areas.

The proposed masterplan aims to utilise the separation afforded by the new distributor road and the existing landscaping to create a robust development framework which is used to define the different land uses in the Masterplan.



Proposed masterplan concept diagram.



3.0 Proposed Masterplan

3.3 Proposed Strategic Open Space

The approved Masterplan adopts a landscape-lead approach and which promotes the protection the existing features, as well as enhancing them by introducing new open space to strengthen blue green networks and biodiversity.

The proposed Masterplan does not propose any material change to the landscape strategy and provision suggested in the approved masterplan. LDP Policy P2 Open Space and Access in New Development generally expects 40% good quality open space and the overall Masterplan is compliant with this. As noted in section 3.2, the strategic open space is focused around a central belt of green space which connects the various development parcels.

Open space is also provided around the periphery of the development blocks to ensure the proposals are integrated into the existing landscaping.

Greenspace is provided throughout the site, in the form of planted buffers, SuDS measures, wetland, woodland, and open space. This creates a place with a strong green network within the site which also connects to the wider context.

The proposals also utilise the wider landscape setting by



Proposed open space diagram.



3.0 Proposed Masterplan

3.4 Proposed Street Hierarchy

The access to the site takes the form of a junction onto the A952 which leads onto a central distributor road providing the primary access for the development. A series of core/ housing roads can be accessed from the central distributor road creating well connected streets which form loops within the site.

The transportation analysis, and discussions with Aberdeenshire Roads department confirmed that the proposed internal road structure provides adequate access provision, and a secondary access / emergency onto Nether Aden Road is not a requirement from an access and safety perspective. However, a link onto Nether Aden Road was recommended by the Roads department to benefit the amenity of the houses and enhance permeability within the site.

As per the previous approvals, a Safe Routes to School is provided allowing safe pedestrian connectivity from the central distributor road towards the north.

A notional bus route is proposed along the central road and extends to a loop in the western phases of the masterplan that is accommodated within the core road structure.

The diagram (right) identifies the different street types proposed in the development to create an appropriated street hierarchy.



Proposed street hierarchy diagram.



3.0 Proposed Masterplan

3.4 Proposed Street Hierarchy

The movement hierarchy within the site provides a well connected place, creating easily accessible routes within the development, and connecting to the existing settlement.

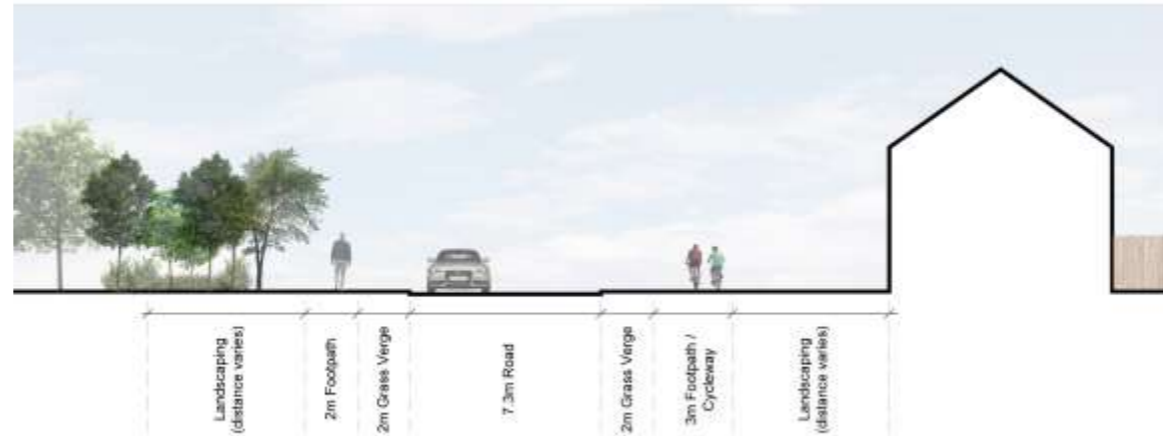
The proposal creates streets which are well connected, forming loops within the site. These streets offer clear and safe routes for existing residents to access the new amenities within the site, as well as creating alternative routes to existing routes within Mintlaw.

The adjacent sections provide indicative composition of some of the different street types proposed.

The proposed street sections will provide variation that will enhance the character within the proposal and will provide a quality of place. Streets will be designed for people, with the opportunity to create small areas of public realm, that can encourage interaction and a sense of community.

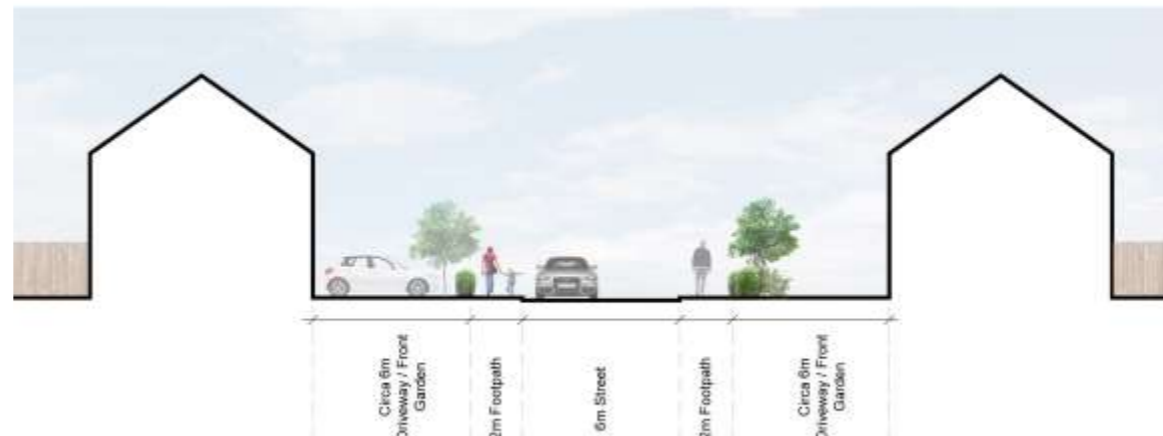
Tighter distances between frontages and other properties can be provided in the housing roads which are more informal in nature. This will help define the street structure in the development and create a movement hierarchy that prioritises pedestrian movement.

Private driveways will also be promoted to allow houses to front onto areas of open space as and when required.



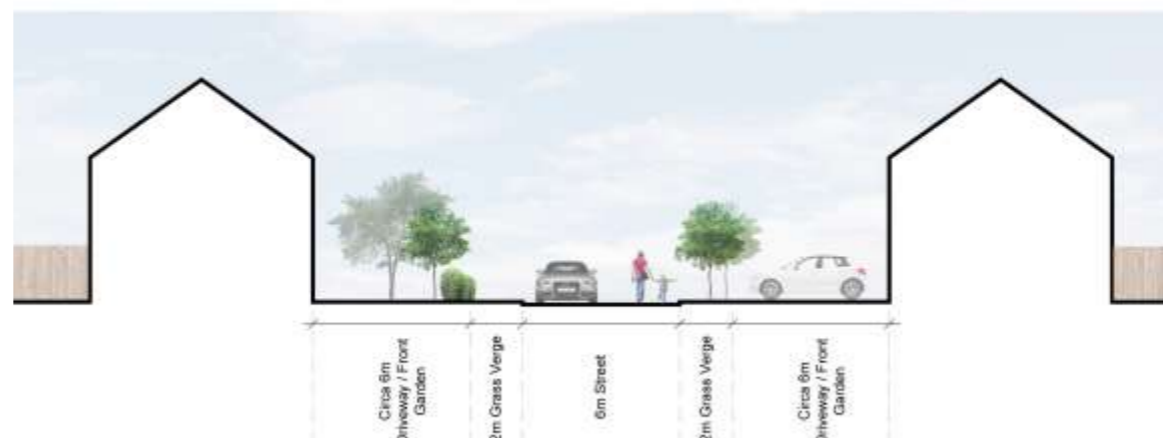
Street type 1 - ■

- 7.3m wide carriageway
- 2m grass verge to both sides
- 3m footway /cycleway to one side
- 2m footpath to one side
- No frontage access to housing



Street type 2 - ■

- 5.5m / 6m wide carriageway
- 2m footpath to both side
- Frontage access to housing



Street type 3 - ■

- 5.5m / 6m wide carriageway
- 2m grass verge to both sides
- Frontage access to housing
- Shared surface streets

Typical Street Sections.



3.0 Proposed Masterplan

3.5 Proposed Land-use zoning / Mixed Use

The site at OP1 Nether Aden is allocated in the Aberdeenshire Local Development Plan 2023 for 500 homes, business, community, services for the elderly, neighbourhood retail centre and 5ha employment land. In addition to this the site has PPIP for development of 500 Dwellinghouse, Business, Community, Services for the Elderly, Retail and 5Ha of Employment (reference APP/2017/2547). The previously approved Masterplan set aside land for the provision of a new Primary School and playing fields however, this element is no longer considered necessary as there is sufficient capacity in the local schools to accommodate the development.

As such, the Masterplan focuses on the delivery of dwellings, business, retail, community use and services for the elderly. The locations of these uses are important and are shown opposite.

Residential areas are accessed from core roads taken from the main spine road. This road provides access to the area of business/ employment.

Retail provision is delivered to the east of the site adjacent to employment use which allows it to be accessible to residents via sustainable transport choices.

Services for the elderly is provided to the north which allows for access to both services within the site but also outwith in the existing settlement of Mintlaw.

Business/ employment use is still located to the east of the site and is in accordance with the 5Ha noted in the PPIP.

Should the delivery of education uses be considered necessary in the future the Masterplan has been designed to be flexible and can accommodate this.



Proposed land-use diagram.



3.0 Proposed Masterplan

3.6 Affordable Housing

The section 75 confirms the requirement to provide no more than 25% of the development as Affordable Housing. On the basis that 500 housing units are to be constructed on the development site this equates to 125 affordable housing units. The S75 directs that this will comprise;

- (i) the provision of 3 serviced plots capable of providing 102 social rented affordable housing units;
- (ii) 16 affordable housing units for either (a) LCSE or (b) such other tenure of affordable housing as may be agreed in writing with the council and
- (iii) the affordable housing contribution instalment for each of the 7 remaining affordable housing units.

The S75 goes on to direct that each phase shall be capable of accommodating a 34 social rented affordable housing units consisting of 1,2,3 & 4 bedroom units. The Low Cost Shared Equity units (16 units) consist of 2 & 3 bedroom properties are also expected to be delivered throughout the site.

The initial affordable housing area is shown opposite in red. The remainder of the affordable requirement will be delivered within the western area of the Masterplan in accordance with the agreed trigger points. The Masterplan allows flexibility for the affordable housing to be positioned at other locations throughout the site if required.



Affordable housing zoning.



3.0 Proposed Masterplan

3.7 Conclusion

The proposal to update the existing Masterplan for the development of 500 Dwellinghouse, Business, Community, Services for the Elderly, Retail and 5Ha of Employment (reference APP/2017/2547) will deliver a healthy and enjoyable place to live.

The Masterplan ensures that the development creates a place which is distinctive through the alignment of streets, working with the contours of the site and the existing natural features. A street hierarchy creates a place which is easy to move around and connects to the settlement of Mintlaw, ensuring direct routes, prioritising pedestrians and active travel methods.

Amenity open space is close to all new homes, whilst also providing green connections through the site and the wider area.

A variety of new homes, in regard to size, form and tenure, will be offered within the site.

The amendment noted in this statement is promoting a refinement to the land use zoning to reflect the current evolution of the layout and market conditions; however is proposing to retain all key design principles established in the previously approved document.



Proposed masterplan diagram.



Appendix 1: Masterplan and Proposed Masterplan



Previously approved Masterplan diagram.



Proposed Masterplan diagram.

