

POTTERTON

Vision

Potterton is a small settlement located within the Aberdeen green belt. It is outwith the Aberdeen to Peterhead Strategic Growth Area. The settlement is largely contemporary in nature, with two large 20th century housing estates forming the majority of the housing. A traditional granite church and large areas of green space form the centre of the settlement and remain key to the settlement's sense of place. The settlement has a limited number of services, although it has a local post office and community hall. The use of protected land designations and the application of the green belt policy will contribute to preserving the amenity of the settlement.

The community have a desire for a new community hall in the settlement to supplement the Forsyth Hall Men's Shed. Likewise, the Community Council identified a preference for small business units near to the existing business land.

Settlement Features

Protected Land	
P1	To protect the playing fields and landscape setting as an amenity for the settlement.
P2	To protect the play facilities as an amenity for the settlement.
P3	To protect the open space and landscape setting as an amenity for the settlement and to protect the area as a significant contribution to the character of the place.
Other Designations	
GB	Green Belt.

Flood Risk

- Part of sites OP1 and OP2 lie within the Scottish Environment Protection Agency's (SEPA) indicative 1 in 200 year flood risk area, or have a small watercourse running through or adjacent to the sites. A Flood Risk Assessment may be required.
- A Flood Risk Assessment will be required as well as the use of Sustainable Drainage Systems as a mitigation measure for site OP1 and OP2 due to surface water flooding. Buffer strips will be required which should be integrated positively into the development.

Services and Infrastructure

- **Strategic transportation:** A route assessment of the B999 corridor to Bridge of Don and the C-classified corridor which runs to the northeast of the settlement to the Blackdog Junction, including the AWPR roundabout, should be provided to determine potential improvement works required to accommodate the overall expansion of Potterton.
- **Strategic drainage and water supply:** There is insufficient capacity at Balmedie Waste Water Treatment Works to treat all sites allocated at Balmedie, Belhelvie, Newburgh and Potterton. Network investigations may be required by new developments in Potterton. A growth project will be initiated once development meets Scottish Water's five growth criteria. A Water Impact Assessment may be required. Early engagement with Scottish Water is encouraged.
- **Primary education:** All residential development may be required to contribute towards additional primary school capacity.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Potterton or towards facilities in the wider catchment area at Ellon. These may be identified in the Community Plan or relevant Community Action Plan.
- **Sports and recreation facilities:** All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Potterton or towards facilities in the wider catchment area at Ellon. These may be identified in the Community Plan or relevant Community Action Plan.
- **Recycling and waste:** All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.
- **Health and care facilities:** All residential development will be required to contribute towards additional capacity at medical facilities serving the locality. Contributions towards the expansion of existing pharmacy facilities may be required.

Allocated Sites

OPI: Land north of Denview Road

Allocation: 172 homes and community facilities

This is a new allocation. The site is a logical extension to the northeast of the settlement. A Masterplan will be required for the delivery of the site. There is ancient woodland to the east of the site and this should be preserved and incorporated into the open space provision as well as the open space enhancing biodiversity. The site should provide connectivity to the existing settlement. It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need. The housing design and layout should be in keeping with other nearby residential development.

Two access points will be required. Access onto the unclassified Manse Road should be considered jointly with OP2 and access onto the C Class road located to the northeast of the site should be considered. Public transport infrastructure is required and should be considered jointly with OP2. A Transport Assessment taking all the settlement allocations into account is required to determine wider area impacts and accessibility infrastructure requirements associated with the overall expansion of Potterton.

A Flood Risk Assessment is required as surface water affects a large part of the site. A buffer strip will be required adjacent to the watercourse on the western boundary of the site which should be integrated positively into the development. Enhancement of this straightened watercourse through re-naturalisation and removal of any redundant features will require to be investigated. Scottish Water has indicated that a Drainage Impact Assessment will be required.

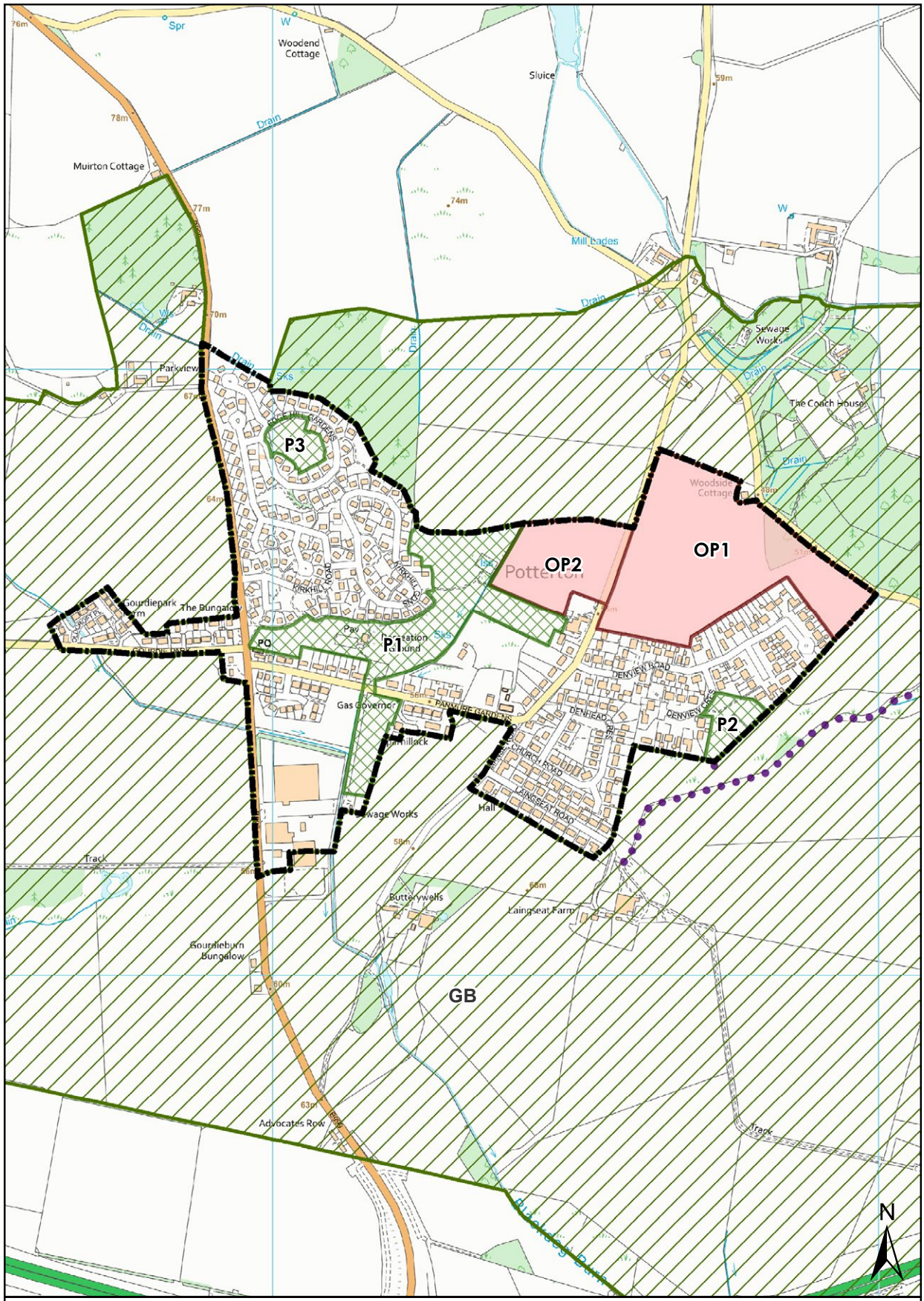
OP2: Land north West of Denview Road

Allocation: 61 homes

This is a new allocation. The site is within close proximity to the village services. The development of a Masterplan will be required for the delivery of this site. The site should deliver biodiversity enhancement through the open space provision and should provide connectivity to the existing settlement. It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need. The housing design and layout should be in keeping with other nearby residential development.

Two access points will be required. Access onto the unclassified Manse Road should be considered jointly with OPI. Public transport infrastructure is required and should be considered jointly with OPI. A Transport Assessment taking all the settlement allocations into account is required to determine wider area impacts and accessibility infrastructure requirements associated with the overall expansion of Potterton.

A Flood Risk Assessment is required as surface water affects a part of the site. A buffer strip will be required adjacent to the watercourse on the western boundary of the site which should be integrated positively into the development. Enhancement of this straightened watercourse through re-naturalisation and removal of any redundant features will require to be investigated.



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