



- 1

East coast Railway Line
- 2

A92
- 3

Thistle Drive
- 4

Findon Road
- 5

Portlethen Industrial Estate
- 6

Portlethen Primary School
- 7

Portlethen Railway Station
- 8

Portlethen Academy
- 9

Burn
- 10

Burn
- 11

Area of made up ground
- 12

Area of existing woodland

Introduction

Thank you for coming to the second consultation event for our forthcoming application for residential development off Thistle Drive, Portlethen. This is the last consultation before we submit our application. Many thanks if you submitted your thoughts on the last consultation via the website, or if you filled in a feedback form. We really appreciate you taking the time to do so. We have looked at all the responses carefully. These are summarised below, together with some answers.

Design Development

Since we met, we have developed the designs further and what you see now are our draft proposals before we finalise them for the application. These take into consideration your feedback on our last boards, and consultation from Aberdeenshire Council and statutory consultees such as the Scottish Environmental Protection Agency, Network Rail and Transport Scotland.

We still have some ongoing technical work, and then we will complete the proposals for submission. You still have time to help shape the plan, so we would appreciate any further comments or feedback you may have in writing. Details are on the final exhibition board.

The application

The application will be for up to 300 new homes with associated open space and sustainable urban drainage systems. We have incorporated the watercourses, connected path networks, equipped play and significant new planting of various habitat types including a heritage species orchard which will be available for the whole community. Our application will be for Planning Permission in Principle which means that we agree all the fundamental principles of new development on the site at this stage, including access, and drainage solutions, location of development and location and hierarchy of green space.

Your feedback

We have held 2 consultation events so far, 1A and 1B. In total, between the two, we had 66 attendees, and 11 people returned a consultation form. Your comments, and our responses, can be summarised as follows:

- 1

We asked what type of housing you think is needed.

Perceived demand is for starter, family and affordable housing.

Response: We propose a mix of housing including 25% affordable.
- 2

We asked if there are any features you think need enhancing.

You mentioned the rural location, provision of parks and recreation, that houses should not be built, that drainage is an issue, and could there be a pond for recreation.

Response:

- The site has been allocated by the Council to meet housing demand so new housing will go ahead.

- We propose that 40% of the site will be designed as open space including a park, and an orchard as well as areas for seating.

- Engineering assessments are ongoing and our proposals account for climate change and 1:200 year flood events.

- recreation pond won't be possible unfortunately.

- 3

We asked how you thought we should design the open space.

You asked about park and dog walking, creation of a town centre, inclusion of paths and play, cycling, flat green space and trees.

Response: We agree that these things are important, and have provided a network of paths, green space using a variety of habitat and types including amenity, play, growing, scrub-land and woodland. Plenty of tree planting, shared cycle route running north- south and connecting with National Cycle Network 1. We can't provide a new town centre as we don't have that quantum of development, or an allocation, and believe that it is more important to support the existing town centre facilities.
- 4

Any additional comments?

We received a variety of additional comments around schools capacity, the GP surgery, concerns about Thistle Drive being too narrow, impacts on Findon Road, impact on rural roads, light pollution, lack of consideration for existing residents.

Response: Schools and GP capacity are assessed as per Council policy and if an issue is found to be the case the developer will make financial contributions toward improving facilities | Potential improvements to Thistle Drive are currently being assessed | impacts on Findon road have been assessed within the Transportation Assessment and are found to be acceptable | The access to the site and the internal road network are designed to minimise rural impact | Lighting design will be in accordance with Aberdeenshire standards

The allocation of this site and the application process provides several opportunities for local people to comment, and help shape the application



- 1

NETWORK RAIL

 - No SUDs with 10m of rail track.
 - Provide 1.8m high palisade fence along boundary next to network rail fence.
 - Trees should be no closer to the boundary than final predicted height.
 - Avoid species such a Poplar and Sycamore next to the railway
- 2

ABERDEENSHIRE/ HOUSING CONSULTATION

 - Provide 20% affordable housing.
 - Offer a range of proposing size, type, and tenure
- 3

ABERDEENSHIRE / ENVIRONMENT CONSULTATION

 - Create buffer strip along two watercourses of minimum 6-12m each side.
 - Survey existing habitats including woodland and any stone walls.
 - Calculate biodiversity loss, and net gain is required on this site.
- 4

ABERDEENSHIRE/ FLOOD RISK AND COASTAL PROTECTION

 - A flood risk assessment required.
 - No development within flood plain.
 - Demonstrate extent of 1:200 years Flood extent plus climate change on drawings.
 - Provide drawing showing existing topography, and proposed ground levels.
 - A drainage assessment including SUDs design required.
- 5

ABERDEENSHIRE COUNCIL TRANSPORTATION

 - Well-connected path network with active travel corridor to accommodate walking and cycling, making sure there is a good connection to the National Cycle Network which meets the site at Thistle Drive.



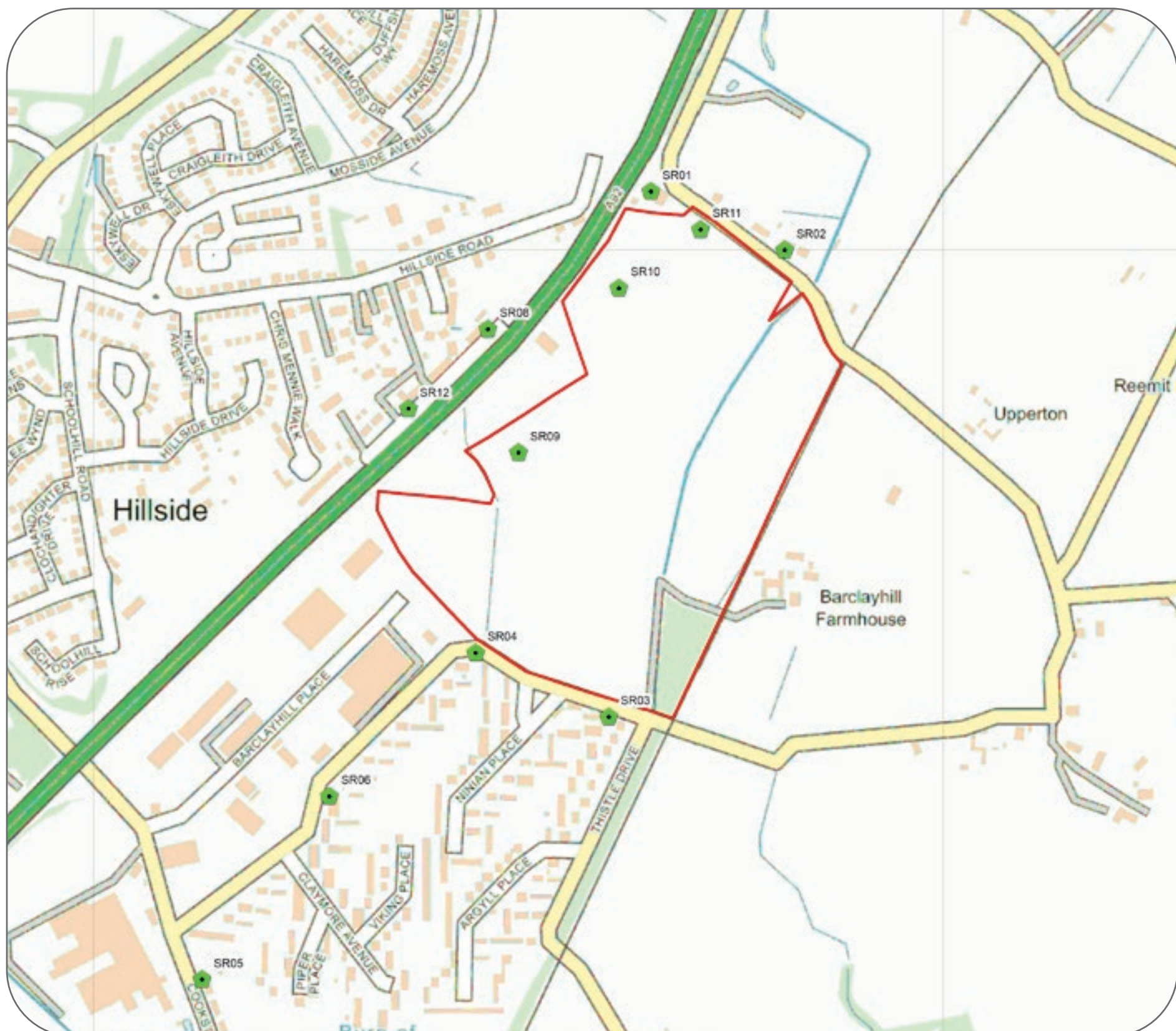
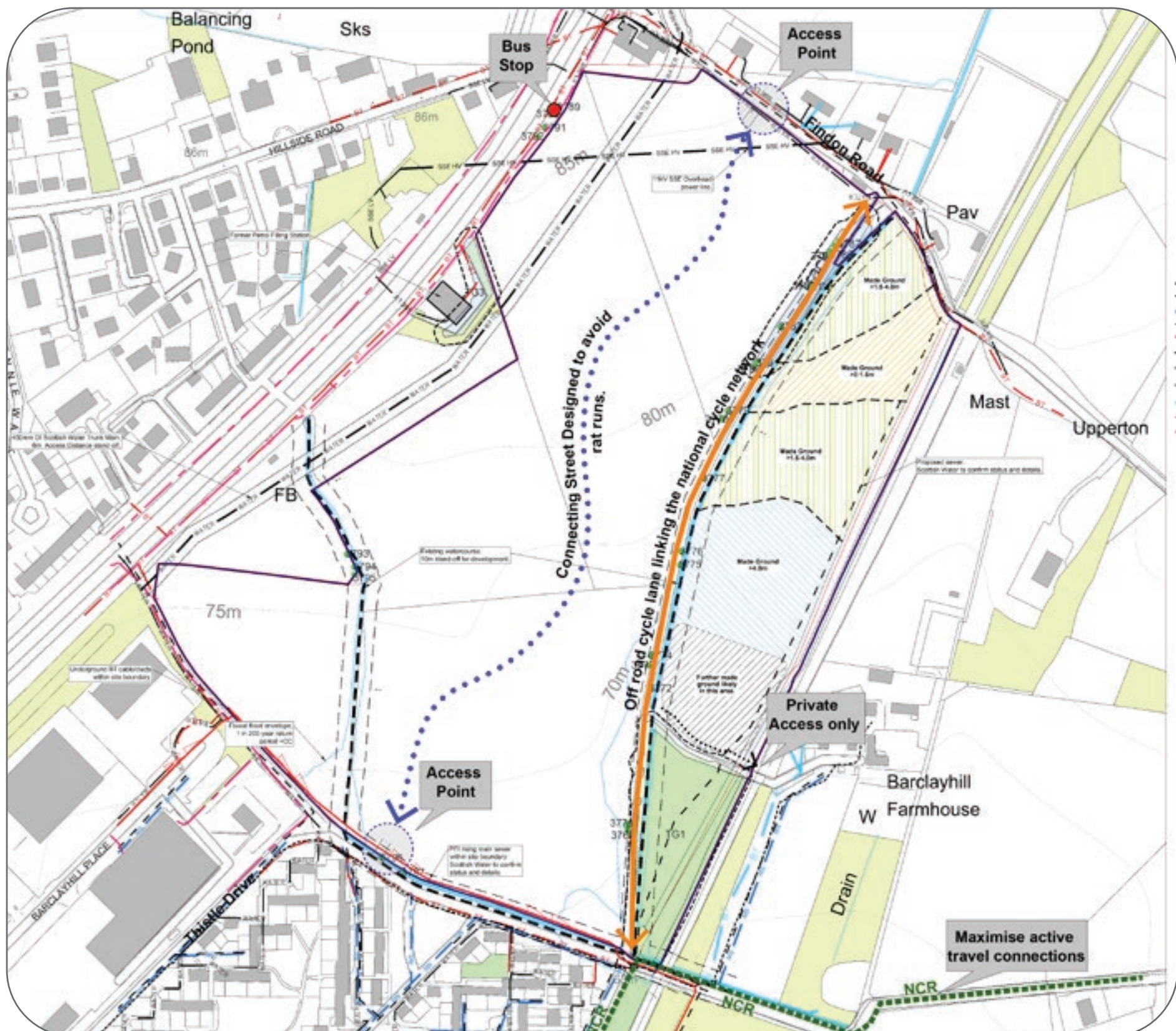
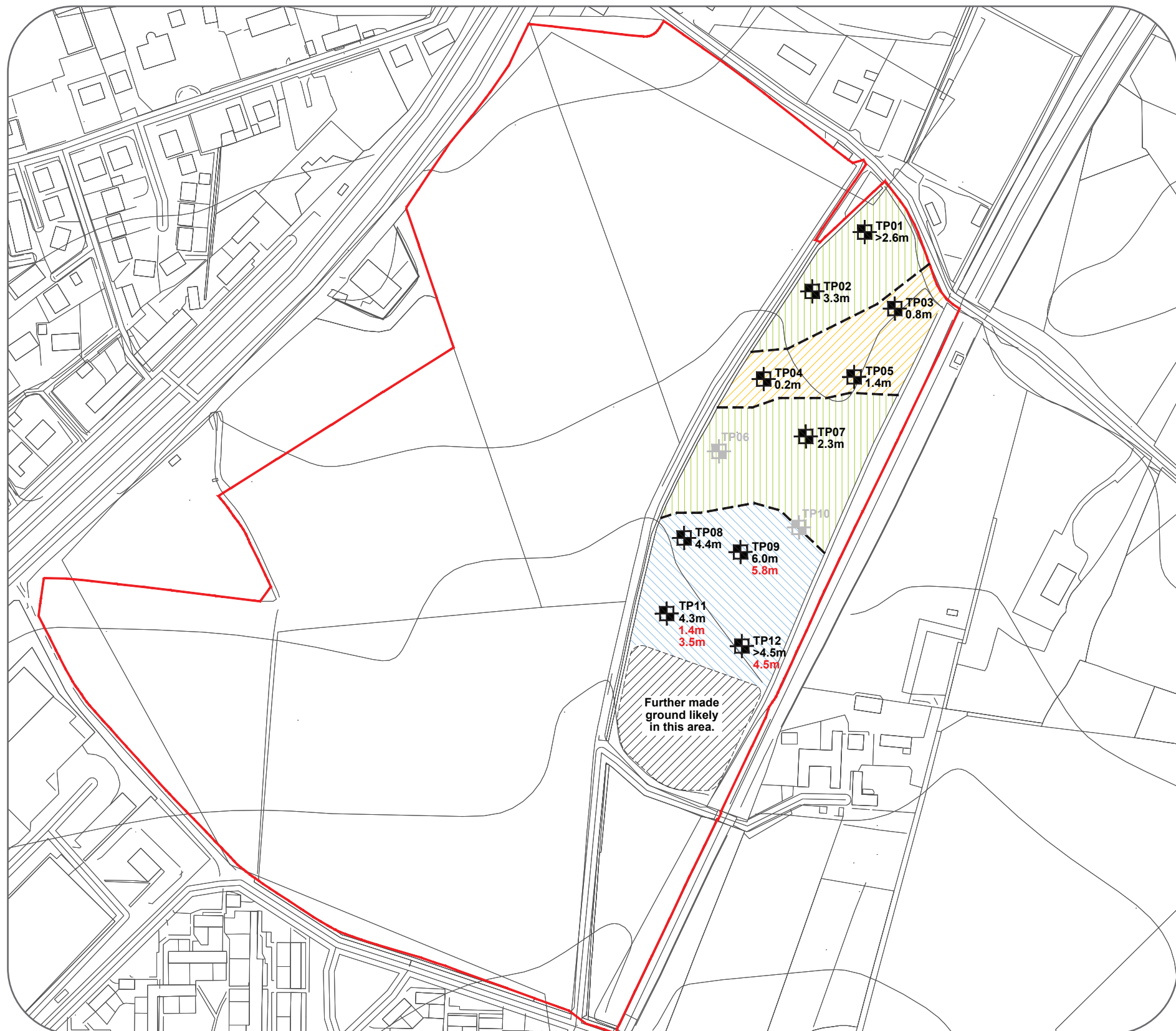
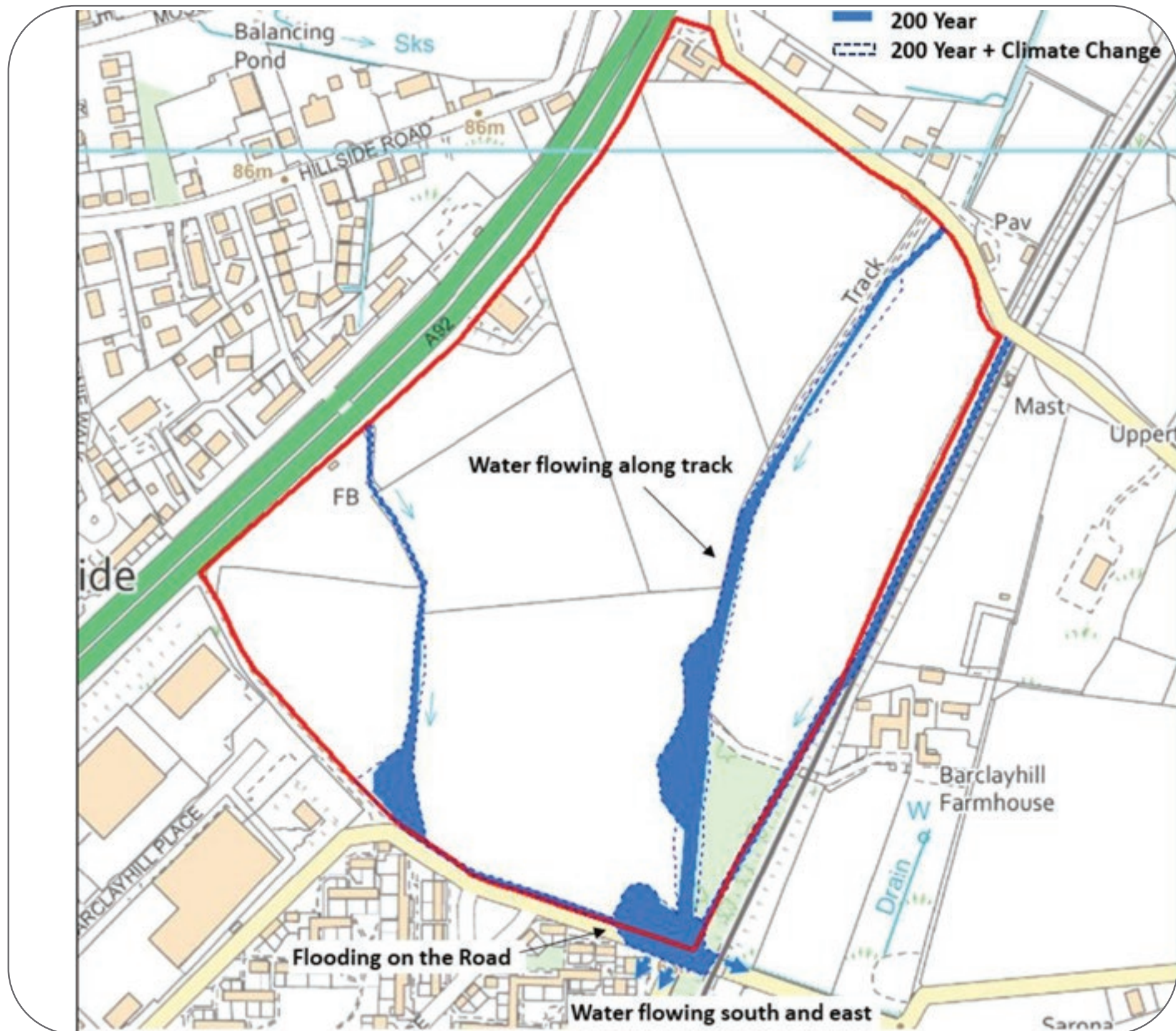
Network Rail Track



Woodland



Existing burn



Flood Risk Assessment

A flood risk assessment was carried out earlier this year, and considered groundwater, burn flooding, and surface water run-off. The watercourses, burns, were modelled to understand the flood risk during extreme rainfall and allowing for predicted impacts arising from climate change. This creates a zone within which there will be no development.

- Buffers along the watercourses will be important for biodiversity and for safe access as well as a water flow pathway in times of extreme rain and potential blockage.
- Surface water flooding analysis showed rainfall would be managed by the site drainage system and there would no risk of surface water flooding.
- The SEPA Groundwater maps have been reviewed and there appears no risk of flooding due to groundwater inundation; it should be noted that should this be encountered during detailed site investigation then appropriate measures would be taken and the SuDS system re-designed to accommodate it.

Ground Conditions

We knew that the area of ground on the eastern edge of the site was infill land and needed to understand how stable it was and whether we can build on it. A series of trial pits were dug late last year to analyse this. Conditions are variable across the area, as shown on the plan on the left.

Some areas to the north were very wet, possible due to leakage from the nearby burn. To the south the depth of made up ground is very deep, possibly between 4 and 6m.

The area in the middle has some capacity for development so we think some new housing within that area is possible.

Our proposal would be to leave the other areas relatively undisturbed and use them to increase our biodiversity across the site area with different habitat types.

Transport

We have been carrying out a Transport Assessment to understand the impact of increased traffic on the road network and what improvements we will need to make to mitigate impacts.

We have undertaken road traffic counts to understand the baseline position and have consulted with Aberdeenshire Council and Transport Scotland.

This work is ongoing but the plans on these boards reflect the discussion so far. The principal access road extends through the whole site but will be designed so as to be circuitous and not encourage rat runs. There will be no direct connection onto the A92. In line with Government policy we will provide safe, accessible active travel routes which are well-located for accessing local facilities.

Works to improve Thistle Drive were discussed at our first consultation and discussions around what might be required are ongoing with the Council.

Air Quality Assessment

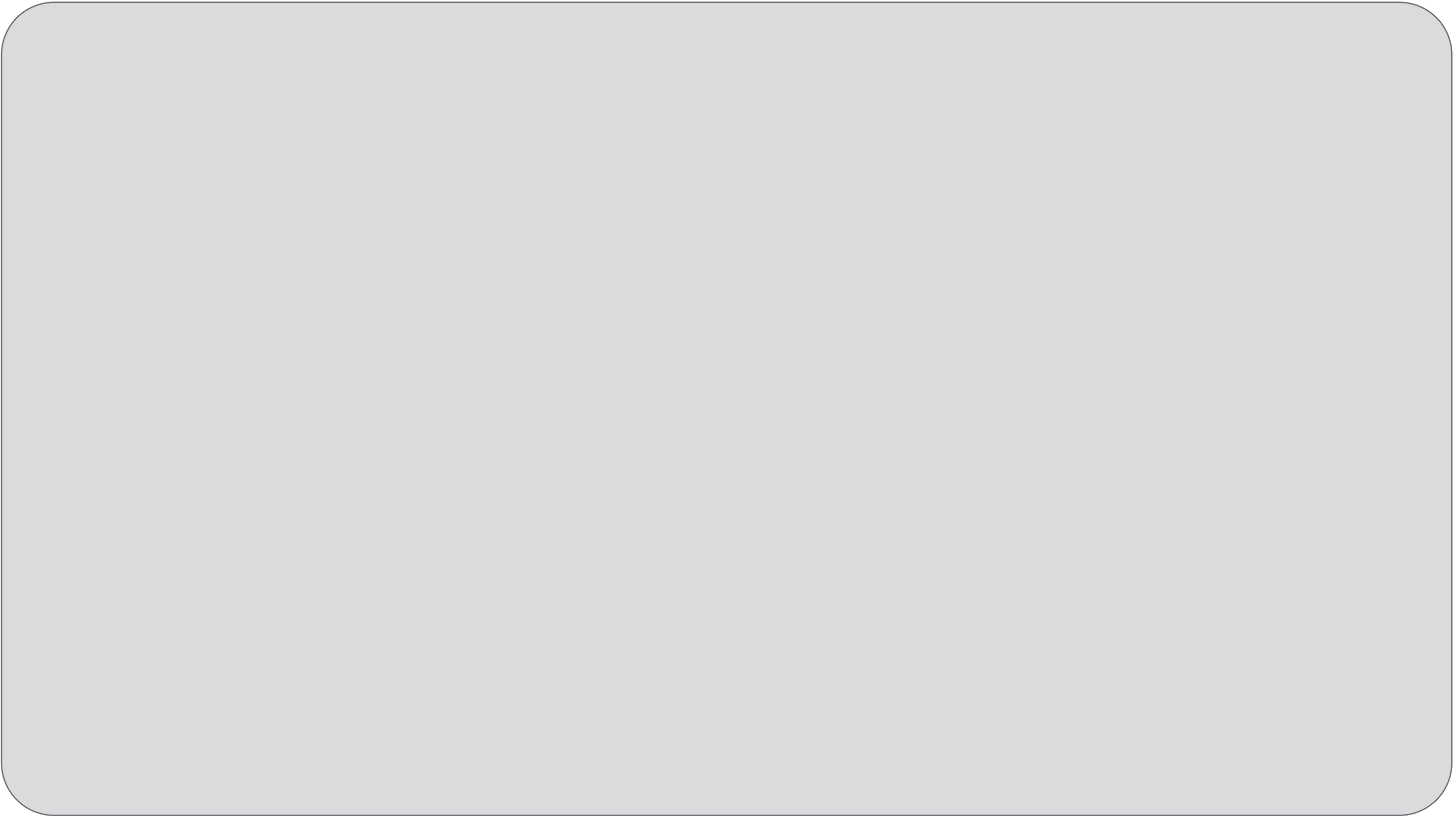
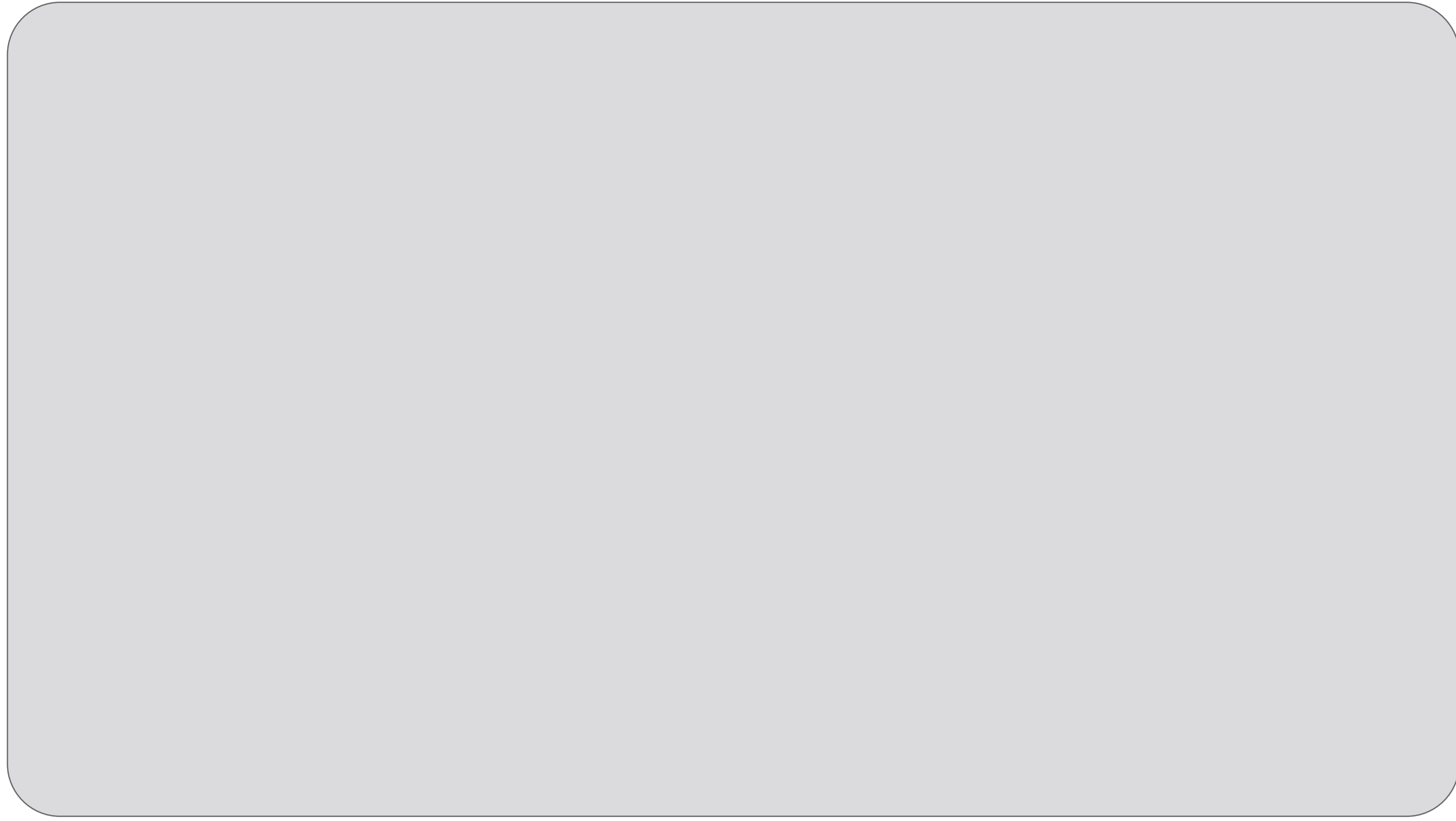
The air quality assessment will involve a dispersion modelling exercise using the most recent version of ADMS-Roads in order to assess the impact of development associated traffic utilising the road network on nearby existing sensitive receptors and the suitability of the site for the introduction of new residential receptors. The assessment will identify suitable mitigation measures if appropriate.

The model will include assessment of multiple scenarios and will include other committed developments (to be confirmed by the Council) and the traffic associated with the proposed development. The traffic data for the air quality assessment will be supplied by Transport Planning Ltd. The road network for which AADT traffic flow data will be available includes A92, Redmoss Road, Thistle Drive, Cookstown Road south; and Muirend Road.

The model will assess the predicted concentrations for each of these scenarios against the relevant National Air Quality Objectives using the methodology defined in Land-Use Planning & Development Control: Planning for Air Quality (IAQM,2017), in line with Local Air Quality Management – Technical Guidance (TG22).



- 1 Two access points from surrounding streets: one from Thistle Drive and one from Findon Road.
- 2 The two access points are connected via the main route - the Primary Street- through the site. It is designed to slow speeds and avoid "rat-running".
- 3 Private road to Barclayhill: no public access.
- 4 Existing burn corridor enhanced for biodiversity, good water management. Path upgraded as an off-road shared footpath and cycle connection.
- 5 Small area of development on land less constrained by ground conditions. Landscape to the south encouraged as scrub woodland with open areas.
- 6 Play area. Community input into the design of this would be welcomed.
- 7 Community orchard using heritage species: final design with community input.
- 8 SuDS basin designed to accommodate 1:200 year flood event as well as climate change predictions. This will be designed as a dry basin. Two smaller basins may be required within other parts of the site.
- 9 Existing woodland brought into active management.
- 10 Disturbed area, occasionally wet. Cultivate and grass seed. Opportunity for providing seating as amenity space; high point with good views.
- 11 Create high quality frontage at detail design stage: retain and enhance walling, properties face the road. Explore opportunities for a hedge and/or trees.

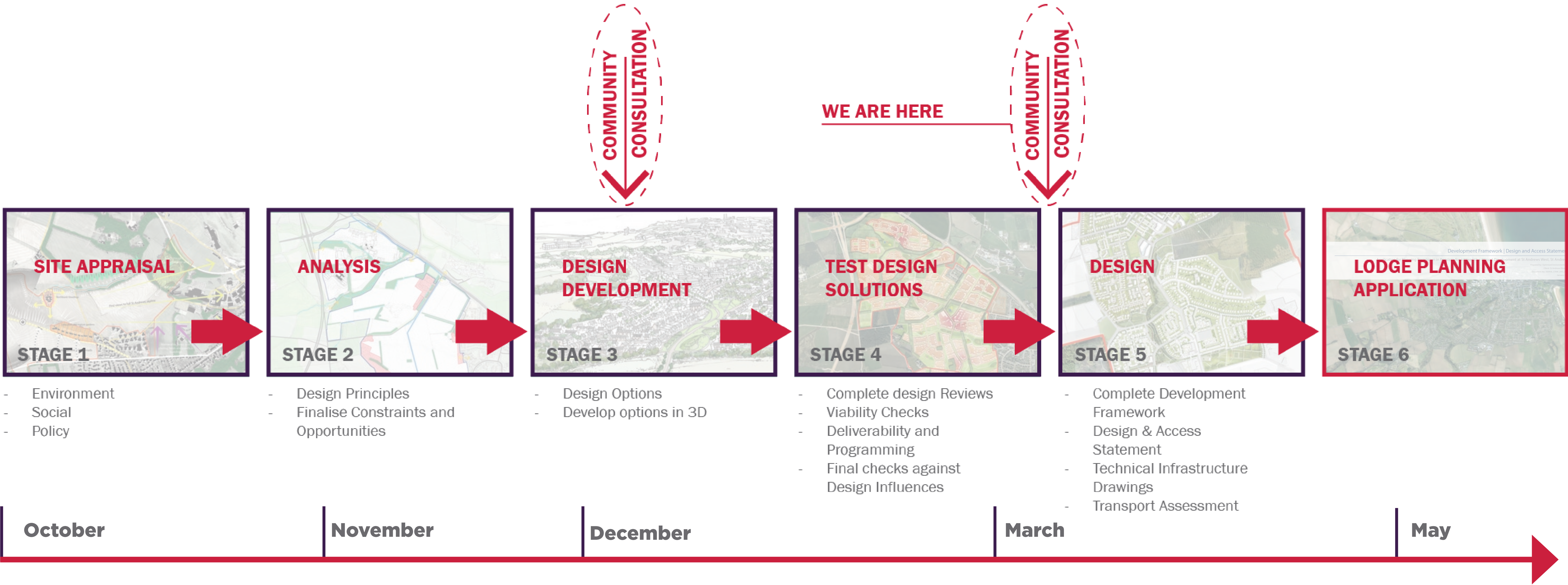


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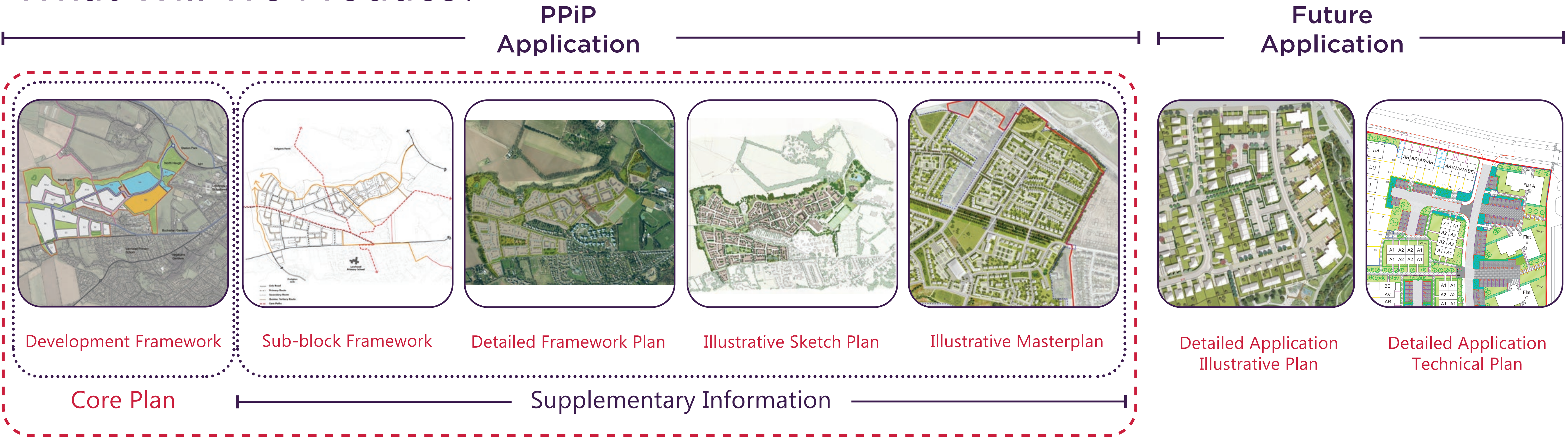
This is an aerial montage which shows the masterplan proposals overlaid onto an aerial photograph. It shows how new development fits within the wider landscape and effectively “rounds off” the combined settlement form of Portlethen and Hillside.



This is the second of two consultation events. Following today, we will review the feedback alongside our continued pre-application consultation with Aberdeenshire Council. We will continue to develop our designs for the site and submit the main design plan- the masterplan- at the end of April for approval by the Council. Once we have approval of the plan, we will submit the whole application in May. This will include all the technical studies. The information below shows what is included within an application for Planning Permission in Principle such as this.



What Will We Produce?



Share Your Thoughts

Please take time to read the boards, add your ideas to the plan, and talk to the team. We have a questionnaire for you to fill in and please write to us if you think of anything else after today. Details of where you can contact us or find this information on-line are below:

Contact

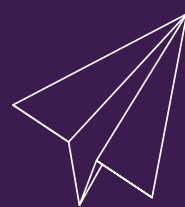
Please send your responses by 24th March 2023



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The boards and questionnaire are available on this website:
www.taylorwimpey.co.uk/portlethen



Address:
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KY15 4SX

Introducing the Team



Wardrop Strategic Planning is providing planning advice.



Transport Planning is providing transport and engineering expertise.



OPEN is the masterplanners and landscape architects for the project.



Ironsides Farrar is providing civil engineering advice.



Environmental Solutions is carrying out ecological survey work.

WELCOME TO THE PORTLETHEN COMMUNITY EXHIBITION 2



Thank you for coming.

It's important for us to understand where everyone has come from today - please place a dot approximately where you live on the map.