

1 WEST BALMEDIE DEVELOPMENT PROPOSAL

Have your say in shaping your future community

WEST BALMEDIE ESTATE



INTRODUCTION

Balmedie is recognised as a major settlement in the strategic growth area between Blackdog and Ellon and as such it is the focus for further development because of its excellent road links and proximity to Aberdeen.

This public consultation event seeks to present the West Balmedie Development Proposal for a mixed use development to augment and enhance the amenities already available in Balmedie.

Opportunities to express your views on any aspect of this presentation are an essential part of the process of designing a settlement expansion that is fit for purpose and meets the aspirations and needs of the local population.



A leaflet containing information on the development was hand-delivered to the residents of Balmedie and the surrounding areas. This contained the background to the proposal, as well as a draft masterplan zoning diagram, shown below, outlining indicative land uses. This has now been developed further into the proposals presented across these boards.



LOCATION PLAN

WHY DEVELOP WEST BALMEDIE?

The West Balmedie development site is in close proximity to the new grade separated junction, shown in these photos opposite, meaning it is well placed to service Balmedie and the wider area without impacting on existing traffic flows through the village.

A new urgently needed primary school location, as well as other proposed services and amenities, will be easily accessible from both Balmedie and other settlements within the catchment area. Dedicated footpath and cycle links to Balmedie and to Blackdog already exist and consideration is being given to how it might be possible to provide additional pedestrian / cycle links to Belhelvie and Potterton to further enhance this site's strategic position within the area.



The site is in the most logical and immediately deliverable location and mirrors the existing commitment within the current Local Development Plan, shown left, to expand Balmedie in a southerly direction, making maximum use of the new grade separated junction that allows easy access to the A 90 Trunk road.

THE MASTERPLAN PROCESS

Currently, work is underway to determine how Balmedie might expand over the period to 2032 through the Local Development Plan. The fullest local public engagement in the process is strongly supported by the Scottish Government and Aberdeenshire Council in ensuring that community's views are sought and heard in the preparation of the detailed masterplan for the development.

To aid this initial stage of the process this DRAFT masterplan has been prepared by a multidisciplinary professional team. It represents what might be possible and, more importantly, is designed to stimulate local comment on what might and might not be desirable. The masterplan will continue to evolve as it addresses relevant issues raised during this consultation process.

