

Kirkton Development Brief

Housing, Employment and Associated Development Boothby Road,
Fraserburgh



Developers must have regard to the contents of this brief in preparing their schemes.
Where differences occur, justification by the developers is required.

1.0 PURPOSE

1.1 Type of Development Preferred

- The Aberdeenshire Local Plan (ALP) allocates the fh1 brief site (Fig. 1) for 200 residential units (including affordable housing) and stipulates that part of the site should be made available for employment use, but the fh1 site has an area of c.57 hectares, which means that it could accommodate more houses than the allocation.
- Development at Kirkton should equate roughly with the ALP allocation within its currency, with the number of houses allocated for the residue land determined through the next Local Plan. Account must be taken of the residue land's development potential because the site as a whole is allocated for residential/employment use, and one possible form development might take is sketched out in Figure 3, Section 3. It is to be stressed that the "masterplan" thus arrived at is indicative, and in itself has no authority.
- This brief relates to the agreed development, hereafter referred to as Phase 1. This term is used because of the owner's expressed aspiration to develop further phases within the allocated site, subject to local plan review to indicate the scale, character, and timing of these releases.
- ALP requires part of the fh1 site to be made available for employment/business uses, and the indicative masterplan identifies the appropriate location for these. The next local plan review will consider employment land needs within Fraserburgh, and if this land is not required for business development it will be appropriate at that stage to reconsider it for housing land. Accordingly, it is identified as "general employment/residential land" to signify that the scale and nature of allocation will be determined through the next local plan review.
- The affordable housing requirement will be of the order of 25%.

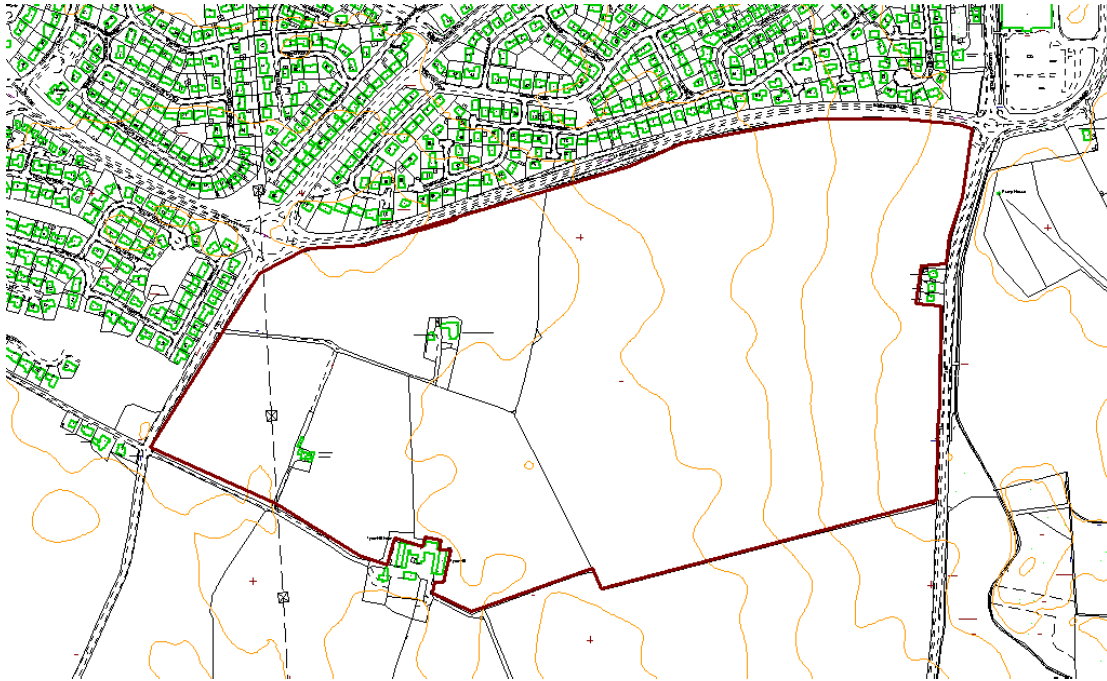


Figure 1: The Site

1.2 Constraints and Limitations

- ALP describes Fraserburgh as the main service and employment centre for Banff and Buchan.
- The brief site is located at the southern boundary of the town where the low plateau on which it is built slopes down to the east to terminate in the main TRA90 north/south transport corridor. The site is the principle element in the town's landscape setting as viewed from the south, and its development will act as a gateway and 'announce' Fraserburgh's presence.
- In more local terms the brief is separated from Fraserburgh as a whole by Boothby Road, and is some 2 kilometres as the crow flies from the centre of town. A Green Travel Plan for the town as a whole has been mooted, and the development should identify on-site/off-site public transport and footpath/cycleway nodes.
- The anomaly regarding the disproportionately large parcel of land allocated for 200 houses in ALP arises from the fact that a new Structure Plan: North East Scotland Together (NEST) was published after the initial allocations had been made. NEST increased the allocation for Fraserburgh by 200 units.
- The site as a whole was earmarked for long-term development in the Consolidated Aberdeenshire Local Plans 1998, and the Banff and Buchan Draft District Local Plan 3 1992, and as such constituted the natural place to locate the additional allocation. However, the ALP Inquiry Reporters' Recommendation that housing allocations should be taken as indicative rather than prescriptive means that the site can be developed for as many houses as it can accommodate, provided all reasonable stipulations

regarding the employment land requirement in ALP, amenity, public safety and so on are met.

- Phasing of development over the site in accordance with an agreed masterplan, is necessary to ensure technical compliance with ALP.

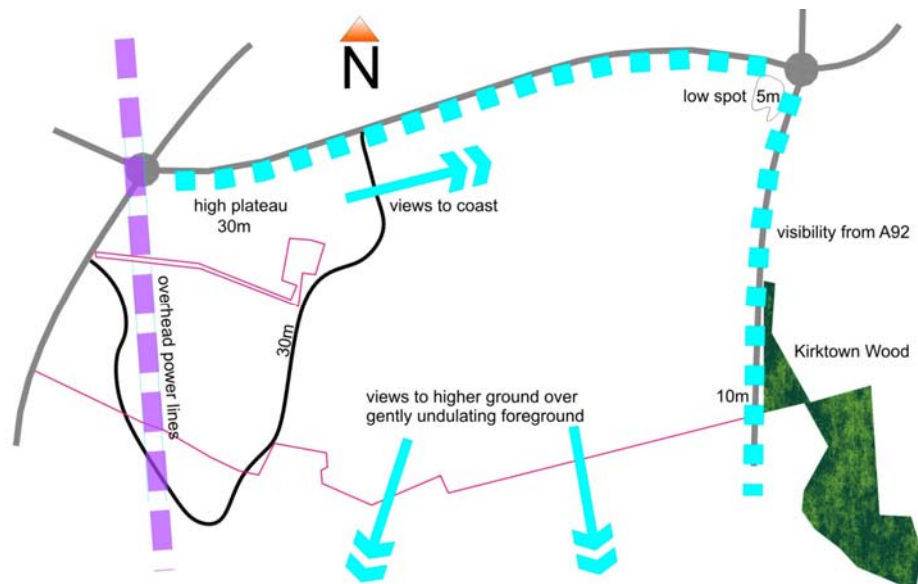
1.4 Relevant government guidance and development plan policies

- See Appendix 1

2.0 SITE ANALYSIS

The following is not an exhaustive site description, but a list of the key issues that lead to the site requirements in the next section.

Figure 2: Site Analysis



2.1 Location and Setting

- The Brief site is formed on undulating but largely flat ground. It is some 57 hectares in area, and is oblong/rectangular in shape, being roughly 1 kilometre in length (east/west) and half a kilometre in breadth (north/south.) There is a slight declination to the east, which steepens into a definite slope at about the centre line. The highest point is on the western boundary of the site, and is 30M AOD; the lowest point, on the northeast corner is at a height of 5 M AOD.
- The site is prominent, located beside a main transportation corridor (TRA90), and set on a slope, which currently provides an important landscape setting to Fraserburgh.
- The site is located on the southern outskirts of Fraserburgh on existing agricultural land. It is approximately 1.2 kilometres to the south of the town centre. Adjoining land uses comprise residential development to the north, with agriculture to the south and east of

the site. The beach is c.650 meters to the northeast as the crow flies.

- It enjoys good views to the east across Fraserburgh Bay. Views are more limited to the west as they take in the residential development at the southern boundary of Fraserburgh.

2.2 Climatic Considerations

- The western half of the site is relatively flat in character. The eastern half slopes gently down to the TRA90 and receives some shelter from the higher ground to the west. There is no significant natural vegetation and no other protection from the elements is offered.
- The main direction of wind-chill will be from the northwest.

2.3 Potential for Flooding

- There is no known history of flooding on the site

2.4 Other Potential Hazards

- A major pylon running from north to south, bisects the western part of the site. This is a 132kV transmission circuit, which connects Fraserburgh with Peterhead.
- A mobile phone telecom mast (Orange) is situated on the northern boundary of the Site.
- A full site investigation has been carried out and this has confirmed that no contamination exists.

2.5 Ecological Considerations

- The site is wholly given over to arable land, and there are a few trees on site, which are to be preserved.
- Badgers may be resident or foraging in this area. A badger survey will be necessary to identify required mitigation measures.
- Bats may use any large, mature trees as roost sites. If any large trees are to be felled on site a bat survey will be required to ascertain if any roosts are present.

2.6 Urban Context

- Fraserburgh's development may be characterised as a continual thrust to the southwest. The adjacent housing is predominantly detached volume building, although there are some semi-detached dwellinghouses as well.
- There are no Listed Buildings in the nearby area.
- Like many other developments on the fringes of our Aberdeenshire towns and villages, sub-urban developments that have previously taken place in Fraserburgh have been developed with little appreciation both of the landscape setting and the character of the existing settlement.
- There is no urban grain as such within the locality which should be echoed or reproduced, but in so far as some Fraserburgh template

for development is sought, the more traditional layout to the north of the town should be considered.

- Strategic planting is proposed around the perimeter of the general employment/residential designation.

2.7 Access

- The site is served by local and regional bus services. The Aberdeen to Fraserburgh Express 10 service travels along the TRA90 Trunk Road, which is adjacent to the site. This provides a bus service throughout the week.
- The local town service is available from Hanover Street bus station, which is 1800m to the north of the site.
- Existing official rights of way or wayleaves are present on the site to access the farmsteads.
- The site is distant from services as the majority of the local facilities such as the schools, town hall, medical centre and shopping are located within or adjacent to Fraserburgh Town Centre. These are assessed as being between 1.5km and 2.5 km from the northern access to the site, which is 15-30 minutes in walking time. Housing would be within the walking distance prescribed in the Education Acts, so school transport would not be provided by the Council.
- There are no adopted roads within the site.
- Transport Scotland has indicated that there are no plans to reconfigure the four armed roundabout at the junction of Boothby Road with the TRA90. However, discussions held by the landowner have explored and agreed in principle the potential for the configuration of the junction to allow access to the site.

2.8 Utilities

- Following completion and submission of a Drainage Impact Application as part of the Master Plan development process Scottish Water has now confirmed that:
 - Waste water capacity exists and connection can be made to the existing network via the 600mm combined sewer in Maconachie Road
 - A water Network Assessment will be required to assess the impact of development on the existing water network.
 - Surface Water should be directed to a SUDs system with outlet to the Kessock Burn following treatment. No SUDS outlet should be taken to an existing sewer.
- Broadband is available in the area, so new development will be able to benefit from connection to broadband.
- A Drainage Impact Assessment will be required to support the proposed drainage proposals for the site and Aberdeenshire Council's Flood Prevention and Coastal Protection Service and Scottish Natural Heritage will be consulted on the proposal.
- Surface water should be dealt with by means of a Sustainable Urban Drainage System, in accordance with good practice. Any SUDs system for residential development will be designed in

accordance with “SUDS Design Manual” published by CIRIA in 2007, “Sewers for Scotland 2, published in 2007 by Scottish Water, and PAN61. These require a single level of treatment prior to discharge to a receiving watercourse or existing network. This will require to be designed to the satisfaction of SEPA and SW and will minimise the impact on the water quality and quantity of the receiving watercourse. Adoption of the SUDS measures will be required by both SW and Aberdeenshire Council, in which case a capitalised maintenance charge will be required.

2.9 Main Services and Community Facilities

The town of Fraserburgh has the following services and facilities:

- Town Centre
- 1 secondary and 4 primary schools
- Swimming pool, sports centre and other community facilities
- National Lighthouse Museum
- Library
- Hospital
- Employment areas and an active fishing and commercial harbour
- 3 supermarkets
- Golf course

2.10 Archaeology

- Archaeological site investigations are required over 10% of the site due to its large size.

2.11 Ownership

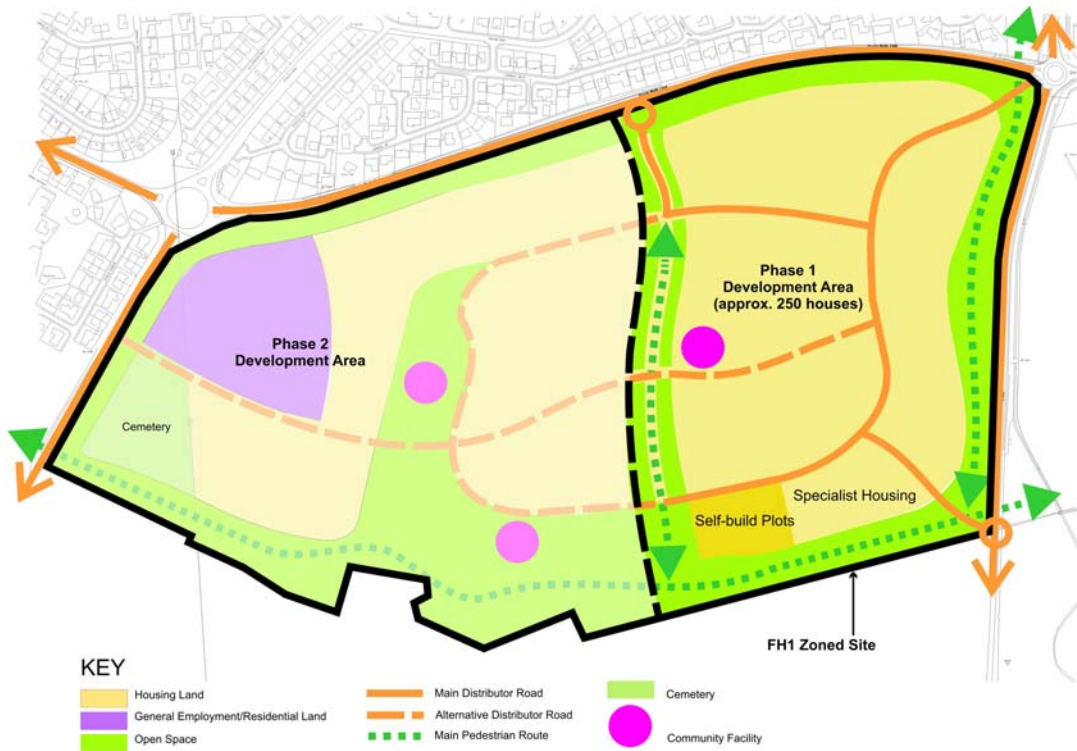
- The site is presently under the ownership of the Kirkton Development Company, and has been used for agricultural purposes for many years, although three properties in the western sector are in different ownership and are not part of the development site.

2.12 Conclusions

- This Brief has been drafted to provide a framework for the detailed design process. Its aim is to ensure high quality development which integrates the housing, employment and associated infrastructure into Fraserburgh, ensuring new development makes a positive contribution to the area.
- The Brief seeks to ensure that the development of this site is well structured, appropriate to its surroundings, and makes a positive contribution to the area. Where differences between the Brief and applications do occur, justification by the developer is required

3. SITE REQUIREMENTS

Figure 3: Indicative Land Use Proposals Map



3.1 General Approach

- Development of the site's layout should reflect the approach set out by the 5 Indicators listed in "Index 21:Layout"¹.

3.2 The Layout

- *Climatic Considerations*
 - The main direction of wind-chill will be from the northwest, so shelter planting and the layout should take account of this.
 - Houses and other buildings within the site should be located and orientated to optimise solar-gain.
- *Biodiversity*
 - No species or habitats requiring special protection have been identified on-site.
- *Energy*

¹ **Note** Index 21 is a method of assessment that essentially does two things: it identifies a set of key issues that affect the "environment-friendliness" of housing layouts; and integrates them in a framework that gives each element its proper status. It is based on the assessment of five Indicators: climate, energy, resources, biodiversity and social aspects. Crucially it has developed as a *process* by which the quality of layouts can be assessed rather than as a *prescriptive* guide to good and bad ones. However, this development brief also identifies some aspects from Index 21 that will be crucial for this particular site in any circumstances. For more detail see the website at <www.index21.org.uk>.

A substantial amount of everyday energy use should be derived from micro-renewables. The Scottish Ministers have set a target of generating 40% of Scotland's electricity from renewable sources by 2020 (SPP6: Consultation Draft). In the meantime this target remains aspirational, but given the continuing improvement in insulating materials and building techniques, progress towards 40% is perfectly realistic.

- A statement on the methods proposed to minimise energy use and on renewable energy technologies considered must be submitted with the proposals, and justified reasons given for any rejected. A series of flow-charts is attached to aid this consideration (Appendix 2). The advice of 'SCARF' may also be useful in this respect and any available grants can be discussed with them. However, the methods proposed will be expected to include some form of district heating. (Appendix 3).
 - As of this moment the preferred option for locating a district heating facility is the ALP eh4 Site (Smiddyhill) and developers should consider linkage with a combined heat and power (CHP)² facility in this location should such come on stream. The CHP scheme currently envisaged would use biomass boilers. It is accepted that this may not be possible at present due to the low cost of gas in relative terms, but such ducting and wayleaves as would be required to convert to a district heating scheme in the future if/when this option become available should be incorporated in the layout.
 - Some consideration should be given to smaller scale customised CHP schemes for approximately 10 dwellings.
 - Within reason solar panels and other forms of alternative energy production will be encouraged. Individual wind-turbines are impractical, but schemes involving groups of houses (say 10 or even more dwellings) will receive sympathetic consideration.
- *Resource Efficiency*
 - In order to minimise construction needs, care should be taken to optimise the ratio of road length to the number of buildings/houses. This might be achieved by the adoption of double-sided through-roads, rather than a multitude of culs-de-sac. However, suggestions as to how this can otherwise be achieved are invited.
 - All surface water should be disposed of using SUDS.
 - *Identity and Sense of Place*

The key components in the generation of a sense of place for the brief site must be drawn from the "genius loci" of Fraserburgh and the particular characteristics of the site, along with the requirement for "connectivity" between the two.

² Combined Heat and Power (CHP) is a fuel-efficient energy technology that, unlike conventional forms of power generation, puts to use the by-product heat that is normally wasted to the environment. CHP can increase the overall efficiency of fuel use to more than 75%, compared with around 50% from conventional electricity generation. Furthermore, because it often supplies electricity locally, CHP can also avoid transmission and distribution losses

- In the case of the town as a whole the ruling characteristics are set by:
 - the harbour area;
 - the tight organic central core;
 - the regimented predominantly gridiron 19th Century vernacular terracing; and
 - 20th Century housing schemes and suburban housing estates
 These offer ample scope for creative design.
- The layout should:
 - display a hierarchy of open spaces and optimise the opportunities for vistas the views southwest, south and east offer; and
 - respect for the site's position at the southern entrance to Fraserburgh
- In terms of connectivity what is required is:
 - A footpath network of differently timed circular walking routes taking account of:
 - internal focal points;
 - nodes with other (external) neighbourhoods; and
 - the town as a whole;
 - a scheme for landscaping creating interconnected public open spaces (*green lungs*) while safeguarding privacy;
 - a good route for a local bus service which should be considered when the road layout is being prepared;
 - appropriate locations for any future primary school, community facilities such as and including convenience shops, and parking for visitors, so as to provide natural neighbourhood focal points, with a "sense of public place;" and
 - the requirement to lay out roads in accordance with the Department for Transport's Manual For Streets.

3.3 Distribution of Land Uses

- *Open Space*

Provision of open space within the development should conform generally with Appendix 6 of the Aberdeenshire Local Plan, and should be provided on the understanding that future development plans may allocate housing to the remainder of the site as a whole.

 - The open spaces provided should create a focus for the neighbourhood. This open space should act as a park and a hub for the footpath network, linking with other areas of open space, shelter-belts, green corridors etc.
 - The creation of public open spaces within this development will result in their requiring adoption by the Landscape Services section of Aberdeenshire Council, which will be subject to a S75 Agreement. Evidence as to the arrangements made for the long-term maintenance of any paths, landscaped areas and open space will be required.

- A 3ha extension to Fraserburgh cemetery with associated car parking will function as public open space in addition to open space otherwise provided.
- *Landscaping*
A carefully designed scheme of landscaping for the site will be required, in which regard:
 - A strategic landscaping/shelterbelt approximately 25m deep should be planted to run the entire length of the TRA90 frontage, with a second 15m deep shelter belt on the northern boundary of the site.
 - A landscaped pedestrian avenue extending from the self-build plots to the roundabout on Boothby Road should define Phase 1's western boundary. There is no obvious need for green corridors to facilitate wildlife movement from north to south, but east/west wildlife passage between the arable land to the south and to the east, across the TRA90, should be facilitated via a woodland area required for the southeast corner of the site to provide a feature announcing Fraserburgh.
 - The planting proposed for all development areas should be based on the list of native planting and be appropriate to the character of the area. Birch and pine feature naturally throughout the area and should have a significant presence in future development. Primacy should be given to native species in public spaces and structure planting for future development.
 - Works should be undertaken in accordance with SEPA's Pollution Prevention Guidelines.
- *Employment Land*
Approximately 4 hectares employment land should be designated as close to the Strichen Road roundabout as is practical. Access to and from all business premises should be possible for articulated lorries without the need to reverse on the public road. Employment Use shall be limited to Use Class 4: Business.
 - The location is determined by:
 - access to Aberdeenshire's main transport corridors and other employment land within Fraserburgh;
 - situation on the periphery of the residential development, which minimalizes disturbance to residential development;
 - preservation of views.
 - The choice of flat ground overrides these considerations unless other factors in turn override this, in which case benching may be acceptable.
- *Residential Land*
 - 70% of the brief site, shall be allocated for residential use, with approximately one hectare being reserved for self-build plots, within Phase 1.
 - A further c.2 hectares located in close proximity to the Phase 1 community facility should be utilised for sheltered housing.

- The emphasis should be on pedestrian movement. This should link spaces to allow full advantage to be taken of the views to the southwest, south, and east.
- The development should be laid out in a way that creates a distinctive sense of place in each sub-area, and other spaces, shelter-belts, focal and orientation points etc should be subordinated to the main open space.
- The layout should be designed in accordance with principles laid down in the DOT's Manual for Streets.
- The highest densities of development should be provided around the community facilities, and merge with lower densities around the periphery of the brief site.
- In the case of the affordable housing it is essential that these be distributed in small groups through the development, with their location and design managed to prevent any potential for them either to stand out significantly from neighbouring houses or to constitute some form of "ghetto."
- The housing area layout should be designed to exploit views out of the site and to retain as much of the natural topographical variations of the site as possible, with a comprehensive scheme for landscaping.

3.4 Access

- *Approach*
 - Design principles and road hierarchy of the internal road and pedestrian network for the site should reflect guidance contained in the DOT Manual For Streets. In addition proposals should take cognisance of guidance contained in the Aberdeenshire Local Plan, the Aberdeenshire Local Transport Strategy and Standards for Roads Construction Consent and Adoption.
- *Vehicle Access*
 - The principle distributor road should form a core loop accessing the brief site.
 - Three options for the two Phase 1 vehicle access points are shown in Fig. 3, viz: Boothby Road, the "gateway" roundabout, and the southeast corner of the site. Access via Boothby Road and the SE corner of the site would be very much preferred, but Transport Scotland is the final arbiter as to what form it should take.
 - Traffic calming and vehicle segregation will be a prime consideration.
- *Pedestrian and Cycle Routes.*
 - Pedestrian and cycle access should be provided in accordance with the requirements of section 3.2: *Identity and Sense of Place*, and section 3.3: *Open Space* above. Pedestrian and cycle access to the brief site should be independent from vehicular access, as illustrated in Fig. 3. There are concerns regarding safety issue

generally and access across Boothby Road for children and old people. A pedestrian crossing or footbridge is required.

- *Public Transport.*
 - Bus halts will be negotiated with the relevant bus companies, and the Council's Transportation and Infrastructure Service, whose advice will also be required for detailed standards. Pedestrian access should also be provided to bus stops on Boothby Road.
- *Emergency and Service Needs.* All emergency and service needs will be accommodated by internal access roads, to be constructed in accordance with the requirements of the Fire Officer and the Council's T&I Service.
- *Car Parking.* Parking provision must accord with the Council's adopted 'Car Parking Standards for Development Control'.
- *Inclusion.* The design of the footpath and road layout, the parking areas and all accesses to buildings must accommodate provision for all potential users, including those with sensory or physical disabilities.

3.5 Utilities

- *Supply and Distribution of Water.* A mains extension is likely to be required to service the brief site.
- *Drainage.*
 - The developers of the site must take account of any requirements following from an "appropriate assessment" carried out in accord with Appendix 1 or the Drainage Impact Assessment.
 - The developers are expected to ensure that appropriate mechanisms which will include the integration of an appropriate SUDs scheme(s) and the production of a Construction Method Statement.
 - Surface water should be dealt with by means of Sustainable Drainage Systems (SuDS), in accordance with "Sustainable Urban Drainage Systems – Design Manual for Scotland and Northern Ireland" published by CIRIA, 2000 and PAN61. These require a single level of treatment prior to discharge to a receiving watercourse or existing network. This will require to be designed to the satisfaction of SEPA and SW and will minimise the impact on the water quality and quantity of the receiving watercourse. Adoption of the SuDS measures will be required by SW or by Aberdeenshire Council, in which case a capitalised maintenance charge will be required.
- *Energy*
 - Electricity will be supplied from the nearest connection and the developers should check with the service provider. Overhead electricity cables currently traverse the site, but these will be

under-grounded by Scottish & Southern Energy before development commences.

- Provision will be required for an electricity transformer and sub-station, to service the site.
 - In the higher density areas a form of district heating should be investigated, and if feasible utilised. Capacity for the installation of a district heating system should be provided, as described at Para 3.2. In all areas a high insulation/low energy design should be used to make energy consumption for heating near to zero.
- *Lighting.*
 - Street lighting should be provided in accordance with the requirements of the Council's T&I Service. An element of low-level lighting may be necessary in some areas of public open space. Reflectors will be required in all cases to prevent unnecessary pollution of neighbouring properties or the night sky.

3.6 Community Facilities

- *Education.* Existing facilities could accommodate the places the ALP fh1 allocation might be expected to generate, but significantly higher volumes of housing development such as possible future phases might generate would raise the question as to whether a school in the town centre should be replaced with a new one on the periphery where it would be closer to children's homes and could have suitable on-site playing fields. Such being the case a requirement would arise for a primary school with appropriate playing fields, with co-location of appropriate clinic facilities outwith Phase 1. Developer contributions would be expected in this regard.
- *Other Community Facilities.* An opportunity for neighbourhood shops exist at the location designated for Phase 1 community facilities, which should be exploited.
- Good pedestrian access must also be provided to routes to existing off-site services and facilities
- A 3ha extension to Fraserburgh cemetery with associated parking has been identified on public open space at the western end of the site as a whole with individual access onto the A981 Strichen Road, and will function as public open space in addition to open space otherwise provided.

3.7 Developer Contributions

- Circular 12/1996: Planning Agreements states that planning agreements should be related in scale and kind to the proposed development. Developers may, for example, reasonably be expected to contribute to the cost of infrastructure, which would not have been necessary but for the development. The effect of such infrastructure investment may be to confer some wider

benefit, but payments should be consistent with the scale of the proposed development.

- The subject of developer contributions should be discussed with Aberdeenshire Council's Developer Contributions Co-ordinator at the earliest opportunity. The agreement may contain contributions in cash or kind in line with policy requirements. The Aberdeenshire Local Plan states that "in Fraserburgh developer contributions may be required for transportation and infrastructure and services, and sustainable travel options within the settlement, primary school provision at Fraserburgh; enhanced community recycling facilities within the settlement; sports facilities serving the settlement for which the development will create or add to an identified unmet demand; healthcare facilities serving the settlement and; additional public library facilities serving the settlement." These should be tailored to the specific requirements identified in this brief.

3.8 Design

- Aberdeenshire is committed to securing good design in new buildings, and is especially looking for advances in the quality of houses built for sale. A detailed Design Statement will be required, that will explain the design principles applied in each part of the development, and how these have emerged in relation to the site and its wider context. For this purpose it is recommended that the developers adopt the process proposed in the Aberdeenshire Design Forum's recent publication, Index21: House Design.
- The ratio of lower to higher density housing would be 30:70%. From this, and from the further researches by the developers and agents a thorough analysis of the site's capabilities is expected; and the Design Statement will be required to clearly indicate how this is to be achieved.
- A Design Code should be derived from the Design Statement, specifying, for example, a co-ordinated set of house types, standard palette of materials, colours, textures and finishes, and showing how the design is to be carried through to detail. The participants in the workshop held at the Lighthouse Museum as part of the consultation process expressed a preference for neo-traditional eco-housing which should be noted. Consultation with the Development Control Service is recommended on this matter.

4. Further Information

Developers are encouraged to contact the Planning Service of Aberdeenshire Council at the earliest opportunity to discuss details of any application. Any application will be dealt with primarily by the Banff and Buchan Area Development Control Team, based at the following address:

Planning & Environmental Services

Town House
Low Street
Banff
AB45 2RN

Tel: 01261 813 208

Other useful numbers:

- Aberdeenshire Council's Planning Gain Co-ordinator 01330 - 825518
- Transportation and Infrastructure 01467 - 620981
- Scottish Water 01224 - 675000
- SEPA 01224 248338
- SCARF 01224 213005

Appendix 1

- **Relevant government guidance and development plan policies**
 - **NEST**
 - Policy 9: Housing Allocations 2006 – 2010
 - Policy 11: General Housing Considerations
 - Policy 12: House Building in the Countryside Beyond the Green Belt
 - Policy 13: Developer Contributions
 - Policy 14: Affordable and Special Needs Housing
 - Policy 16: Sport and Recreation Facilities
 - Policy 17: Countryside and Open Space Access
 - Policy 19: Wildlife, Landscape and Land Resources
 - Policy 21: Design
 - Policy 22: Water Management
 - Policy 31: Connecting Communities within the North East
 - Policy 33: Sharing Responsibility for Transport
 - **ALP**
 - Policy Hou\2: Future Housing Land 2006 – 2015
 - Policy Hou\4: New Housing in the Countryside including the Aberdeenshire part of the Cairngorms National Park
 - Policy Hou\8: Affordable Housing
 - Policy Hou\13: Public Open Space for Housing
 - Policy Env\4: Biodiversity
 - Policy Env\16: Water Catchment Areas
 - Policy Inf\1: Roads and Accesses
 - Policy Inf\2: Parking, Servicing and Accessibility
 - Policy Inf\3: Access for the Less Mobile
 - Policy Inf\4A: Foul Drainage Standards

Policy Inf4B: Surface Water Drainage Systems: Sustainable Urban Drainage Systems (SUDS)
Policy Inf5: Water Supply
Policy Inf6B: Waste Management Requirements for New Development
Policy Inf8: Other Renewable Energy Sources
Policy Gen1: Sustainability Principles
Policy Gen2: The Layout, Siting and Design of New Development
Policy Gen3: Developer Contributions
Policy Gen5: Landscaping Standards
Policy Gen6: Hazardous Developments
Policy Gen12: Project Areas
Appendix 1: The Design of New Development in Aberdeenshire
Appendix 5: Landscape Design Guidance
Appendix 6: Provision of Public Open Space
Appendix 7: Affordable Housing Provision
Appendix 8: Developer Contributions

- **National Planning Guidance**

A Policy Statement for Scotland – Designing Places
Scottish Planning Policy 1: The Planning System
Scottish Planning Policy 3: Housing
Scottish Planning Policy 7: Planning and Flooding
Scottish Planning Policy 17: Planning for Transport
Scottish Planning Policy 11 Physical Activity and Open Space
PAN 44 Fitting New Housing into the Landscape
PAN 51 Planning and Environmental Protection
PAN 52 Planning for Small Towns
PAN 61 Sustainable Urban Drainage
PAN 65 Planning and Open Space
PAN 67 Housing Quality
PAN 72 Housing in the Countryside
PAN 75 Planning for Transport
PAN 76 New Residential Streets
PAN 77 Designing Safer Places

- **Circulars**

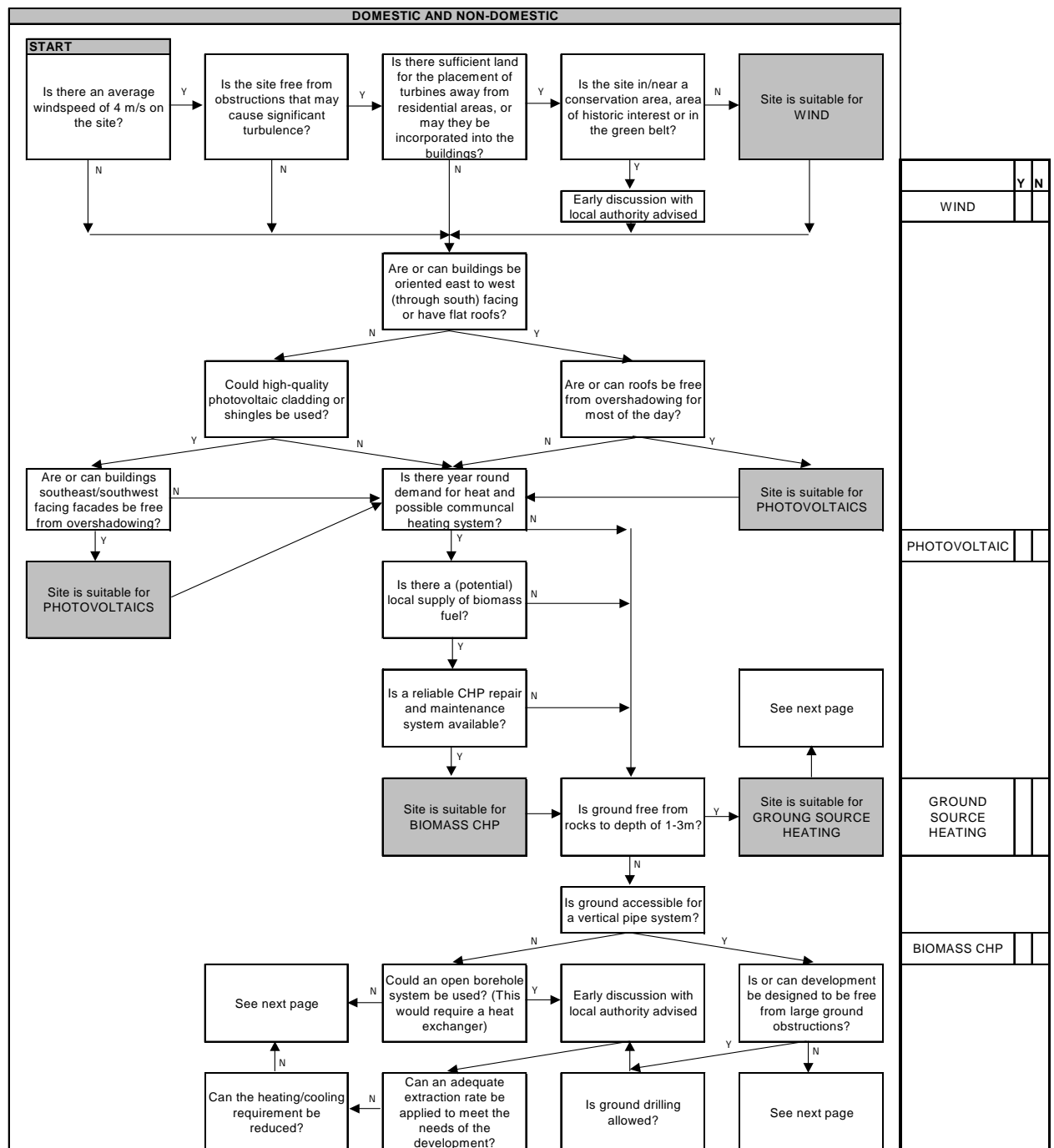
12/1996: Planning Agreements
Aberdeenshire Council Housing Land Release 2006 –2010

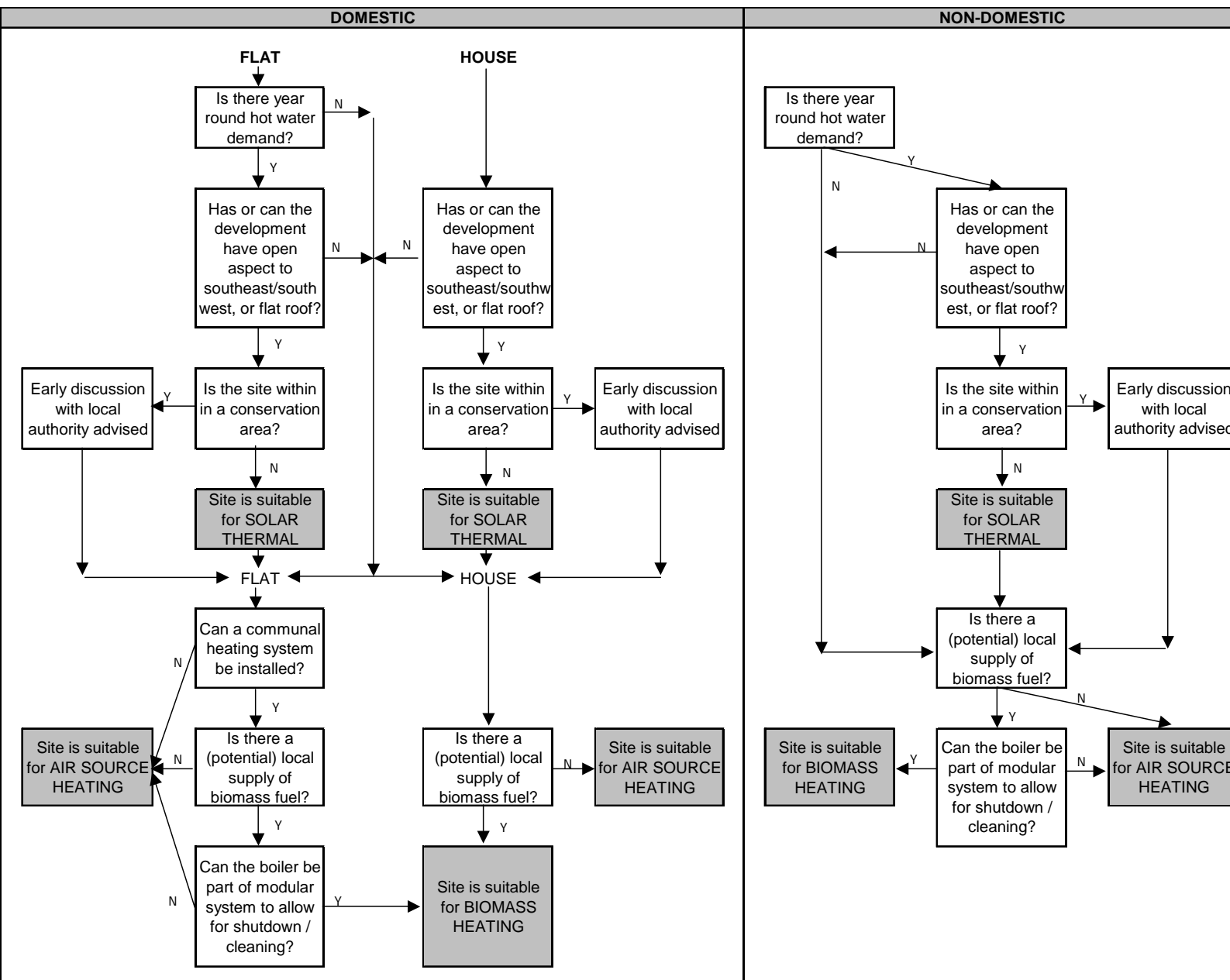
- **Aberdeenshire Council Micro-renewable Energy Developments**

Appendix 2

INSTRUCTIONS:

1. The flowchart below has been designed to lead you through various types of renewable energy technologies. By answering these questions, potentially suitable sources of renewable energy will be identified.
2. Start at the top left corner ('START') and answer the questions as 'yes' or 'no' and follow the appropriate arrow.
3. The columns on the right should be used for your reference to highlight technologies that should be examined further.
4. The first page highlights energy sources that are relevant to houses, flats and other developments, such as retail or industrial and should always be completed.
5. The second page is split between domestic and non-domestic i.e. houses/flats and other developments. You may need to consider the charts more than once depending on your proposal (e.g. a mixed-use development of houses, flats and retail will need to consider the charts for each use).
6. These energy sources should then be discussed in a statement submitted as part of the proposal outlining which sources are to be incorporated in a development, or why they have been rejected.





Appendix 3

SCARF (Save Cash and Reduce Fuel) A company limited by guarantee (No. 94819) and registered charity. It provides householders, business and organizations with independent, free and impartial advice on sustainable use of energy that will not only reduce the amount of energy used and save money on fuel bills, but also provide a warm, dry environment which puts less strain on natural resources and combats climate change.

SCARF was established in 1985 as an Urban Aid funded project in Aberdeen. It now delivers frontline services in Aberdeen, Aberdeenshire, Angus, Dundee, Moray and Perth & Kinross. SCARF has 45 employees (44.5 WTE) and provides 18 New Deal training for work places. SCARF is registered for City & Guilds Examination purposes.