

Wester Clerkhill, Peterhead



**Development Bid
Aberdeenshire Local Development Plan
On Behalf of Mrs Susan Baxter**

November 2008

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1. Introduction

Knight Frank LLP, on behalf of Mrs Susan Baxter, submit the following development bid in support of the allocation of land at Wester Clerkhill, Peterhead, as a site for future residential development along with associated infrastructure, landscaping and community facilities.

The purpose of this statement is to detail the land-use planning justification for the allocation of the land at Wester Clerkhill within the new Local Development Plan for Aberdeenshire.

2. Details of the Site

2.1 Location

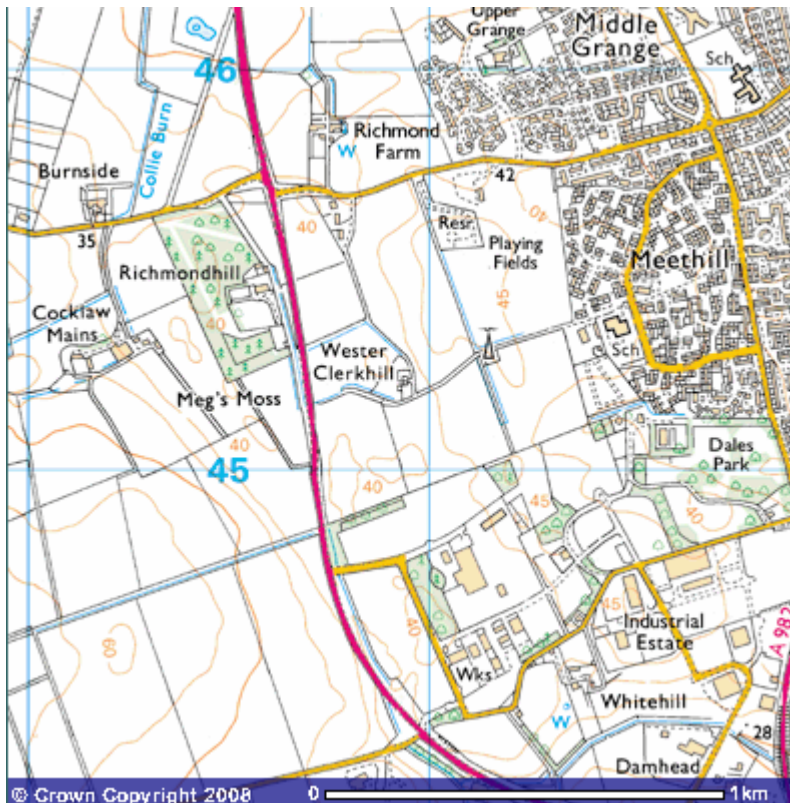


Figure 1: Location Plan

The town of Peterhead is located approximately 30 miles to the north of Aberdeen and is the largest town and main employment and service centre for the Buchan administrative area with a population of around 17,800.

2.2 Context

The site measures around 30 Hectares and consists of an area of generally open agricultural land located on the western-edge of the existing settlement of Peterhead as illustrated in the Location Plan (Figure 1). The land is undulating in nature and is bound by a farm track with a row of three houses to the west with open fields to the south, while the former Water Tower site lies to the east. The site is bound to the north by Kinmundy Road with a section of open fields beyond.

2.3 Supply, Demand and Local Services

As of 1st October 2008 there were 1092 people on the waiting list (first choice) for local authority housing in the Buchan administrative area. Within Peterhead there was a total of 717 on the first choice list, with the majority of requirement for 1 and 2 bedroom properties – 440 and 163 requirements respectively. This demonstrates a high demand for affordable housing in the area and this will be addressed on-site through implementation of the Wester Clerkhill proposal with the final housing mix targeted to meet known demand/need in the area.

The Peterhead Academy roll is forecast to decline slightly by 2011 to 1277 within a capacity of 1705. Facilities at Peterhead Academy require upgrading through the secondary school enhancement programme (e.g. PE and Science Facilities recently highlighted in Councils Capital Plan priorities).

The site lies within the catchment area of Meethill Primary School. The school roll is forecast to increase gradually from 191 to 198 by 20011 within an overall capacity of 270. This forecast takes account of the potential impact of the fh2 allocation.

The scale of development proposed at Wester Clerkhill will require contributions to be made towards improvement of facilities at Meethill Primary School in accordance with negotiations with the Planning Gain Coordinator.

3. Planning Policy Context

3.1 Current Context

The site subject of this development bid is that part of the area currently identified as fh3* in the adopted Aberdeenshire Local Plan. The eastern third of the fh3* site is owned by Aberdeenshire Council (under the Housing account) with the remainder owned by Mrs Susan Baxter. In addition, all of the land covered by the fh2 designation to the north is in the control of our client.

An initial phase of the fh2 land has been granted outline planning consent for 84 residential units with associated road infrastructure, landscape and drainage works. The Section 75 Agreement relating to the application is nearing completion after which the site will be taken to the market. The Aberdeenshire Local Plan intimates

the capacity of the fh2 site for 185 units. Development is programmed for delivery in the period 2006 to 2010.

As a result on constraint on access beyond the initial phase of development the remainder of the fh2 site and the part of the fh3* site have been the subject of a concept Masterplan layout to establish options for provision of future access and these have been reviewed and discussed with Aberdeenshire Council and the broad principles agreed are outlined as part of this development bid.

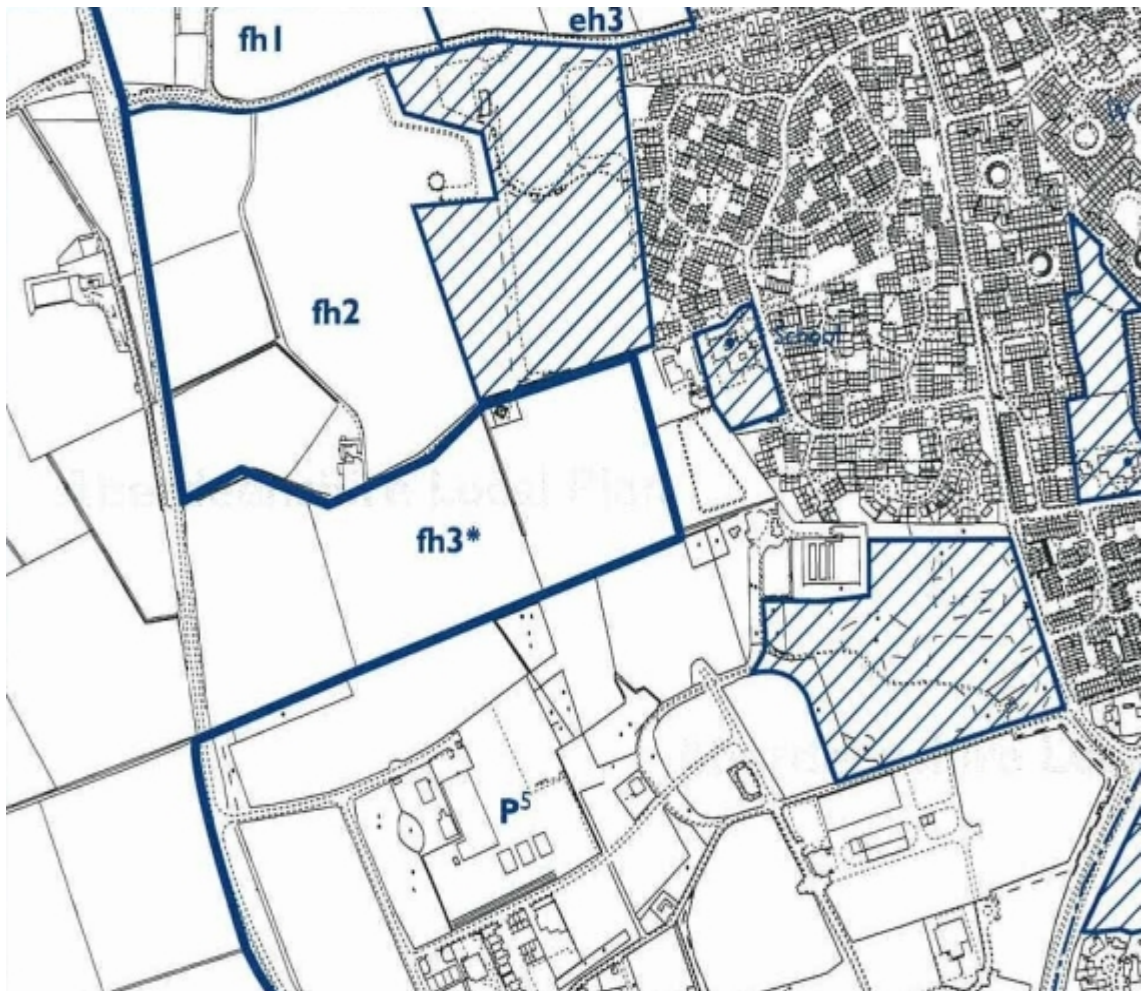


Figure 2 – Extract from Aberdeenshire Local Plan Showing FH3* site

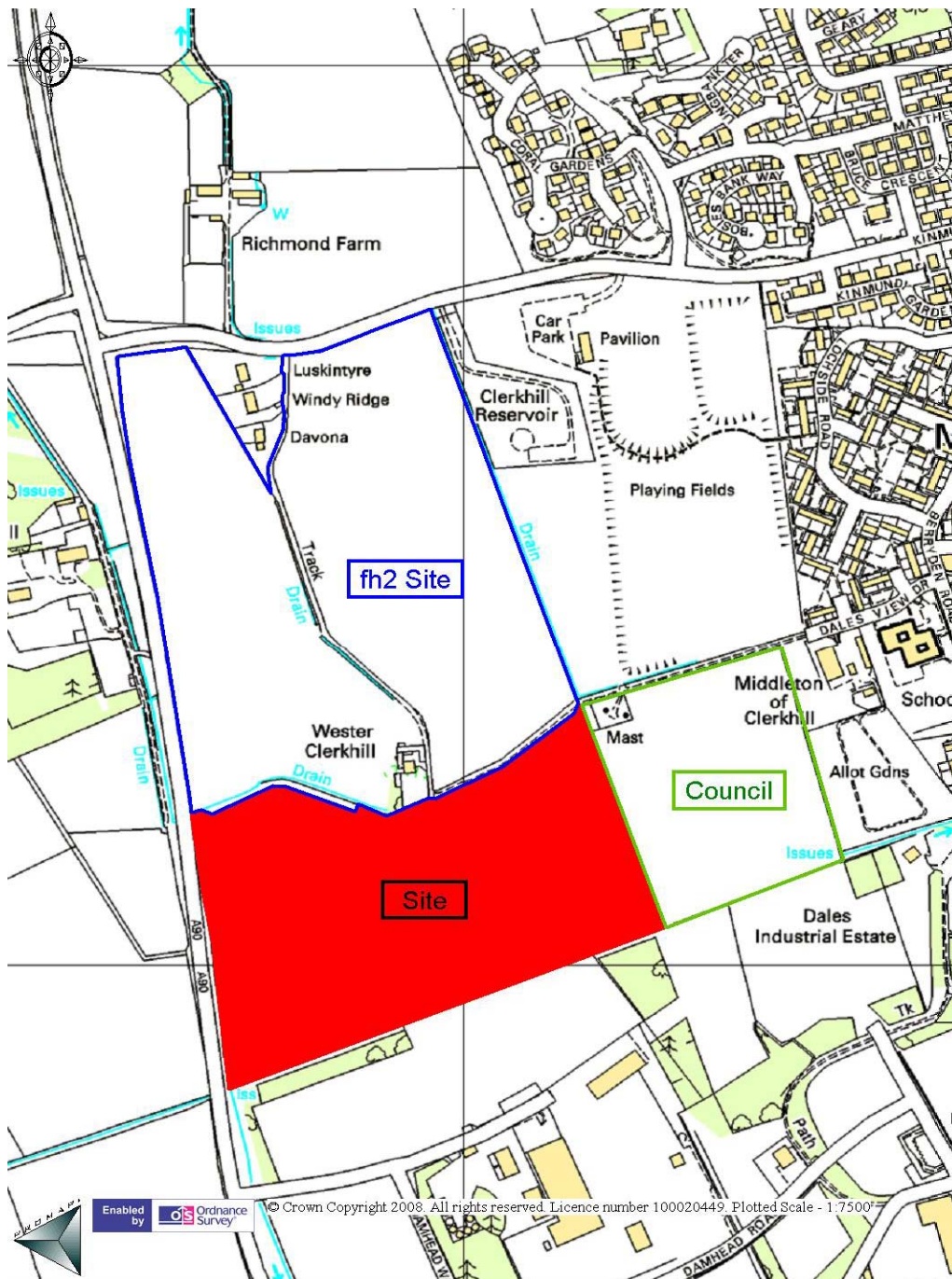


Figure 3 – Site Area in Relation to fh2 and Council Owned Land

3.3 Emerging Context

The draft Structure Plan advocates a rate of growth in the region that has been experienced in the North East than in recent years. The draft Structure Plan also seeks to focus the majority of new development within Strategic Growth Areas (SGAs) along the region’s main transport and economic corridors as illustrated in Figure 4.

Peterhead is located within a Strategic Growth Area. The draft Structure Plan allocates 600 new houses to the Peterhead area for the period 2007-2016, 800 new houses for the period 2017-2023, and 600 new houses for the period 2024-2030.

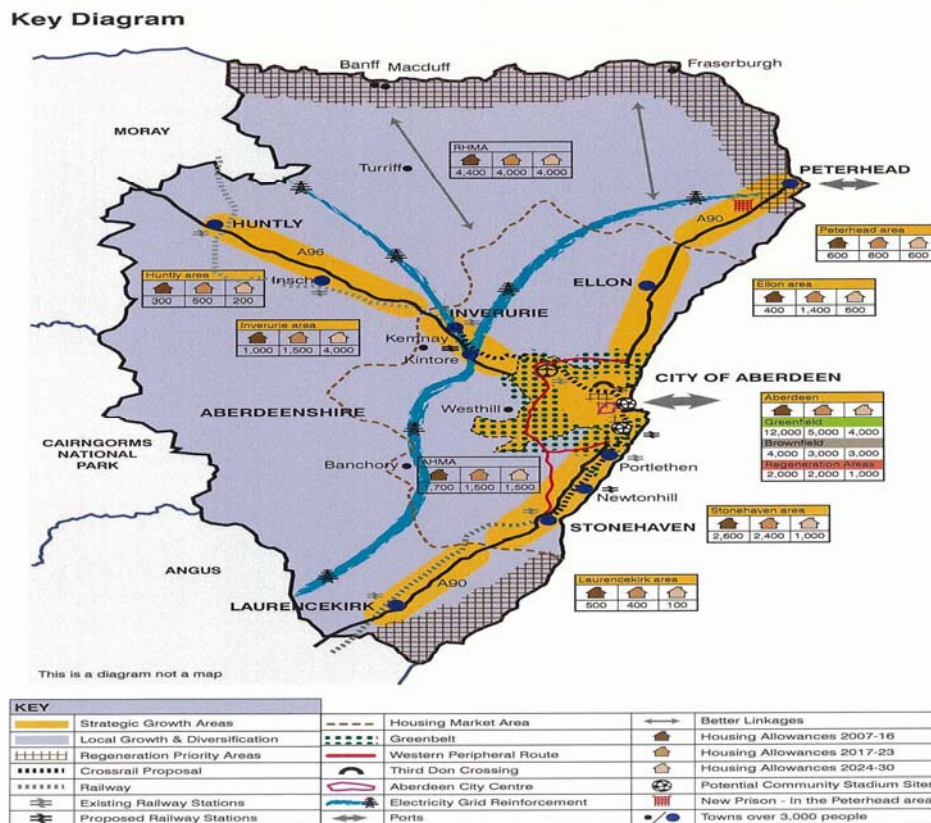


Figure 4 – Draft Structure Plan Key Diagram

The new Structure Plan is seen as a key tool for delivery of Energetica – the Energy Technology Corridor. A range and mix of housing and business land will be required to ensure that this vision can be realised and Peterhead can take advantage of the economic development opportunities arising in the future.

4. Development Proposals

4.1 Site Characteristics and Landscape Analysis

A Landscape Strategy and Visual Appraisal have been produced for the site to provide context for the Phase 1 application. This work has informed the production of the Concept Masterplan for the overall site. This is already available as a public document related to application ref B/APP/2007/1957.

4.2 Design Principles

As a starting point a concept Masterplan for the fh2 and fh3*site area in control of our client has been drawn up in accordance with the principles set down in the current Aberdeenshire Local Plan in particular taking into account the following policies:

- Gen\1 Sustainability Principles
- Gen\2 The Layout Siting and Design of New Development (and supporting Appendix 1)
- Gen\3 Developer Contributions (and supporting Appendix 8)
- Gen\5 Landscaping Standards (and supporting Appendix 5)
- Hou\8 Affordable Housing (and supporting Appendix 7)
- Hou\13 Public Open Space for Housing (and supporting Appendix 6)
- Inf\1 Roads and Accesses
- Inf\2 Parking, Servicing and Accessibility
- Inf\4B Surface Water Drainage Standards: Sustainable Urban Drainage Systems (SUDS)
- Env\19 Archaeological Sites and Ancient Monuments
- Env\22 Public Access

The illustrative Masterplan also follows guidance set down in PAN 68 Design Statements, PAN 67 Housing Quality, PAN 76 New Residential Streets and Designing Places – A Policy Statement for Scotland. In addition reference has been made to the advice set down in the Department of Transport's 2007 publication Manual for Streets.

The illustrative layout has also been designed to adhere to the best practice principles of Index 21. Namely, the layout of the site aims to maximise south-facing slopes to make the best use of potential solar gain on the site.

A design Brief has been prepared in respect of Phase 1 of the fh2 allocation land. It is expected that these principles will be adopted in subsequent phases of development on the site.

4.3 Utilities and Services Infrastructure

Utility companies have been approached and new connection potential checked in respect of provision of electricity, gas and telecommunications infrastructure and services. An outline drainage strategy has been produced for the fh2 site and a SUDS scheme will be required on site. Public water supply and foul drainage capacity are currently available in Peterhead to service this scale of development.

4.4 Masterplan Proposals

A Conceptual Masterplan has been prepared for the site at Wester Clerkhill in response to the Landscape Appraisal and Accessibility Strategy to provide a

medium term framework for the future expansion of Peterhead. This is attached overleaf as Figure 5. Key elements of the plan are as follows;

- Provision of c450 residential units for overall fh2 and fh3* Masterplan area (this includes the 84 units granted consent as Phase 1);
- Provision of 25% affordable housing units throughout the site;
- A mix of housing types is proposed throughout the development with grading of densities around public open space, junctions in streets and those parts of the site closest to community facilities. The housing mix will reflect market conditions but it is proposed that affordable units be built on site in accordance with the need profile supplied by Aberdeenshire Council and Housing Associations;
- Provision of homes with a low carbon footprint having the capability for future technology upgrades within an adaptable shell. A proportion of the units provided will make provision for home office or workshop. Housing form and scale will be based on local precedents and will be developed where practical utilising locally sourced materials, with finishes designed to fit with the site context, adding positively to the overall character of the area;
- Development will be structured around a pedestrian orientated network of streets and spaces inspired by the DfT's Manual for Streets. An internal hierarchy of streets and spaces will be created through a layout which embodies the principles of the Manual for Streets and respects the existing grid field pattern and landscape structure;
- Creation of new access to area through Dales Industrial Estate – associated amenity and landscape works to be implemented to segregate uses and create a high quality southern gateway to the site;
- Design of the layout can accommodate inclusion of Aberdeenshire Councils fh3* land to the east in the future. Early discussions have been held to investigate a potential Joint Venture approach to delivery of the development;
- Creation of a network of footpaths and cycle routes to link with existing provision in the area and allow ease of access to community facilities such as Meethill Primary School, recreational facilities, employment centres and beyond to Peterhead town centre and harbour areas.





4.5 Accessibility

The accessibility strategy for Wester Clerkhill has been developed in close liaison with Aberdeenshire Council during 2008. Access for the initial phase of housing within the fh2 land will be provided by the construction of a new 4 arm roundabout onto Kinmundy Road at the north of the site. This will be undertaken at the developers cost (i.e. the landowner pays) and will, at the request of the Area Roads Engineer, provide a link to adjacent development sites on allocated land to the north.

With respect to the remainder of the fh2 and fh3* sites, given the potential scale of development, no further consents will be issued prior to the demonstration that construction of a second main access can be delivered to service the site. The proposed new junction onto Kinmundy Road will not be sufficient to service the overall development. This situation has been compounded by Transport Scotland policy in respect of creation of new junctions onto Trunk Roads.

The A90(T) on the west of the site can technically provide safe access along the frontage but this does not comply with policy. Instead it will be necessary to take access to the site from the south, via an existing junction currently serving Dales Industrial Estate which is owned by Aberdeenshire Council. This arrangement is acceptable in principle to the Area Roads Engineer and negotiations with the Property Department have now commenced in respect of securing land in Dales Industrial Estate. Heads of Agreement have been discussed and are being prepared to take this negotiation forward.

The concept Masterplan in Figure 6 presents an outline layout based on the above access principles.

Provision is made in the plan for completion of cycle path and footpath networks improving permeability of the site and completing links to strategic core path and cycle routes being promoted by Aberdeenshire Council. In particular, links from the site to the A90 cycle route to the west, links onto Kinmundy Road to the north, safe routes to Meethill Primary School and the adjacent playing fields and links into Dales Industrial Estate.

A Transport Assessment has been undertaken for the Phase 1 development at Wester Clerkhill. This provides useful background analysis which will inform subsequent assessment of impacts arising from development of the remainder of the site.

4.6 Planning Gain

Early and ongoing discussions have been held with the Councils Planning Gain Coordinator to define the likely scale of requirement for the overall site as outlined in

the illustrative Masterplan. Key areas to be addressed in formal negotiations are as follows;

- Affordable Housing
- Education Infrastructure
- Community Facilities
- Leisure and Recreation Facilities
- Potential off-site roads and footpath improvements
- Alternative energy supply solutions
- Carbon Neutral Housing Design
- Public Transport provision

5. Consultation Strategy

The majority of the development site is covered by the fh2 designation in the current Local Plan. Therefore the principle of future development of this area has already been established. This bid seeks subsequent allocation of the adjacent land to the south currently identified as fh3* (area of future search) in order to allow coordinated master planning of the site and integrated delivery of housing, services and infrastructure.

As a result, no consultation with the Community has been undertaken beyond that relating to the Phase 1 planning application (B/APP/2007/1957) at this point in time. The production of the overall Master Plan has been the subject of considerable consultation with a range of Aberdeenshire Council representatives over the period from January 2008 to the present, in particular the Planning, Roads, Property and Housing services to establish and agree the access strategy and explore the potential for joint development of the fh3* site to meet with the Councils aspirations for delivery of new Council and/or affordable housing in the area.

It is intended that a detailed consultation programme will be prepared and implemented in respect of the overall site Masterplan, with timescale dependent upon progression of the Local Development Plan process and conclusion of negotiations with Aberdeenshire Council in respect securing the second point of access and the potential for joint development of the fh3* site.

It is envisaged that a number of activities will be undertaken to consult the community including;

- Full Day Exhibition of proposals for the site in an accessible local venue, potentially followed by a public workshop in the evening. Feedback will be gathered from the workshop groups, through feedback sheets and where appropriate follow up meetings with individual parties;

- Presentation to Community Council and follow up meeting after wider public consultation to present revised proposals;
- Presentation to Peterhead Business Association and key business stakeholders in the area – Harbour Board, ASCO, Decommissioning Partnership, SSE Power Station, Score Group, ENET, Scottish Enterprise, Traders etc;
- Release of information to Buchan Observer, Waves Radio, P&J etc to generate local coverage and debate on the consultation;
- Discussions with residents living adjacent to or nearby the site. These will be undertaken prior to the wider public consultation exercise outlined above.

6. Site Assessment - Wester Clerkhill (Scoring Sheet)

	Criteria	Wester Clerkhill, Peterhead	Score
Sustainable Economic Development	Accessibility of existing centres of employment	The site is less than 400m from the nearest employment centre.	+1
	Provision of business land	Development of the site could help to generate significant new opportunities for new employment.	0
	Distance to key services	Greater than 1km from Peterhead Town Centre.	-1
	Pedestrian/cycle links to key services, employment land and surrounding developments	Opportunities to connect to existing pedestrian and cycle links to key services, employment land uses and access to surrounding developments will be provided.	0
Encourage and Support Regeneration	Brownfield development	The development would make no use of brownfield land and/or existing buildings.	-1
	Enhancement of heritage	There would be no detrimental impact on the built	0

		and/or cultural heritage arising from the proposed development.	
	Supporting quality of services including primary schools	The development would help to sustain existing services. Land will also be set-aside within the proposed development area for a new school and associated community facilities	0
	Resolves issues of contamination	No contaminated land available (land not known to be contaminated).	0
Maintain and enhance Quality of the Natural Heritage and Built Environment	Quality of agricultural land lost	Class 3.2 land and above.	0
	Degree of loss of biodiversity	Proposals designed to protect existing biodiversity and enhance the value of the site through new landscape infrastructure.	+1
	Setting of historic buildings affected	No impact on Historic Building(s) or Scheduled Ancient Monuments.	0
	Archaeology affected	No archaeology on site.	+1
Landscape	Shelter from cold winds	The site has protection from existing planting and hedgerows and the land undulates to form some shelter	0
	Potential for passive solar gain	Undulating site with good potential to create layout to maximise solar gain	0

	Visual considerations	The site would fit within the landscape. The development would provide a positive impact on the landscape structure and fit within existing capacity in the landform	+1
	Designed landscapes affected	The proposed development would have no impact on any designed landscapes.	+1
Technical Issues	Availability of water supply	Some costs to providing water.	0
	Ease of providing drainage	No constraints, low costs.	+1
	Costs of providing access	A new access on south via Dales Industrial Estate required. Land purchase cost.	0
	Provision of new community services required.	Some work required. Contributions to improving existing services through planning gain process	0
	TOTAL SCORE		+4

7. Conclusions

Continuation of the allocation of land at Wester Clerkhill, Peterhead through the confirmation of the area currently identified as fh3* offers an excellent opportunity to bring forward an integrated Masterplan to complete expansion of the settlement in this area through a sustainable and deliverable development programme.

The landowner has produced a concept Masterplan for the site which has addressed major issues of access and connectivity and integration of development inherited from the previous Local Plan. This development bid highlights the intention of the landowner to bring forward the remainder of the fh2 and adjacent fh3* sites, potentially in partnership with Aberdeenshire Council as adjoining owner, in a planned way to ensure that the future housing demands in Peterhead can be met.

It is requested that favourable consideration be given to this development bid and the fh3* site at Wester Clerkhill be allocated for future residential development in the Aberdeenshire Local Development Plan because;

- The site is a logical extension of the current fh2 allocation which now has consent on part of the site and the land is required to facilitate a second point of access to this development area.
- It provides a location for the medium term expansion of Peterhead with the capacity to deliver a high quality development appropriate to its landscape and urban context close to existing centres of employment;
- The site has the capacity to provide up to 450 houses and associated infrastructure and community facilities to meet the future housing and economic needs of Peterhead. The site is feasible in relation to provision of physical infrastructure and services. The concept Masterplan will be further developed to create a proposal which integrates positively with the existing settlement, minimises the need to travel and provides a clear framework for implementation over time;
- The proposal has a very strong strategic policy fit – with the emerging Structure Plan for Aberdeen City and Shire, the current Aberdeenshire Local Plan, and the Buchan Area Plan. The proposal will also make a positive contribution to the delivery of the strategic needs of the northern end of the Strategic Growth Area and the Energetica initiative;
- A detailed Masterplan will be produced which embraces current and projected best practice in relation to layout, accessibility, permeability, environmental enhancement, energy efficiency and aesthetic standards;

Aberdeenshire Local Development Plan 2008

Proposal for a site to be included in the Main Issues Report

Please use this form to provide details of the site that you would wish to have included in the Main Issues Report for consideration as a proposal for the Aberdeenshire Local Development Plan.

One of the purposes of this form is to inform a public debate on the merits of the different sites being proposed. All information submitted will therefore be made available to the public to promote a transparent and open process.

Please feel free to provide any further information you feel appropriate to support your submission. Please ensure your proposal is with us by 6 November 2008.

N1

Name of proposer: Mrs Susan Baxter
Date: 6 November 2008
Postal Address: c/o Allan Rae, Partner, Knight Frank LLP, 3 Rubislaw Terrace, Aberdeen AB10 1XE

N2

Name of landowner (if known) [REDACTED]
Postal address of landowner

To comply with the data protection Act 1998 this information will not be made public

The site and your proposals

S1

Under what name would you like the site to be identified?

Wester Clerkhill Peterhead

Have you any information on the internet which promotes your aspirations for the site? If so please provide the URL : N/A

The site name could be descriptive ("Site north of") or an address (Site at Westburn Road , Aberdeen)

S2

Have you provided a map showing the exact boundaries of the site you would like considered?

Yes No

S3

Please provide the National Grid reference of the site

S4 What is the current use of the site? The site is currently in agricultural use

Has the land been built upon before (Brownfield Land)? Yes No

Is there any suspicion that the land is contaminated? Yes No

If yes Please provide a statement of the nature and extent of the contamination suspected
Statement attached

S5 What use(s) do you propose for your site? • Provision of c450 residential units for overall fh2 and fh3* Masterplan area

If you are proposing a mix of uses on your site please ensure that the area of each is noted on the site plan

S6 Are you proposing to phase your development? Yes No

If you are proposing phasing your development please provide additional details of what is anticipated to be built, and when. see attached supporting statement.

S7 If you are proposing housing on the site please provide us with details of what you think would be appropriate, both in terms of the number of dwellings, and their form (Flats, detached houses etc). See attached statement for information on number and mix of units proposed.

If you have a design statement or other details about what you would like to see on the site, please include it.

S8 If you are proposing business land please provide us with details of what you would market the land for?

Businesses and offices (Use class 4)

General industrial land (Use Class 5)

Storage and distribution (Use Class 6)

Do you have a specific occupier in mind for the site? Yes No

Please make sure the area of land proposed for business use shown on the site plan.

S9

If you are proposing uses other than housing or business please provide us with as much detail as possible on what you propose.n/a

Please continue on additional sheets as required.

The wider area

A1

Please provide a statement on the siting and design of your proposal (how will the development fit in with the wider landscape, or complement the urban design of the area?)
See attached statement

If you have a landscape statement, a design statement or other details about what you would like to see on the site, please include it. *Statement attached*

A2

If you have prepared any frameworks or masterplans showing a possible layout for the site, please include it with this form. *Framework attached*

A3

Have you applied principles of sustainable siting and design to your site? Yes
No

If you have undertaken a site assessment please provide details

Statement attached

The Code for Sustainable homes or WWW.index21.org.uk provides guidance on this issue

Effect on the community

C1

Has there been any opportunity for local people to influence what you propose through local engagement? Yes
No

Not Yet



If you have undertaken any community consultation please provide details of the ways in which engagement was conducted, its effectiveness and the way in which it has influenced your proposals. Please provide details of any engagement you may propose to undertake.

C2 At least 25% of all housing is likely to be required to be affordable. If applicable, are you considering providing more or less than this? More
25% or Less

C3 What community benefits arise from your proposals? What would the nature of these be, and how would they be delivered?
 See attached statement.

Community benefits may be material, such as community facilities, or intangible, such as affordable housing or the ability to live locally. Include elements which you anticipate may be required as developer contributions from the development (although specifics will have to be negotiated with the Council on the basis of the development proposed)

C4 How easy is it for people using or living in the development you propose to access services? Are the following facilities within:

	400m	400m-1k	>1km
	Please tick appropriate box		
Local Shops	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Community facilities (eg Hall)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sports facilities (eg playing fields)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Employment areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public Transport networks	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>
Other (Please specify)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>

If you propose to provide any of these as a component of the development itself then please answer "yes". NA=Not Applicable

Servicing the site

C5 Have you undertaken any of the following studies to determine whether your site is capable of being developed, or what might be required by you to make it developable?

Flood Risk Assessment	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	NA <input type="checkbox"/>
Traffic Impact Assessment	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>
Drainage Impact Assessment	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>
Habitat / biodiversity Assessment	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	NA <input type="checkbox"/>
Other as applicable (eg noise, dust, smell Retail impact etc)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>

Rather than full studies it may be appropriate to undertake initial assessments to identify the scale of any works that might be required, as this will impact on the deliverability of the proposal. This assessment may be no more than an exchange of letters with appropriate agencies. Information on water and sewage capacity is available online at :
http://www.scottishwater.co.uk/portal/page/portal/SWE_PGP_CONNECTIONS/SWE_CORP_CONNECTIONS/ASSET_CAPACITY_SE_ARCH

C6 What are the access arrangements you propose for the site. Does your site plan clearly show where you propose to access the road network? Yes No

Other information

O1 What other information would you like to be considered in support of your proposal? In order to comply with the Data Protection Act 1998 please do not include any personal information

See attached statement.

Please return the completed form to the Policy Planning Team, Planning Policy and Environment Service , Woodhill House, Westburn Road, Aberdeen, AB16 5GB or e-mail to ldp@aberdeenshire.gov.uk.

Fair Processing Notice

- The Data Controller for this information is Aberdeenshire Council.
- The data will be used for the following purposes:
 - 1) to inform a public debate on the merits of the different sites being proposed,
 - 2) to evaluate submitted bids
- This data will potentially be disclosed worldwide (via publication on Internet)

By completing and submitting this form, you are consenting to the above processing.