

Mr Robert Gray
Head of Planning Policy
Aberdeenshire Council
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Westburn Road
ABERDEEN
AB16 5GB

22 August 2007

Our Ref: 03A70190

Your Ref:

DDI: 01224 569675

Email: paul.williamson@ryden.co.uk

Dear Mr Gray

**POTENTIAL FOR RESIDENTIAL DEVELOPMENT, INVERUGIE/WATERSIDE,
PETERHEAD, ABERDEENSHIRE**

I represent Buchan Properties, who own land to the west of Peterhead as highlighted on the attached location plan. The whole site extends to approximately 43 hectares (106 acres), with part of this site including existing access roads. The site is immediately to the west of the Ring Road around Peterhead, and to the south of the A90 leading to Fraserburgh. Accordingly, the land could contribute to the effective housing land supply due to its location directly abutting the settlement boundary, and the accessibility of the site via the existing Ring Road. Therefore, my client would wish to see this land identified for residential development through the forthcoming development plan review.

Description of Site

The site is presently in agricultural use. The existing settlement boundary is located on the alignment of the Ring Road to the East, with a number of residential properties in close proximity. The topography is generally undulating, with site levels of between approximately 15 and 25 metres AOD. A small valley is towards the centre of the site, with levels rising up to the north and west. Three field drains dissect the site. At present, there are several access points onto the land. The first two accesses comprise narrow single track access roads, of approximately 5 to 6 metres in width, which are accessed from the Ring Road (A90 – Trunk Road). The remaining access runs from the A90 to the north, close to the Balmoor Bridge, and Balmoor Intake and Pumping Station.

Physical Capability of Site to Accommodate Development

In light of the topography, site conditions and the proximity to the existing settlement, it is considered that the identified land is physically capable of development as shall be outlined below.

The opportunities to utilise sites within the existing settlement boundary are diminishing. The 2006 Housing Schedules, and the Draft 2007 Housing Schedules, identify that the majority of the sites identified for housing are located to the west of the exiting settlement boundary. As there is a finite supply of this land consideration must be given to the continued expansion outwith the settlement boundary, in areas that can satisfactorily accommodate development in years to come, and for future development plans. It is noted that towards the South of Peterhead, commercial and industrial development is taking place to beyond the boundary of the Ring Road, therefore setting a precedent for further development including the identified site.

In respect of drainage, previous constraints that affected the area have now been lifted following expenditure in an upgraded WWTP (Waste Water Treatment Plant). Scottish Water's Strategic Asset Capacity and Development Plan for 2007/2008 identifies that the Aberdeen PFI – Peterhead WWTP had sufficient capacity for project development, with potential to accommodate an anticipated 1798 equivalent housing units. In terms of the actual water supply, Scottish Water identify that the Forehill WTW (Water Treatment Works) has capacity for over 2000 equivalent housing units.

The site also provides the opportunity to create a well defined and defensible boundary utilising the existing rising topography to the West, and the existing roads to the North (A90 leading to Fraserburgh), South (C class road leading to the A950 - Longside and Mintlaw) and East (Ring Road) of the Site. The creation of strategic landscaped buffers could also minimise the visual impact of development. As such, the allocation of the site for residential use would ensure that the development would be well connected to the settlement of Peterhead to the East, Fraserburgh to the North, and Aberdeen to the South, given to proximity to the Ring Road, and the main arterial routes in the town. In terms of the accessibility of the site, direct access could be taken from two points which already connect with the Ring Road. Visibility in these locations is considered to be good.

Development Plan Considerations

With regard to Policy 9 of the Approved Structure Plan, 300 houses are required within Peterhead in the period between January 2006 and December 2010. Allocations between 2011 and 2015 are likely to be in the same broad proportions to those between 2006 – 2010. Therefore it is anticipated that similar allocations would be identified for future development plan periods assuming a similar strategy is proposed.

In terms of existing status of Peterhead, the Strategic Areas Roles and Functions table of the Approved Structure Plan indicates that Peterhead is a key service centre for a balance of rural services, population and employment, and the driving force of the local economy. Consideration must therefore be given to the development approach taken forward as part of the Structure Plan review. Aberdeenshire Council have sought opinion on eight possible alternatives for development patterns as part of the Structure Plan Review. Regardless of the approach taken, serious consideration must be given to identifying Peterhead as a focus for development within the next Structure/Strategic Plan given the ability of the existing settlement to accommodate further development, even if only for local needs. This shall be expanded in the reasons outlined further below.

Effective Housing Land Supply

In terms of the current effective supply, the 2006 Housing Land Audit identifies a five year effective land supply in the Rural Housing Market Area, in 2006, excluding small sites of 6273 units. The Draft Audit for 2007 identifies that there has been a 3 % drop over the past year, with only 6097 units. In recent years Peterhead has experienced increasing demand for residential development. The Draft 2007 Housing Schedules show that in the previous five years there were a total of 270 completions within Peterhead. Anticipated completions for the next five years are shown to be in the region of 434 units. Furthermore, in the period Post 2015, the Housing Summaries of the aforementioned Schedules identify that the focus of development is expected in the Banff and Buchan, and Buchan administrative areas respectively. Therefore in light of recent and future demand as noted above there will be a requirement to release additional housing land in due course. Indeed SPP 3 requires the maintenance of a five year supply of housing land throughout the Local Plan period. In effect sufficient land requires to be identified to ensure that there remains a 5 year supply of land at the end of the next Local Plan lifespan.

Peterhead as a Focus for Development

Peterhead had a population of 17,891 in 2004. The skills base within the area has historically been limited given the predominance of the fishing industry and employment within the Prison. This is one of the reasons why "Building Buchan New Beginnings", which was a three year action plan to address the economic challenges facing coastal communities across North Aberdeenshire, was instigated. It sought to maximise opportunities within Buchan with a further aim of attracting skilled workers.

Accordingly, this could lead to several employment sectors being relocated from Aberdeen to Peterhead, it is considered that there is significant potential for support / operations facilities in Peterhead particularly where large areas of yard space or industrial premises may be required. This could be particularly attractive for firms based within Aberdeen who have been priced out of the market for

employment land due to spiralling prices, and the distinct lack of available land. Furthermore there are opportunities to utilise the port in Peterhead, particularly for offshore/subsea related uses (and engineering). It is also considered that emerging employment sectors in respect of clean/green energy could also be accommodated within Peterhead in light of the establishment of the energy corridor between Aberdeen and Peterhead, as supported by ACSEF (Aberdeen City and Shire Economic Forum).

While Peterhead is located 32 miles north of Aberdeen, it is considered that the development potential of Peterhead shall improve significantly in the foreseeable future due to transportation improvements. In light of the partial upgrade of the A90 between Balmedie and Tippetty (near Ellon) it is anticipated that journey times between Aberdeen and Peterhead shall be reduced from the existing time of 47 minutes (Source: AA Route Planner website). Furthermore the implementation of the Aberdeen Western Peripheral Route may also have a positive impact upon the economy of the North East of Scotland. Therefore this would also provide good linkages to Aberdeen and the south, thus creating a more attractive and bustling town to which people would want to live and work.

As stated above a strategic advantage of Peterhead is the existing Port. This gives Peterhead a distinct advantage over some inland settlements. Due to current plans to enhance facilities at the Port through improving deep water quay facilities and increased activity close to the Port, businesses which currently utilise Aberdeen Harbour, could in fact use Peterhead instead. This could be particularly relevant for employers such as subsea, fabrication specialists, and aquatics, all of which could add to the existing skills base within the town. Furthermore, there is the potential for linkages with the BP Decarbonised Fuels project should the proposal be resurrected and subsequently proceed.

Education

The School Roll Forecasts (2006 based) published by Aberdeenshire Council, show that Burnhaven Primary has a capacity of 47 pupils, while the roll is estimated to decrease continuously between 2007 to 2016, from 77 to 47 respectively therefore being at capacity. Meanwhile, Peterhead Academy is shown to have a capacity of 1705 pupils. The forecast by the Council is shown to decrease heavily from 1367 in 2007 to 1116 in 2016. This trend renders the Academy significantly under capacity (only 65%) in years to come. It should be noted that both Burnhaven Primary and Peterhead Academy have been identified within Aberdeenshire Council's 21st Century School Improvement Programme. Firstly, while the briefing newsletter (No.2) dated June 2006 identified that Burnhaven Primary would be faced with a phased closure, a subsequent response from the Council's Education Service advises that there are now no proposed closures. In respect of Peterhead Academy there are three options identified for the future as follows: upgrade the existing Academy and retain community facilities; upgrade existing Academy and upgrade existing community facility; or

replace Academy on a greenfield site. As such the development of the site for residential development would help sustain the existing schools.

Summary

It is considered that the site represents a clear opportunity to provide high quality residential development on the edge of Peterhead. The site is suitable for residential development given the topography, and proximity to Peterhead as noted above. In light of the strong potential for a wide range of development within Peterhead and the growth of new industries, it is considered imperative to ensure that there is an adequate supply of housing land to cater for varying needs.

On the basis of the above, we would be grateful if consideration could be given to the allocation of additional housing land in Peterhead through the ongoing Structure Plan Review and the subsequent inclusion of this proposed site for residential use within the Aberdeenshire Local Plan Review.

I look forward to receiving a response at your earliest convenience. In the meantime, should you have any queries, please do not hesitate to contact me.

Yours sincerely

Paul Williamson
Senior Planning Consultant

Enc

cc: Buchan Properties

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:	BUCHAN PROPERTIES	Date:	05-11-08
Postal Address:	C / O RYDEN LLP 25 ALBYN PLACE ABERDEEN AB10 1YL		

N2

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

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

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 <input checked="" type="checkbox"/> No <input type="checkbox"/>

S3

Please provide the National Grid reference of the site
NK 106 477 GB

S4 What is the current use of the site? AGRICULTURAL

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? RESIDENTIAL

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.

IT LIGHT OF THE AREA OF IDENTIFIED LAND BEING 43 HECTARES IT IS ENVISAGED THAT IT MAY HAVE A CAPACITY OF AROUND 650 UNITS ONCE LAND REQUIREMENTS FOR OPEN SPACE, STRATEGIC LANDSCAPING AND INFRASTRUCTURE ARE TAKEN INTO ACCOUNT. IT IS ANTICIPATED THAT DEVELOPMENT COULD TAKE PLACE OVER A NUMBER OF LOCAL DEVELOPMENT PLAN PERIODS.

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).

IN LIGHT OF THE ACCESSIBILITY OF THE SITE, AND THE LOCATION ADJACENT TO THE RING ROAD, IT IS CONSIDERED THAT IT WOULD BE MOST SUITED TO A MIX OF TYPES AND SIZES OF DWELLING TO COMPLY WITH POLICY

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) N / A

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?)

IN RESPECT OF SITING, THE DEVELOPMENT UTILISES THE RISING TOPOGRAPHY TO THE WEST TO ACCOMMODATE DEVELOPMENT INTO THE LANDSCAPE. THE DESIGN OF THE DEVELOPMENT WOULD ALSO RELATE TO THE EXISTING LOCAL CHARACTER AND SCALE.

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
 PROXIMITY TO TRUNK ROAD NETWORK AND EXISTING SETTLEMENT BOUNDARY 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?

POTENTIAL TO PROVIDE COMMUNITY FACILITIES ON A HIGHLY ACCESSIBLE SITE ON THE EDGE OF THE EXISTING SETTLEMENT. THE SITE IS ALSO WELL CONNECTED TO CURRENT EMPLOYMENT CENTRES WITHIN THE TOWN THUS ASSISTING IN REDUCING THE NEED TO TRAVEL. THE DEVELOPMENT WOULD ALSO CONTRIBUTE TOWARDS THE PROVISION OF AFFORDABLE HOUSING, AND HELP TO SUSTAIN THE EXISTING ACADEMY.

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
Local Shops	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Community facilities (eg Hall)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sports facilities (eg playing fields)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Employment areas	<input type="checkbox"/>	<input checked="" 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) PUB / HOTEL	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>

Please tick appropriate box

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 type="checkbox"/>	No <input checked="" type="checkbox"/>	NA <input type="checkbox"/>
Drainage Impact Assessment	Yes <input type="checkbox"/>	No <input checked="" 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 checked="" 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 DEVELOPMENT BID 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)

Ryden

Buchan Properties

Development Bid for Land at
Inverugie, near Peterhead

November 2008



Ryden LLP
25 Albyn Place
Aberdeen
AB10 1YL
Tel; 01224 588866
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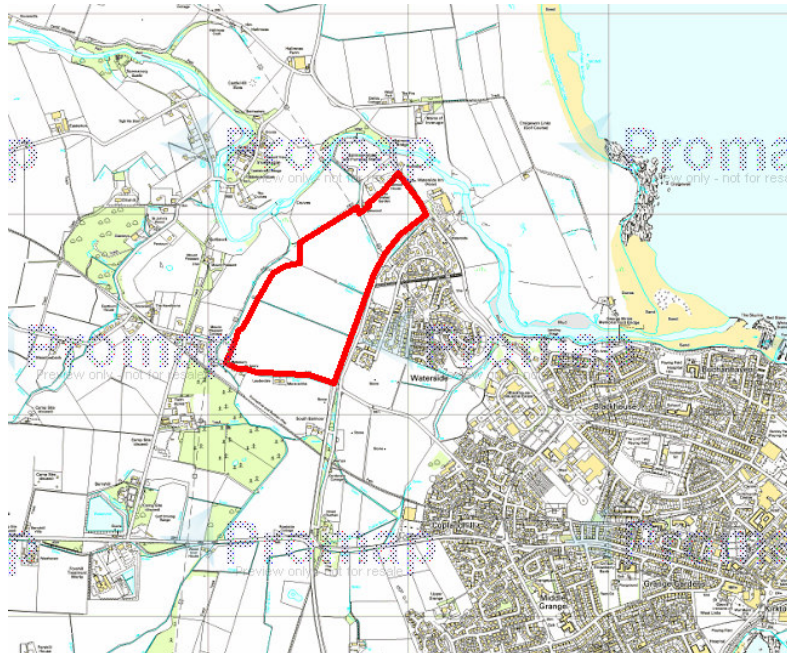
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Appendix B:	Indicative Masterplan

1.0 INTRODUCTION

1.1 An initial development bid was submitted on behalf of Buchan Properties on 22 August 2007, a copy of which is attached as Appendix A. Accordingly this revised submission takes account of the requirements highlighted by Aberdeenshire Council following their letter dated 4 September 2008. The land extends to approximately 43 hectares (106 acres) to the north west of Peterhead. The site is immediately west of the Ring Road around Peterhead, and to the south of the A90 leading to Fraserburgh. Accordingly the land could contribute to the effective housing land supply due to its location directly abutting the settlement boundary, and the accessibility of the site via the existing Ring Road. This is identified in Figure 1 below.

Figure 1: Site Location Plan



1.2 Within the extant Local Plan, the land is identified as falling within the countryside of the Buchan area of Aberdeenshire, just beyond the existing settlement boundary. A total of 7 sites are allocated for existing/constrained housing, with a further three sites indicating areas of future search. Following alleviation of constraints, development has commenced on several of these sites. The vast majority of the aforementioned housing sites are located towards the western boundary of Peterhead, adjacent to the 'Ring Road'.

1.3 The site lies within one of the Strategic Growth Areas (SGA's) identified in the Draft Structure Plan. The Aberdeen to Peterhead 'Energetica' corridor as having important strategic assets and there shall be a focus on diversifying and developing the economy. The Draft Plan further identifies that the amount of housing could increase in the second half of the plan period if the economy grows and becomes more diverse. An overarching aim of the SGA's is to create sustainable mixed communities with the services, facilities and infrastructure necessary for the 21st century.

2.0 DESCRIPTION OF THE SITE

2.1 The site of approximately 43 hectares is presently in agricultural use. The existing settlement boundary is located on the alignment of the Ring Road to the East, with a number of residential properties in close proximity. The topography is generally undulating, with site levels of between approximately 15 and 25 metres AOD. A small valley lies towards the centre of the site, with levels rising up to the north and west. Three field drains dissect the site. At present there are several access points onto the land. The first two accesses comprise narrow single track access roads, of approximately 5 to 6 metres in width, which are accessed from the Ring Road (A90 – Trunk Road). The remaining access runs from the A90 to the north, close to Balmoor Bridge, and Balmoor Intake and Pumping Station. An aerial photograph outlining the north west corner of Peterhead is shown at Figure 2 below.

Figure 2: Aerial Photograph



3.0 SCOTTISH PLANNING POLICY

- 3.1 Scottish Planning Policy 1 (The Planning System) indicates that the purpose of the planning system is to “guide the future development and use of land in cities, towns and rural areas in the long term public interest. The aim is to ensure that development and changes in land use occur in suitable locations and are sustainable” (Paragraph 4). Paragraph 7 highlights that “Planning decisions should favour the most sustainable option, promoting development that safeguards and enhances the long-term needs of the economy, society and the environment”. Paragraph 20 also highlights the potential for the planning system to encourage more sustainable travel patterns by: allocating land for development to maximise scope for access by foot, cycle and public transport; providing direct and safe access to local facilities by a choice of transport modes; and, supporting mixed use, increased tenure choice and local service provision”. Local Plans must identify effective opportunities for development and encourage investment in an area, with the aim to “exert a positive influence over land use decisions” (Paragraph 37). Local Plans should be responsive to local needs and promote change in the wider community interest.
- 3.2 Scottish Planning Policy 3 (Planning for Homes – Revised 2008) identifies that housing is an important factor in sustainable economic growth. Paragraph 5 states that the Scottish Government is committed to the goal of raising the rate of housebuilding to 35,000 new houses a year by the middle of the next decade. Accordingly “the allocation of an appropriate supply of land for housing is one of the key factors in ensuring continued opportunities for housebuilding and influencing the delivery of housing” (Paragraph 9).
- 3.3 SPP3 also outlines that successful developments can be achieved through appropriate location, as well as links to transport networks and other settlements. Paragraph 16 outlines the key objectives as including: the use of the planning system to facilitate the construction of well designed, good quality housing in sustainable locations; allocation of a generous supply of land to meet identified housing requirements across all tenures; and. The creation of high quality places, which support the development of sustainable communities.
- 3.4 Local authorities must ensure that sufficient land is available to meet the housing requirement for each housing market area in full through local development plans. The requirement for local authorities to prepare a sustainable settlement strategy must include the following considerations: the efficient use of land and buildings; accessibility by a range of transport options to jobs and services; co-ordination of housing land provision with improvements in infrastructure; and, the protection and

enhancement of landscapes (Paragraph 56). SPP3 also highlights in paragraph 68 that “where brownfield and infill sites cannot meet the full range of housing requirements, it may be necessary to release green field land next to built up areas”. The importance of accommodating development in accessible locations is also emphasised.

- 3.5 In respect of affordable housing, paragraph 94 states that “the benchmark figure is that each site should contribute 25% of the total number of housing units as affordable housing”. This is reiterated within PAN 74 (Affordable Housing) where reference is also made to the requirement for the percentage contribution of affordable housing on private housing sites having to be justified as part of a housing needs assessment (Paragraph 31).
- 3.6 Scottish Planning Policy 17 (Planning for Transport) highlights that the planning system is a key mechanism for integration through supporting a pattern of development that supports economic growth. Paragraph 17 states that “proposals for development and regeneration should support and build upon the capacity of the transport network, giving greater weight to locations able to be well integrated into effective networks for walking, cycling and public transport”. Planning permission should not be granted for significant travel generating uses in locations where access to public transport networks are further than 400 metres by walking.
- 3.7 PAN 75 (Planning for Transport) identifies that in terms of accessibility to local facilities by walking and cycling, a threshold distance of 1600 metres is broadly in line with observed travel behaviour.

4.0 DRAFT STRUCTURE PLAN

- 4.1 The Draft Structure Plan identifies three Strategic Growth Areas (SGA's) which are to be the main focus for development in the area up to 2030. These include Aberdeen City (which shall accommodate around half of all new development in the City Region); the Huntly to Laurencekirk road and rail corridor; and, the Aberdeen to Peterhead 'Energetica' corridor. Together, they can be expected to accommodate around 75-80% growth over the next 20 years or more.
- 4.2 One of the objectives of the Draft Structure Plan is to increase the population of the city region, with a target of 480,000 by 2030 (9% growth), and to build at least 2,500 new homes each year by 2014 (and 3,000 per year by 2020). The Draft Structure Plan also advocates sustainable mixed communities. It states that a focus on communities means that new housing and developments for employment and

commercial use should be well related to each other to improve people's quality of life and opportunity.

- 4.3 In terms of proposed housing, the following allowances are made for housing in the corridor between 'Peterhead and Hatton': 2007 – 2016: 600 units; 2017 – 2023: 800 units; and, 2024 – 2030: 600 units.
- 4.4 Buchan Properties made representations to the Draft Structure Plan welcoming the identification of Peterhead within the Strategic Growth Area. It further highlighted that there should be an overall increase in the housing allocations, particularly in Peterhead where there is a strong emphasis on the 'Energetica Corridor' and diversifying and developing the economy. Buchan Properties requested that a proportion of any increase to the headline housing figure, should be distributed between the larger settlements in the Strategic Growth area with the Rural Housing Market Area, to assist in the goal of sustainable mixed communities.

5.0 SERVICES

- 5.1 In respect of drainage, previous constraints that affected the area have now been lifted following expenditure in an upgraded WWTP (Waste Water Treatment Plant). Scottish Water's Strategic Asset Capacity and Development Plan indicates that the Aberdeen PFI – Peterhead WWTP had sufficient capacity for project development, with potential to accommodate an anticipated 1798 equivalent housing units. In terms of the actual water supply, Scottish Water identify that the Forehill WTW (Water Treatment Works) has capacity for over 2000 equivalent housing units. Reference to SEPA's Indicative River and Coastal Flood Map highlights that the site is located outwith any area known to flood.
- 5.2 The School Roll Forecasts (2007 based) published by Aberdeenshire Council, show that Burnhaven Primary has a capacity of 47 pupils, while the roll is estimated to remain relatively static between 2008 to 2016, at around 84 pupils, therefore being over capacity. Meanwhile, Peterhead Academy is shown to have a capacity of 1705 pupils. The forecast by the Council is shown to decrease heavily from 1341 in 2008 to 1171 in 2016. This trend renders the Academy significantly under capacity (only 69%) in years to come. It should be noted that both Burnhaven Primary and Peterhead Academy have been identified within Aberdeenshire Council's 21st Century School Improvement Programme. Firstly, while the briefing newsletter (No.2) dated June 2006 identified that Burnhaven Primary would be faced with a phased closure, a subsequent response from the Council's Education Service advises that there are now no proposed closures. In respect of Peterhead Academy there are three options

identified for the future as follows: upgrade the existing Academy and retain community facilities; upgrade existing Academy and upgrade existing community facility; or replace Academy on a greenfield site.

6.0 DESCRIPTION OF PROPOSALS

- 6.1 The bid proposes a phased residential development, which would be designed with due consideration to the existing scale and character of the settlement. The Draft Structure Plan anticipates future development at an average density of around 30 units per hectare in the Strategic Growth Areas. Once allowances have been made for the provision of amenity space, infrastructure, strategic landscaping, and the potential requirement for a new primary school, it is considered that the site is capable of accommodating approximately 650 units. Such a development would be phased over a number of Local Plan periods therefore providing incremental growth. An indicative masterplan is attached which illustrates the ability of the site to accommodate sustainable development as an extension to Peterhead.
- 6.2 The site provides the opportunity to accommodate a residential development towards the north west of the existing settlement. The land already benefits from well defined and defensible boundaries to the north, west, and east, while the creation of a strategic landscaped buffer would help soften the impact of any development to the south. The backdrop of the existing woodland and rising topography to the west would also assist in accommodating development into the local landscape. The land also offers the opportunity to provide recreational linkages across and around the site.
- 6.3 With regard to the potential phasing of the site, development could commence at the southern area, where existing defined boundaries assist in the integration of development. Thereafter, development would extend to the north, at the western boundary of the site identified as being suitable for the location of a new Primary School, which could incorporate some community facilities. The remaining land at the northern boundary, would be developed last. The creation of strategic landscaped buffers could also minimise the visual impact of development.
- 6.4 In terms of accessibility, the site has several potential points of access. As highlighted in Appendix B (Indicative Masterplan), the land has direct linkages to the existing Ring Road. Access to site could be taken following the implementation of junction improvements on the A90 Ring Road, and the widening of the existing roads that dissect the site. This would ensure that disruption to traffic flows are minimised. The existing road junctions benefit from good visibility, and provision can be made for pedestrian footpaths within the development.

7.0 JUSTIFICATION

- 7.1 With a location on the edge of the existing settlement boundary of Peterhead, it is considered that the development potential of the identified land at Inverugie is significant given the lack of developable land within the settlement. As the land lies within the Aberdeen to Peterhead Strategic Growth Area, it is also considered a suitable location for development to meet the objective of the Draft Structure Plan which aims to create sustainable mixed communities.
- 7.2 The opportunities to utilise sites within the existing settlement boundary are diminishing. The 2008 Housing Land Audit identifies that the majority of the sites identified for housing are located to the west of the existing settlement boundary. As there is a finite supply of this land, consideration must be given to the continued expansion outwith the settlement boundary, in areas that can satisfactorily accommodate development in years to come, and for future local development plans. It is noted that towards the South of Peterhead, commercial and industrial development is taking place beyond the boundary of the Ring Road, therefore setting a precedent for further development including the identified site.
- 7.3 The site provides the opportunity to create well defined and defensible boundaries utilising the existing rising topography and tree cover to the west, as well as the A90 to the north, and Ring Road immediately to the east. In addition, the incorporation of strategic landscaped buffers could also minimise the visual impact of development, and well as accommodating new housing into the landscape. As such, the allocation of the site for residential use would ensure that the development would be well connected to Peterhead, and to the wider area, given the proximity to the A90 and Associated Ring Road heading north and south, as well as the A950 heading to Mintlaw and beyond.
- 7.4 In respect of education, the 2007 School Roll Forecasts indicate that Burnhaven Primary shall be significantly over capacity in future years. Accordingly, a site could be provided for the provision of a new Primary School on the identified land. This could also incorporated community facilities, such a library and sports hall. This would ensure that the proposal would not have any detrimental impact on the provision of existing services. In light of the falling roll at Peterhead Academy, it is considered that the development of the identified land would help sustain the existing secondary school.
- 7.5 The Scottish Planning Policies referred to above, are clear in highlighting the benefits of ensuring that development and changes in land use occur in suitable and

sustainable locations. As already identified, the land at Inverugie not only has excellent linkages onto the A90, but is also on the edge of the existing settlement boundary. As outlined above, the 2008 Housing Land Audit identifies that of the remaining sites within the settlement, the majority are located towards the western extremities of Peterhead. Therefore, given the lack of sites remaining, the identified land would be a logical site to accommodate development in line with SPP3.

- 7.6 In recent years Peterhead has shown signs of growth in respect of employment land take-up but, there still remains a significant amount of land still to be utilised. However, there is considered to be significant potential in light of the identification of the Aberdeen to Peterhead corridor as a Strategic Growth Area in the emerging Structure Plan. ACSEF (the Aberdeen City and Shire Economic Forum) have produced an economic manifesto for Aberdeen City and Shire entitled “Building on Energy”. This highlights the aim of ensuring the North East is recognised as one of the most robust and resilient economies in Europe. Core to this vision is a strong economy and the maintenance of an excellent quality of life. It also emphasises that in order to maintain current levels of growth there is a need to sustain a vibrant business base and build on the success of the oil and gas sector and establish the region as a global centre of excellence for all-energy. Accordingly, as there is envisaged growth with the employment sector, consideration must to be given to the release of adequate land for housing to secure a balance of uses. This shall assist towards the objective of ensuring that Peterhead continues to be a thriving and sustainable mixed community as encouraged through Scottish Planning Policy and the Draft Structure Plan, and that the Local Development Plan is responsive to local needs.
- 7.7 Furthermore, a Capacity Study for Peterhead has been carried out by White Young Green on behalf of Aberdeenshire Council. Its purpose is to consider the hypothetic growth of the area to allow for a 50% expansion of existing housing stock (4,500 dwellings), along with associated growth in employment provision, services, open space, community facilities and infrastructure. Following the completion of the Goal Achievement Matrix, the identified land was split into two areas, namely 3 (Northmost field bound by A90 and Ring Road), and 4 (Southmost fields bound by the Ring Road). Site 3 achieved a score of 71%, while site 4 achieved a score of 77%, thus both being most favoured sites for Mixed Uses. While the Draft Capacity Study does not, and shall not form part of the development plan once finalised, it does give an indication of how the extension of the existing settlement can be accommodated, and shall be used to inform the allocation in the Local Development Plan.

8.0 CONCLUSIONS AND RECOMMENDATION

- 8.1 It is considered that the site represents a clear opportunity to provide high quality development land to the north west boundary of Peterhead, and alongside the main arterial route in the area, the A90. The site is suitable for residential development given the topography, and proximity to the transportation network as noted above. In light of the strategy of the emerging Structure Plan for population growth in the City Region, it is considered imperative to ensure that there is an adequate release of residential land, especially close to the settlement boundary of existing sustainable settlements. This gives the land a distinct advantage in terms of connectivity.
- 8.2 The proposal is considered to accord with the principles of Scottish Planning Policy as the land is well related to the existing pattern of development given its position adjacent to the settlement boundary of Peterhead, and by being next to the main transportation network. The transportation linkages would also assist in reducing the need to travel, while the topography would help integrate any future proposals into the landscape. The opportunity to provide structural landscaping to the site boundaries would also assist in accommodating the development within the settlement. Furthermore, it must be noted that the identified land is considered to be “Most Favourable” for development in the Draft Imagine Peterhead Capacity Study document. As highlighted above, it has been demonstrated that there is a shortage of development sites remaining within the existing settlement boundary, therefore the development of the site would direct residential development towards a highly accessible site.
- 8.3 On the basis of the above, it is therefore considered that this site should be identified in the Aberdeenshire Local Development Plan for residential development.

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Appendix A: Initial Development Bid Dated 11 February 2007

