

**Addendum to Master Plan- H2 Land at Hallgreen, Inverbervie
Peterkin Homes Responses to Comments received from Aberdeenshire
Council 22/1/15 with regard to the Draft Hallgreen Master Plan**

Environment

Landscape Comment-Design principals should be developed to provide for fully integrated landscape design which should include

- suitable use of appropriate native species in landscaping to enhance biodiversity
- boundary treatments appropriate to the edge of settlement location
- SuDS integrated into landscaping scheme from the outset.
- Open space provision to have clear functionality
- Connectivity of green networks to provide for paths and biodiversity enhancement.

Response-Please find attached Plan refs INV003B Open Space and Landscape Strategy and INV4B Landscape proposals prepared by John Richards Landscape Consultants, these plans respond to all issues highlighted in relation to landscaping. These plans will form part of the detailed planning application submission.

Biodiversity Comment-

- Retention of trees and hedgerows.
- Opportunities for biodiversity enhancement.

Response, as demonstrated on the Landscape Plan all the existing hedging and trees will be retained and enhanced. In terms of biodiversity, the landscape proposals set out in Plan INV 004B confirms that throughout the proposed development there is an emphasis on the use of native species which will enhance the biodiversity of both the new housing development and Inverbervie as a whole.

Water courses comment

- Buffer strip required adjacent to all water courses and ditches.

Response- buffer strip has been included to all water courses

Public Access Access Plan required to include:

- Provision for continuing public access through the site with links to existing networks and facilities should be maintained as shown in the Master plan.
- Opportunities for enhancement of existing paths.

Response – a key feature of the master plan is to ensure the site is permeable to all modes of transport with particular care to ensure easy movement of pedestrians and

cyclists through the development. There are a number of public walkways included throughout the scheme which ensure that the site is accessible to those wishing to access the countryside or those wishing to link to the village centre and the various facilities. A hierarchy of linkages are provided within the development including:

Principal Street - link the main entrance to the development with the key open space the Community Green. It is anticipated this Street will be designed with speed reducing measures creating a street with an emphasis on pedestrian movement over cars. The whole of the street is overlooked by housing frontages which provides passive surveillance. A loose avenue of tree planting will also reinforce the linkage between the entrance to the Community Green.

Secondary Street -network of streets linking all the key open spaces throughout the development, they have been designed with speed reducing measures creating a network of streets with an emphasis on pedestrian movement over cars. All these streets and associated green spaces are overlooked by housing frontages providing passive surveillance which will encourage active community use.

Formal Footpaths - designed to link the development to the woodland walk and onwards to the core path network to the south and linking the development to West Park to the north. Where the footpaths run through the Woodland Walk it forms the core of the open space.

Further key access points which link the core paths and cycle paths to the south via the play park to West Park and the wider Inverbervie area.

Built Heritage Further Information Required

a) Full assessment of the impact on the setting of Hallgreen Mains and Farmhouse

Response The master plan document recognises that there is a listed building within the environs of the proposed Hallgreen site. However given the proximity of the site to the existing building and the existing setting of the building it was not considered that the proposed development would have any effect on this Category C(s) property. Further, it was assumed that at the time that site was allocated within the Aberdeenshire Local Development Plan, any potential detrimental impact on the listed building would have been fully assessed.

At present the farm house sits within its own sizeable curtilage on an elevated position to the south of Inverbervie, west of the A92. The farmhouse is situated within a mature setting with large trees and a well stocked garden to the east and south. Thus at present, when viewed from the south and east, given the distance from public viewpoints and the foil of landscaping provided by the existing trees there are only glimpsed views of the farmhouse available.

The farmhouse is part of a working farm and as such the farm house has large modern farm sheds to the north and west, which are the dominant features in the long distant views, there will be no change to these elevations. To the south the

building has open views over open countryside; again there will be no change to this aspect.

In terms of the views of the farmhouse from the east, the master plan has responded to the existence of the listed building with the provision of the proposed allotments which will immediately adjoin the curtilage of the farmhouse to the north, providing a buffer to any development. To the east of the farmhouse there is a proposed woodland walkway which is to protect land and therefore will not include any development. This walkway ensures that open views into and out of the farmhouse are retained and the setting of the building remains unchanged. As such any potential impact on the listed building has been addressed through providing suitable separation between the property and the proposed new development and with the inclusion of a carefully considered landscape scheme.

Housing

Comment, confirmed 25% affordable housing required and provided the detail of the housing mix

Response: The developer is aware of the affordable housing requirement and is content to accept the 25% contribution in line with Scottish Government and Aberdeenshire Council Policy. The detailed discussions related to housing mix and delivery will be a function of the planning application.

Policy

Confirms site is included within the Inverbervie Settlement statement, allocated as H2.

SG LSD 5: Public Open Space Positive comments received with regard to the structure and layout of the proposed areas of open space and the Policy Team welcomed the provision of allotments on site. However concerns with regard to the following:

- Open space does not meet the required 40%
- Area P4 and P5 are included within the open space calculations, this is not permitted
- Requirement for a full sized pitch required as part of settlement statement

Response The site plan has now been amended and the Master Plan now sets aside 40% of the site for open space however this figure includes the P4 and P5 areas. These areas have been included as it is the very clear desire to integrate these areas into the overall Master Plan development. In terms of P5, this area is not currently within the control of the application. This area is "protected" within the LDP however without the proposed development there would be no requirement for an area to be "protected" or indeed no mechanism without adjacent development to provide the landscaped area, the area would remain scrub vegetation and would not contribute to a considered master plan solution for the area. The landscape strategy is clear that this area will form part of an integrated open space strategy providing a

landscaped buffer zone which has been designed to act as a foil to the development rather than a screen. This area will further contribute to the accessibility and permeability of the overall development allowing the site to link with the countryside area and the existing core paths network. In order that these works can be undertaken as part of the current development the developer will require to include this area within his contract to purchase. The planned landscape works, will be undertaken as part of the master planned development at considerable expense and therefore it is wholly reasonable to include this area within the open space provision.

With regard to the existing play park, a visit to this site will demonstrate that this area is under used and undervalued as an asset within the village. This fact was confirmed at the time of the various public consultation exercises. If the current Master Plan did not include the play park into the development this area will remain unattractive and under used. Further, it is likely that this section of the scheme would effectively turn its back on the area leading to a disjointed poorly considered development.

Peterkin Homes have developed the master plan in close consultation with the Community Council and the wider public. The proposed solution indicated on the Master Plan and detailed in the Open Space Strategy proposes to extend and enhance the existing play park maximising the use of the existing asset and making best use of land as a scarce resource. This fully adheres to the principle of Scottish Planning Policy as it makes efficient use of existing capacities of land, enhances and links to green infrastructure and the wider environment.

The proposed development will result in enhanced landscaping, the provision of a new access road and public parking. Further, in discussion with the Inverbervie Skate Park Committee, who after a detailed public consultation exercises have indicated that the West Park Play Park is their preferred location for a skate park. The proposed development will have a positive impact of the planned Skate Park as it will improve the immediate environment and improve the accessibility of the site. Further, Peterkin Homes have indicated that they are willing to make a voluntary financial contribution to the Skate Park Fund when appropriate. This has been discussed in full with the Inverbervie Community Council, which was attended by a number of local elected members, the Skate Park Committee and the wider public and has their whole hearted support. This is confirmed by the letters of support from the Inverbervie Community council and the Skate Park Committee submitted in as part of the consultation document. Clearly these proposals are significant and we believe will provide a considerable benefit to the local community. However, as with all development works, these suggested improvements come at a considerable financial cost. Therefore in light of the above Peterkin Homes considers it wholly reasonable to include this area within the master plan open space requirements.

Further, if these areas cannot be included within the open space requirements it is doubtful that the site can achieve the 200 unit allocation, it is currently only achieving approx, 180 dwellings.. This would in turn lead to deliverability issues and a possible housing land shortage within Inverbervie.

With regard to the requirement for a full sized pitch and the allotments required as part of the settlement statement. Peterkin Homes are pleased to provide the

proposed allotments as part of the development. This was an element of the proposal fully endorsed by the Community Council. With regard to the full sized pitch, the plans have now been amended and now include space for a full sized pitch on the Community Green. It is proposed that this is an informal kick about pitch which will also provide a community area therefore allowing maximum flexibility of use for the area.

As an aside, it should be noted that the Settlement Statement makes the requirement for allotments and full sized pitch from all the housing allocations within Inverbervie. At the present time the whole contribution is being wholly met at Hallgreen, which Peterkins Homes considers an unfair burden; this should be recognised and taken into consideration in the determination of this proposal.

Policy Comment Roads Layout, specifically one access road and emergency road and the queries related to the distributor road and the inclusion of speed reducing measures.

Response: Peterkin Homes and their Road Consultants Transport Planning Ltd have undertaken detailed discussions with the Roads Service of Aberdeenshire Council and have agreed the principle of the submitted layout. We would suggest contact is made with Peter McCallum, Graeme Noble or Alan Mitchell for comment and confirmation of these discussions.

Meantime, following discussion with Alasdair Macdonald the responses below are provided

Link road geometry- Layout indicated (with small junction squares) not considered suitable given that in designing streets terms, movement function sits higher than place function on this road and as such selection of appropriate road design criteria will need further careful consideration. Whilst it is acknowledged that this is addressed somewhat in the text on page 21 (para 6), the masterplan indicative alignment/layout shown on page 32 is somewhat misleading in this respect.

Response – the main Street within the masterplan area has now been shown with the two squares removed and a more conventional alignment provided. This can be finally determined at detail / Roads Construction Consent stage

At 200 houses, a requirement for a new Right turn facility on A92 is triggered (required where minor road flow exceeds 500 AADT). This is likely triggered with or without a secondary vehicular access. As such requirement should be identified within the masterplan submission text.

Response – the requirement for a right turn facility arises from the Design Manual for Roads and Bridges which is a trunk road standard and the A92 in this location is no longer trunk. The site lies within the 30 limit and the provision of a right turn facility (which the Transport Assessment calculates is not required for capacity reasons) would serve to encourage higher passing speeds at the same time making it farther

for those who may want to cross the A92. However, sufficient site frontage is available should this ultimately prove to be a requirement. In passing it is noted that no other A92 junctions within the 30 limit in Inverbervie have this provision.

Link to existing West Park housing is indicated as being pedestrian/ emergency access only. Designing streets philosophy would suggest that when considering improved permeability, a permanent pedestrian/vehicular link would be more appropriate and existing access gap left at West Park Avenue appears to have been left to accommodate this. In addition, Aberdeenshire Council policy is that a single access may serve up to 50 houses this may be increased to 100 on provision of emergency vehicular access however a second vehicle access is required for 100 houses or more. Phasing of development needs to be explained in masterplan (phasing plan) to demonstrate that the above access requirements can be delivered in a sensible planned manner.

Response – a 3m shared foot / cycle path is shown to the south of the playing fields and this can also be used as emergency access. Consultation showed that residents within West Park had no desire to have a through vehicular connection and this is not proposed. However, in future the road connection is anticipated to be made in accordance with the Local Plan through to Townhead and the layout permits this. At that point two access options will be available. It is further understood that the 100 unit threshold arises from the classification of road provided within the development and that has not yet been determined

Footway provision along western side of A92 providing pedestrian linkage between site and Inverbervie centre should be indicated on masterplan (plan p32). This will extend to the southernmost point of the site fronting the A92 and coincides with approximate location of existing A92 southern 30mph gateway. (which should also be indicated on plan).

Response – this is now illustrated

Indicative A92 cycle crossing points have been included on the p32 plan to indicate linkage between internal site cycle provision and the existing cycle path designated part of National Cycle Route 1 eastern side of A92.

Response – this is now illustrated

Walking route(s) to school (Safer Routes to School context) should be clearly identified within the masterplan submission.

Response – the secondary streets and the foot / cycle links illustrated provide safer walking environments. Only the crossing of the main internal Street would therefore be a consideration and the location and type of crossing(s) provided can be a matter when the internal road classification is determined at detail.

Developer Contributions

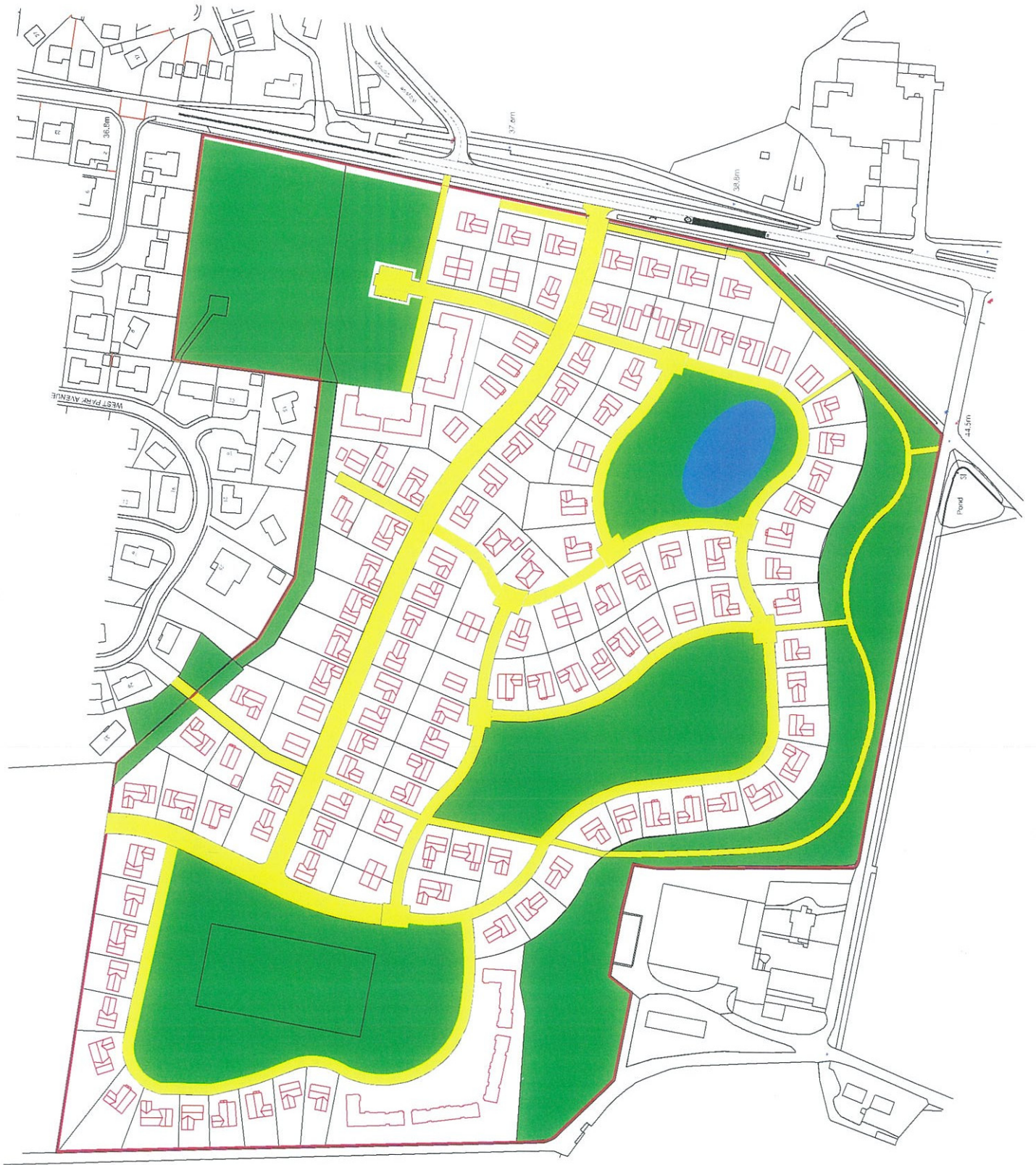
- Phasing plan required
- There is little detail or conceptual drawings on how the proposed layout has evolved as the best solution for this site.
- We note that the master plan incorporates existing play provision. As this facility serves existing needs it is important that this is not considered as part of the 40% open space requirement but is treated as an additional area
- The LDP identifies a requirement for open space contributions for allotments and a full size grass pitch. These should form part of the master plan and be delivered by the developer on site.

Response: Please refer to Plan HGI/2015/01 which provides the proposed phasing of the site. In terms of the evolution of the site design, Peterkin Home and their representatives have been in consultation with Aberdeenshire Council for over 15 months, during that time various layouts have been considered resulting in the layout which has been submitted as part of the Master Plan.

Comments related to allotments, open space and the full sized pitch have been dealt with earlier in this response.

SEPA and Flooding and Coastal Protection please refer to amended report from Enviro Centre dated the 03-03-15.

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