
SOUTH UGIE DEVELOPMENT FRAMEWORK

September 2013



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1. Introduction and Purpose

- 1.1 The Development Framework for the land at Inverugie provides a strategic vision for the development of land at Inverugie and Faith Acres, Peterhead.
- 1.2 The purpose of the Development Framework, which is a requirement of the Local Development Plan Supplementary Guidance, is to identify from the very outset what the key design issues of the site are, the key strategic infrastructure that is required to deliver the site, and how this infrastructure will be provided (i.e. by what means, when and by whom).
- 1.3 The purpose of the Development Framework is not to provide the specific details relating to the overall development of the site; these details will be confirmed at the subsequent masterplan and planning application stages. Instead, the Development Framework is designed to put down in writing the criteria that future masterplans and planning applications must adhere to in order to ensure the final development meets with the required standards in terms of things like the design/layout of buildings and the provision of community facilities. This is particularly useful to ensure cohesion over a large development area, particularly where there are multiple landowners/developers.
- 1.4 The Development Framework will plan for the creation of up to 1,265 houses in the form of an expansion to Peterhead named “South Ugie Village” as identified in the recently adopted Aberdeenshire Local Development Plan. The development will take place over the next 15-20 years with consent being granted for a first phase of 575 houses by 2016.
- 1.5 South Ugie Village will also be required to reserve land for the provision of new community facilities, a small neighbourhood centre and include opportunities for the provision of a new primary school, a community hospital and/or a health centre.
- 1.6 The new community at South Ugie Village will be designed to maximise the integration with the residential areas to the south and east and the facilities in Peterhead including those in the town centre. Discussions are ongoing to establish how best to achieve the integration and in particular the delivery of the desired provision of a pedestrian/cycle bridge over the A90 trunk road linking the Formartine and Buchan Way. The delivery of the pedestrian/cycle bridge will be subject to the developer’s ability to obtain all relevant statutory consents and any additional land or servitudes necessary to accommodate the access arrangements to the bridge, as well as safety, aesthetic and social integration considerations. The development proposals will also require two new accesses onto the A90 trunk road. Agreement in principle has been secured with Transport Scotland for the junctions for the accesses.

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- 1.7 Where practical, buildings are positioned along the southern boundary, facing onto the A90 trunk road. Innovative and sustainable features will be incorporated into the design of housing, commercial buildings, and open space areas to provide the community a unique sense of place, consistent with the aspirations of the Energetica design guidance.
 - 1.8 Subsequent to the approval of this Development Framework, work will commence on the more detailed designs which will be contained within masterplans for the site. The masterplans will cover specific design issues and must accord with the land use principles set down in the Development Framework.
 - 1.9 The Development Framework has been prepared by landowners, Susan Baxter and the Buchan Brothers with assistance from the third landowner, the New Hope Trust. The Development Framework will deliver much needed new housing and community facilities for Peterhead. A diagram showing the respective landownerships is shown on page 22.
 - 1.10 The Development Framework has been the subject of public consultation with the local community, Peterhead Community Council, and other stakeholders. Details of the consultation undertaken are set down in Chapter Six.



Figure 1 Aerial Photograph

2. Planning Context

National and Regional Guidance

- 2.1 In preparing the Development Framework for South Ugie, due regard has been given to national policy guidance, in particular, Scottish Planning Policy and Planning Advice 3/2010 on Community Engagement. National Planning Framework 2 (NPF2) sets the spatial strategy for Scotland's development to 2030. A key action for the East Coast of Scotland is to strengthen the role of Aberdeen City and Shire as Scotland's Northern Gateway to sustain vibrant economic growth. In this respect, NPF2 identifies that Development Plans in the north east reflect the 'Energetica' initiative which is encouraging economic development in the Aberdeen to Peterhead strategic growth area and is one of Scottish Enterprise's key infrastructure projects. A delivery plan has been produced to provide the context for public and private sector investment in phase one, up to and including 2013. The proposals for South Ugie will play a role in helping implement the Energetica initiative as shown in Figure 2 below.

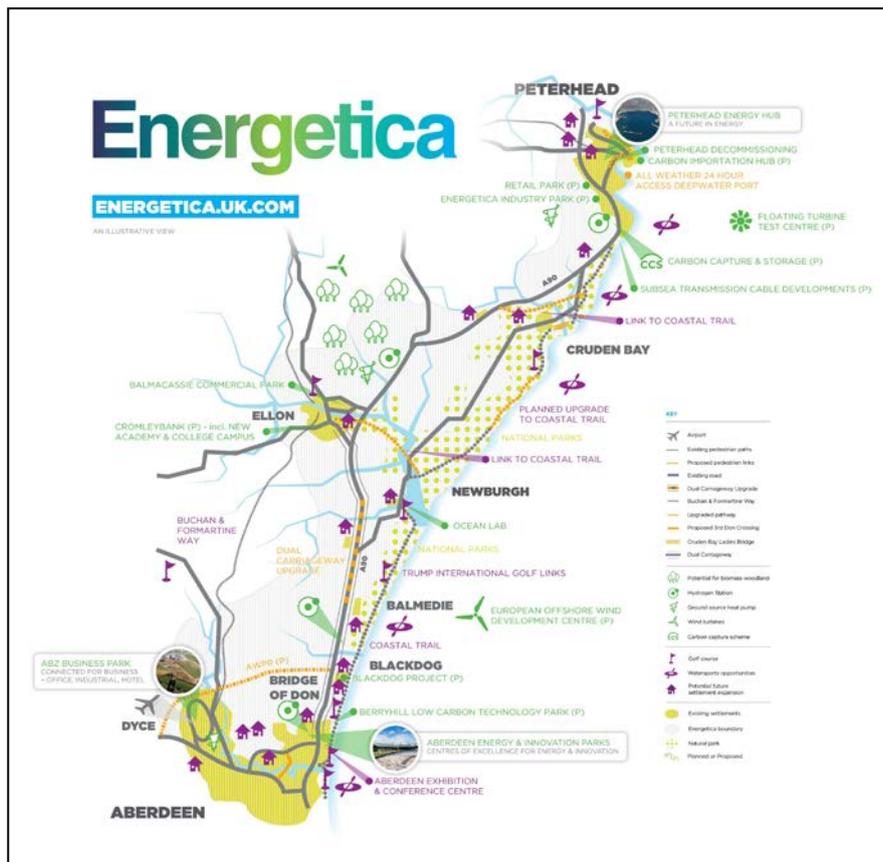


Figure 2 Energetica Framework

- 2.2 The Structure Plan strategy, and the emerging Strategic Development Plan, identifies Peterhead within a Strategic Growth Area and the focus in these areas is on diversifying the economy and delivering vital infrastructure to help create growth as illustrated in Figure 3 below:

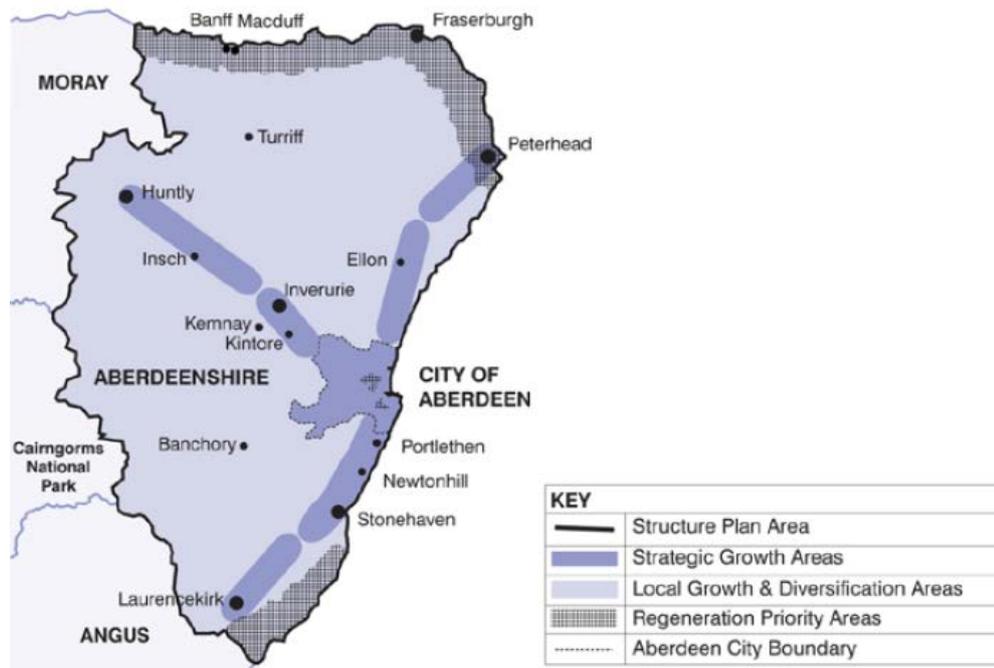


Figure 3: Structure Plan Spatial Strategy

Aberdeenshire Local Development Plan

- 2.3 The South Ugie site at Peterhead has been identified in the Aberdeenshire Local Development Plan as the main development opportunity within the Strategic Growth Area from Peterhead to Hatton. The proposed development land at South Ugie has been identified in the plan as Site M1 for up to 1,265 houses in two phases, with a first phase of 575 houses plus community facilities and 4 hectares of employment land.
- 2.4 The extract from the LDP as shown in Figure 4 illustrates the extent of the M1 site designation. The LDP's policies and site specific guidance sets the ground rules for the development of site M1 in Peterhead.

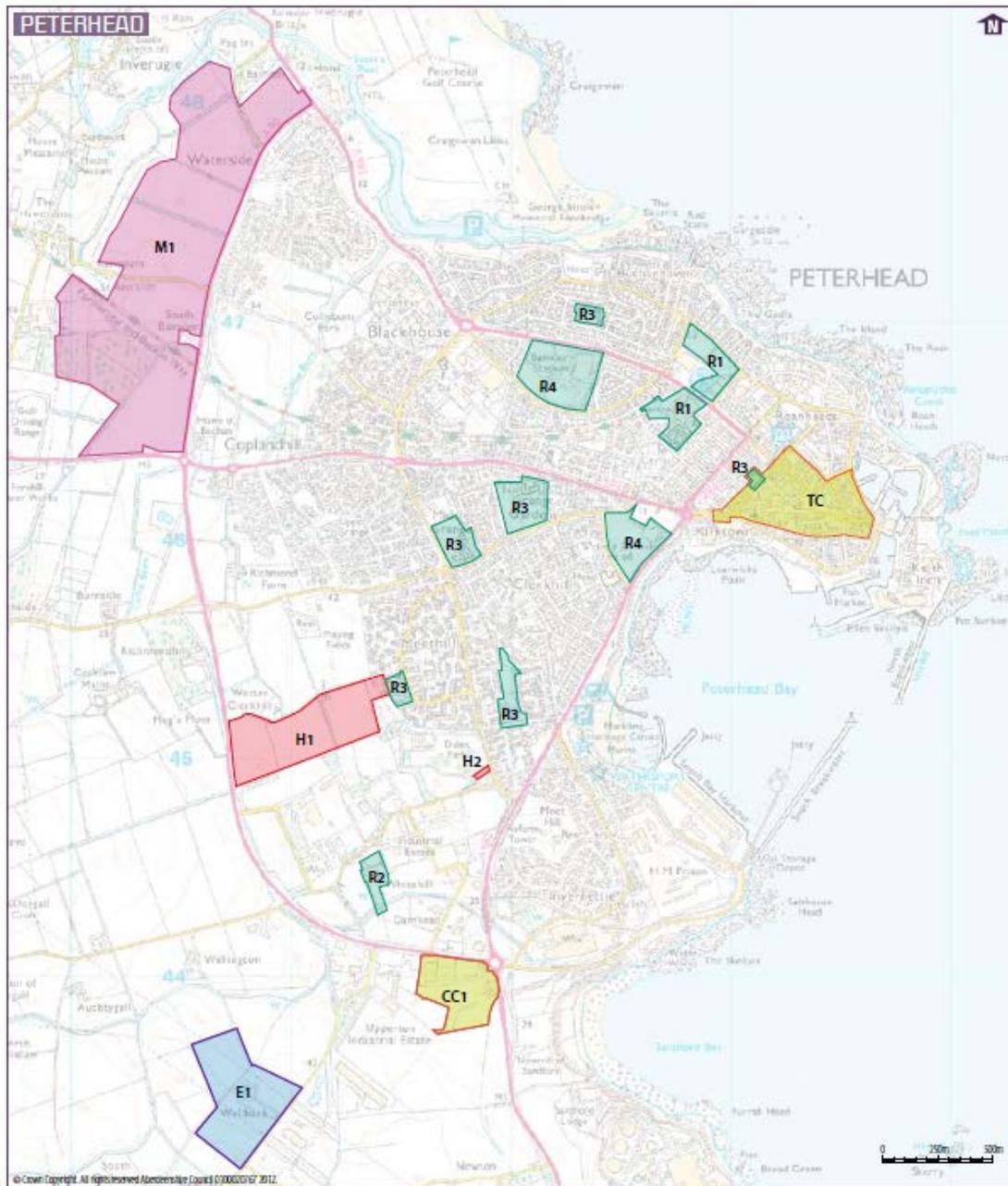


Figure 4: Extract from the Aberdeenshire LDP

Climate

- 3.5 The land at Inverugie is generally open and windswept in places. The area is characterised by a close-knit network of hedgerows, shelterbelts and small woodlands providing shelter for the scattered farmsteads and residential properties, many of which are perched on the higher ground within the undulating landscape.

Local Landscape Characteristics

- 3.6 The site forms part of the low-lying coastal plain composed of gently undulating land bordering the eastern coastal extremity of the Peterhead district. The site has a high point of around 30m AOD and falls generally to the north to a low level of 10m AOD.
- 3.7 The area is characteristic of a low-lying river valley with the River Ugie displaying all of the meandering forms associated with this. Despite its close proximity to the sea, the site is landbound and its physical associations are with the agricultural hinterland rather than the coast. An extract from the Landscape Assessment is shown in Figure 6.

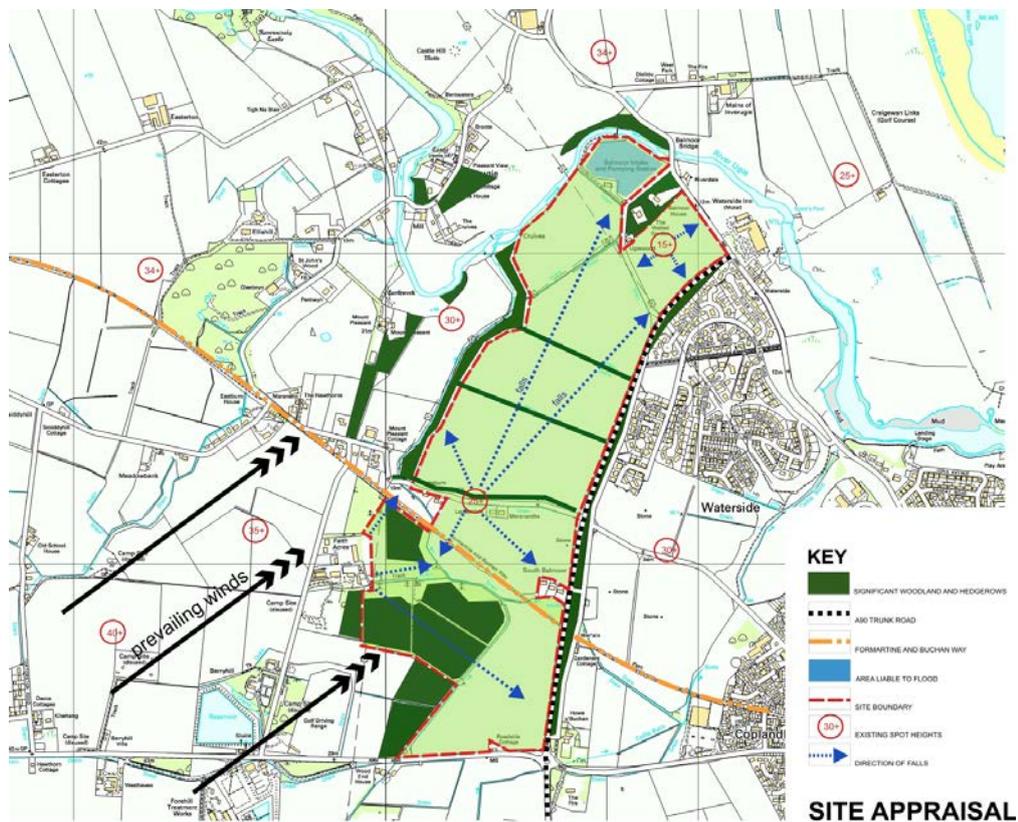


Figure 6: Landscape Appraisal

Ecology

- 3.8 Woodland on the site is sparse and even in the wider environs there are very few significant stands of deciduous woodland with the exception of a few estate-type plantations. There is a significant area of commercial woodland on land in the ownership of the New Hope Trust at the south western end of the site, however this does not present an impediment to development taking place on this land.
- 3.9 There are no nature designations affecting the site such as SSSI's, SAC's or SIN's. There is, however, a local nature reserve at Inverugie to the north-west of the site. It is anticipated that a habitats and species survey will be required as part of any planning application for the site in order to protect bats, otters, squirrels etc.
- 3.10 On the site there are also significant hedgerows running in an east-west direction separating large open fields and affording some shelter from the prevailing south westerly winds.

Water

- 3.11 The lower ground is interlaced with a series of streams and open ditches draining into the River Ugie to the north of the site. The north-most field of the site bounded by a bend of the river is particularly low-lying and liable to flooding.

History and Archaeology

- 3.12 There are no listed buildings or designated landscapes on the site. There are also no Scheduled Ancient Monuments or any features of significance locally such as major civic buildings.

Site Constraints

- 3.13 Several parts of the site are at risk of flooding as indicated in Figure 7. This includes land adjacent to the Howe o' Buchan roundabout, as well as land to the north of the site. A Flood Risk Assessment will be required to support future development proposals for the site and this will be considered as part of the masterplans and also future planning applications on the site. Appropriate buffer strips will be provided adjacent to existing watercourses.

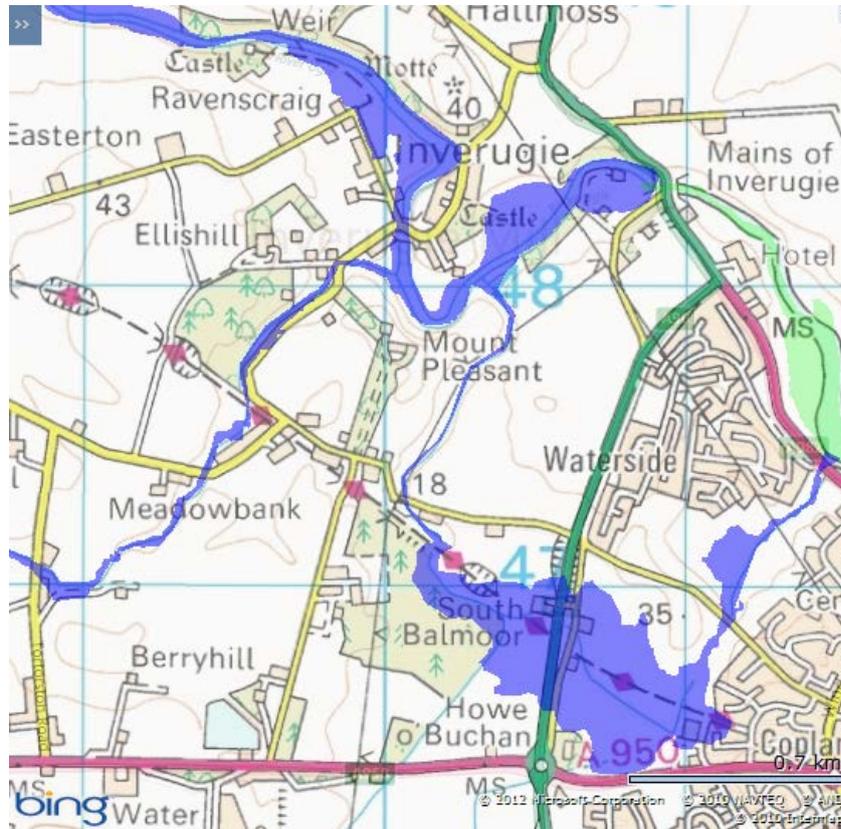


Figure 7: SEPA Flood Map (2012)

- 3.14 Apart from some existing houses the majority of the site is rural in nature and there are no contamination or other geotechnical issues present or noise issues other than traffic along the A90 trunk road.
- 3.15 The Formartine and Buchan Way runs through the southern half of the site in an east-west direction. This is an important access resource that links into the heart of Peterhead. It is interrupted at its junction with the A90. The provision of a pedestrian/cycle overbridge over the A90 to provide the connectivity between South Ugie and Peterhead will be investigated along with other possible crossing options.

Services

- 3.16 Preliminary investigative work has been undertaken into service provision in the area and has identified the following:
- BT is present along the A950 and the A90. Services traverse the site by the house known as “Lauderdale”.
 - Scotland Gas networks have confirmed that there are no gas mains in the area of the development.

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- Scottish and Southern Electricity is present. High voltage overhead cables bound the site to the west and north. Low voltage cables traverse the site from west to east. An electrical sub station is located to the north of the site.
 - Scottish Water potable water mains are present. Water mains traverses the north corner of the site. A water main is also located within the site generally along the line of the A90 which traverses the site to the south generally along the line of the A950. There is sufficient capacity at Forehill Water Treatment Works and at Peterhead PFI Waste Water Treatment Works.

Education

- 3.17 Primary schools zoned for the M1 area at Clerkhill and Meethill currently have substantial capacity to accommodate pupils from the South Ugie Village development. It is understood that a review of the primary school estate in Peterhead will be undertaken in due course to consider the issues of zoning and future provision. Provision has been made to reserve land at South Ugie Village sufficient to accommodate a new primary school should this be required at a later stage of the development and subsequent to the conclusion of the review.
- 3.18 In terms of secondary education provision, it is forecast there will be sufficient capacity at Peterhead Academy to accommodate the development at South Ugie.



4. The Development Framework

- 4.1 The Development Framework sets a coherent vision for the future development of the site which seeks to:
- Establish a vision for the future development of South Ugie Village;
 - Provide an explanation of the different land uses, landscape proposals and transportation strategy;
 - Identify the Phasing Strategy for the site; and
 - Establish the infrastructure requirements and outline the delivery strategy.

Landscape, Climate and Sustainability

- 4.2 Development proposals for South Ugie must build upon the unique landscape characteristics of Inverugie by creating a landscape pattern of smaller parcels of development separated by hedgerows and new planting thus affording shelter to the new community and allowing the creation of continuous wildlife corridors throughout the site and into the wider landscape. The landscape will be enhanced on the opposite (west) side of the A90 and incorporate a cycleway/footpath network along the full length of the site to link with the Formartine and Buchan Way (F&B).
- 4.3 Where established woodland and hedgerows currently exist they will, wherever possible, be retained and protected to add to the biodiversity. The site drains naturally to the River Ugie in the north and this low-lying area will be developed into a wetland park as an extension of the existing nature reserve. The development will be laid out around a comprehensive and varied hierarchy of open spaces well linked to the proposed footpath network with 40% of the overall site devoted to public open space. Provision will be made for sports pitches in line with the Council's open space strategy.
- 4.4 The site will be developed in accordance with the principles of sustainability. Energy production from onsite sustainable sources such as a district heating scheme will be investigated, along with measures to minimise energy use through design, orientation of buildings and detailed site layouts. A landscape design strategy/framework for the site is shown in Figure 8.



Figure 8: Landscape Design Strategy

Access

- 4.5 As shown in Figure 9, three principal access points are proposed to service the development of the South Ugie site:
- a new access via the upgrading of the existing field access 100m south of the A90/A982 'T' junction (Site Entrance A).
 - a new access at the location of the existing junction of the unclassified road/A90 approximately half way between the Howe O Buchan Roundabout and the A90 'T' junction with the A982 to the north (Site Entrance B); and
 - a new priority junction on the A950 Longside Road west of the A90 trunk road (Site Entrance C);
- 4.6 All of these junctions would be 'T' junctions with ghost islands and stacking lanes. Information on the likely development flows from the proposed access points and outline junction designs have been provided to Transport Scotland and Aberdeenshire Council's roads department and agreement in principle has been reached regarding the access and outline phasing strategy for the site. More detailed technical information including a Transport Assessment will be provided at the planning application stage.

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- 4.7 Following comments received at the Design Review Panel in April 2012, investigations were carried out with Transport Scotland regarding:
- a) the possibility of reducing the speed limit on the A90 (T);
 - b) having more accesses and permeability off the A90 (T); and
 - c) even having houses accessing the A90 (T) directly.
- This approach, which would essentially de-trunk a section of the A90 (T), is not acceptable to Transport Scotland as it would detract from the road's strategic function, and frontage access therefore will not be permitted.
- 4.8 The Design Review Panel suggested that if it is not feasible to carry out the above recommendation, consideration should be given to offsetting a main street running parallel to the trunk road comprising commercial/retail development with flats above. Though set back from the trunk road and separated by landscaping, the high density development behind it would still be visible. This suggestion will be considered as part of the masterplans to be prepared for the site, though the distance from the A90 (T) trunk road would need to be sufficient to ensure residential properties are not adversely affected by traffic noise.

Street layout

- 4.9 Development will be structured around a pedestrian orientated network of streets inspired by 'Designing Streets' including an internal hierarchy of streets and spaces providing pedestrian priority. Car parking provision will be provided in accordance with Aberdeenshire Council's standards and will be integrated into masterplan layouts to ensure that vehicles do not dominate the streetscape. Gateway features will be used at the entrances into the development to provide a sense of place and arrival and giving the area its own identity.



Connectivity

- 4.10 The masterplans for South Ugie Village must be designed with an emphasis of maximising connectivity (pedestrian, cycle and vehicular) between the M1 site and the existing town of Peterhead. South Ugie Village will include a network of cycle/footpaths throughout the site linking the proposed A90 core path to another proposed core path along the boundary within the woodland gully to the west. Both of these core paths will have links to the F&B Way which will be upgraded and improved with pedestrian/cycle path links providing first class connections to a safe long distance route.
- 4.11 Pedestrian/cycle access is required onto the F&B Way and thereafter across the A90 (T) and into Peterhead town centre. There is also a need to upgrade and provide lighting on the F&B Way to the east of the A90. Travel to all areas within site M1 must be achievable by walking, cycling and public transport which will require to be proactively encouraged in line with the aspirations of the Local Transport Strategy. All new development in the settlement must ensure that footpaths/cycle ways are provided and that they provide connections to the Core Path Network and bus stops.
- 4.12 A key issue to be addressed for the site and raised by the Design Review Panel is pedestrian connectivity and accessibility between the M1 site and the existing built-up area of Peterhead which lies to the south and east of the trunk road. This in part will be addressed by a new crossing of the A90 (T) along the F&B Way. There will also require to be a second safe crossing provided closer to the northern end of the site. Several options are currently being investigated which have to be acceptable to Transport Scotland. Drainage and cost issues are likely to preclude the provision of an underpass, however the preferred solution will come forward through the masterplans to be prepared for the site.
- 4.13 Discussions will require to be held with public transport operators with a view to providing bus stops along the A90 in the first instance and then extending bus services into the site when the level of development makes this economically viable. The internal road network within South Ugie will be designed so as to accommodate a bus service running through the site.

Land Use and Density

- 4.14 The principal land use at South Ugie will be residential with 1,265 houses proposed in two phases. The residential use will be complemented by 4 hectares of employment land, a new neighbourhood retail centre and, if required, a site will be reserved for a new primary school. Discussions have taken place with regard to potentially accommodating a new health centre/community hospital. Should NHS Grampian commit to such a project, land can be made available from the employment land allocation in the south

eastern corner of the South Ugie development site. Land for a Household Waste Recycling Centre is also required and it is deemed logical for this facility to be co-located with the other community facilities.

- 4.15 It is anticipated that the employment land will be for high quality business and commercial type uses so as to be compatible with residential use. A high profile location has been identified for the employment land facing onto the A90 at the south end of the site. The masterplans will ensure that access to the employment areas does not go through residential areas. Opportunities for integration with the employment uses at the New Hope Trust site will also be explored. The potential locations for the different uses are illustrated in Figure 9.
- 4.16 Land for a new primary school will be reserved within the masterplans to be prepared for South Ugie Village. Ideally this will be located close to the village centre and/or beside other community uses. As there is existing spare capacity in school rolls within the catchment area, the land will be reserved for a new school but it may not be required until well into the second LDP period (post 2016) and at present it is not considered by Aberdeenshire Council to be required before 1,000 houses are built on the M1 site. The situation with regard to school rolls will be monitored and if house completions do not come forward at the rate programmed in the LDP, or should existing school rolls indicate that there is sufficient spare capacity, then the requirement to reserve land for a primary school will be revisited at the appropriate stage (e.g. post 2017).
- 4.17 In terms of density the Structure Plan target of a housing density in excess of 30 houses per hectare can be achieved across the site. The masterplans to be prepared for the site will identify a range of densities with higher densities located close to the village/neighbourhood centre and the density reducing further from the central core. It is not anticipated that building heights will exceed 3 stories outside the central core of the development.

Affordable Housing

- 4.18 Peterhead is Aberdeenshire's largest settlement. It has an established need for affordable housing. Affordable housing is defined as being housing of a reasonable quality that is affordable to people on modest incomes. Affordable housing is to be delivered in the context of the development of the M1 allocation (having regard to the provisions of the current development plan currently capped at 35% requirement), the review of the Local Development Plan (presently underway) and government guidance as embodied in Scottish Planning Policy, which is also being reviewed. Peterhead does not support the high house prices that prevail in the City of Aberdeen and other towns nearby. Consequently, developers can face significant challenges in establishing the economic viability of these developments which typically

become very sensitive to the levels of affordable housing and other infrastructure required to be provided. Such important economic considerations will likely influence the delivery and phasing of affordable housing at South Ugie Village. Given the scale of the development on site M1, and the rate at which development is likely to come forward given demand for new housing in the town, it will be necessary to provide a mix of house types that target all potential sectors of the affordable housing market. The capacity of Registered Social Landlords to engage with the developers of South Ugie Village to produce the required mix of house types and tenures necessary to address demand is also of importance. Early discussions have taken place with a Registered Social Landlord and efforts will be made to continue to bring into play other RSLs to help address this issue.

Design Character

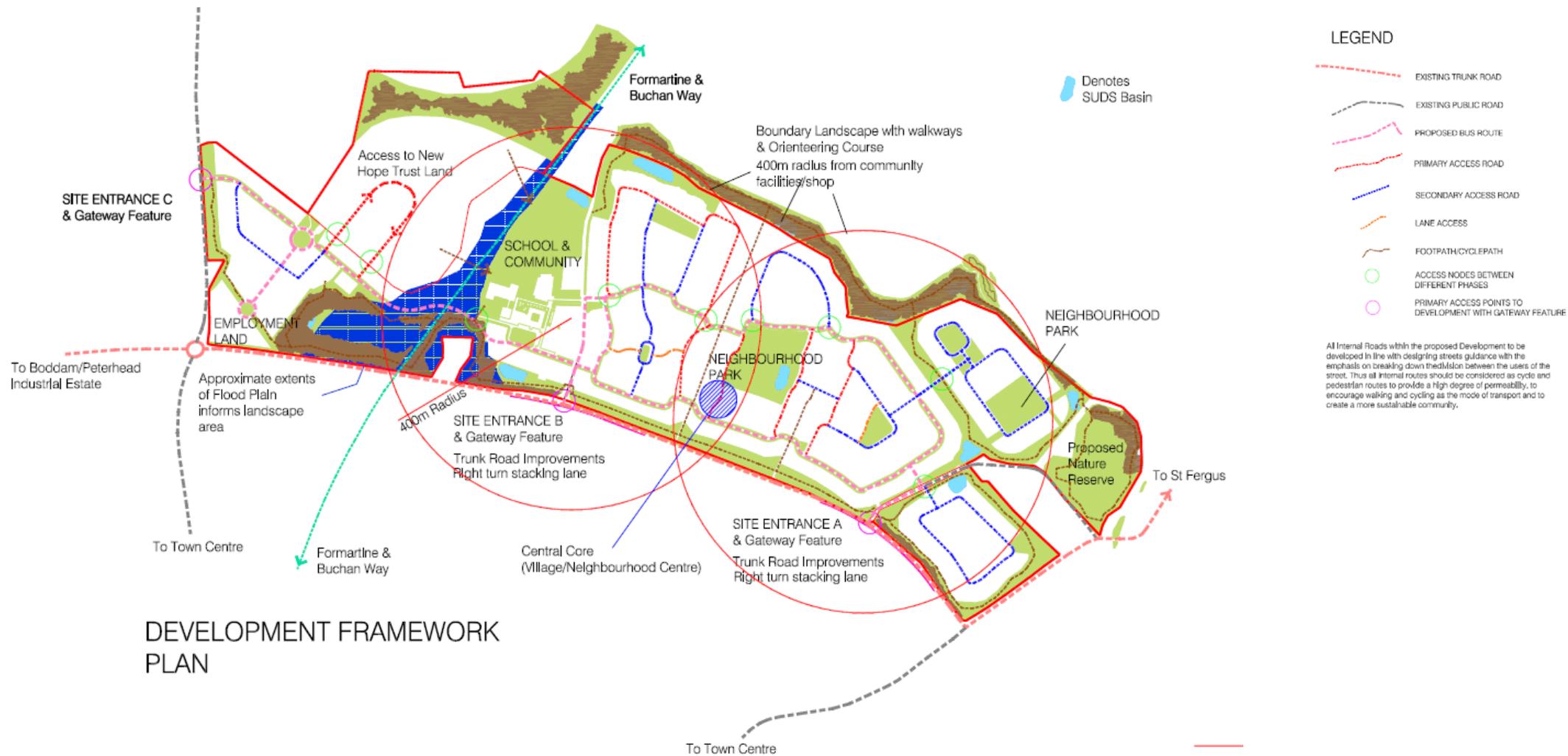
- 4.19 All new buildings are expected to be responsive to context and integrated within a landscape structure. Regard will be paid to the design guidance contained in the Energetica Placemaking Supplementary Guidance in drawing up the masterplans for South Ugie Village.
- 4.20 In terms of architectural form the site will provide a mixture of mainly family housing with the built form responding to the landform, hierarchy of streets and the central core. Within a development of this scale a variety of architectural styles will be provided.

Drainage and Service Strategy

- 4.21 A Drainage Impact Assessment will be submitted to Scottish Water once a planning application is made. Scottish Water will then advise on available capacities or confirm if further studies are required. Scottish and Southern Electricity will require a final detailed layout for the development before any assessment can be carried out. BT will require a final detailed layout before carrying out any designs.

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- 4.22 Suitable SUDS to deal with the surface water run-off from the development will be provided. It is likely that surface water will be collected and conveyed to detention basins, attenuated and discharged into the River Ugie running alongside the western site boundary subject to confirmation of land ownership/access agreements.





DEVELOPMENT FRAMEWORK PLAN

Figure 9: Development Framework

5. Phasing and Delivery

- 5.1 The development is split into two phases with 575 houses proposed for the period 2007-2016 and 690 units for the period 2017-2023. A fully integrated approach to phasing is required combining streets and roads, footpaths and cycleways, infrastructure, open space and landscaping for each phase of the development. The delivery mechanism for the site will be discussed with Aberdeenshire Council and this will include discussions on planning gain, key infrastructure (roads, drainage, services, education, etc.) and affordable housing. A realistic delivery strategy and development programme will be drawn up and submitted with subsequent planning applications for the site.
- 5.2 The phasing strategy in Figure 10 is indicative only; however, in the interests of parity between the three landowners, the phasing strategy provides for the site to be opened up from the three main access points into the site and the land closest to these access points forms Phase 1 of the development (potentially up to 575 units and 4 hectares of employment land). The respective land ownerships are shown on Figure 11.
- 5.3 The second phase of the development will see the development of the land that runs along the A90 between site entrances A and B and part of the New Hope Trust land. This phase will include the village core/neighbourhood centre and will eventually deliver a vehicular connection between the entrance/access points A and B which will enable bus penetration through a major part of the site. The exact timing of this phase and the delivery of shops and supporting facilities will be dependent on market demand for new housing.
- 5.4 Phase 3 will see the land furthest from the A90 developed. It is not anticipated that development of these phases will start before 2020.
- 5.5 The delivery of infrastructure will be related to the phasing and market demand, especially for roads, drainage and other services. The detailed design and timing of the implementation of this infrastructure will be determined at the planning application stage through the relevant studies (Transport Assessment, Drainage Assessment, etc.) required to support applications. Other requirements such as the new crossing of the A90 (T) along the F&B Way and affordable housing provision will be determined through Section 75 Legal Agreements for the site. Footpath provision, public transport links and open space provision will be delivered in line with the phasing strategy. As stated earlier in the document, land will be reserved for a primary school and health care provision as long as they are deemed to be required.

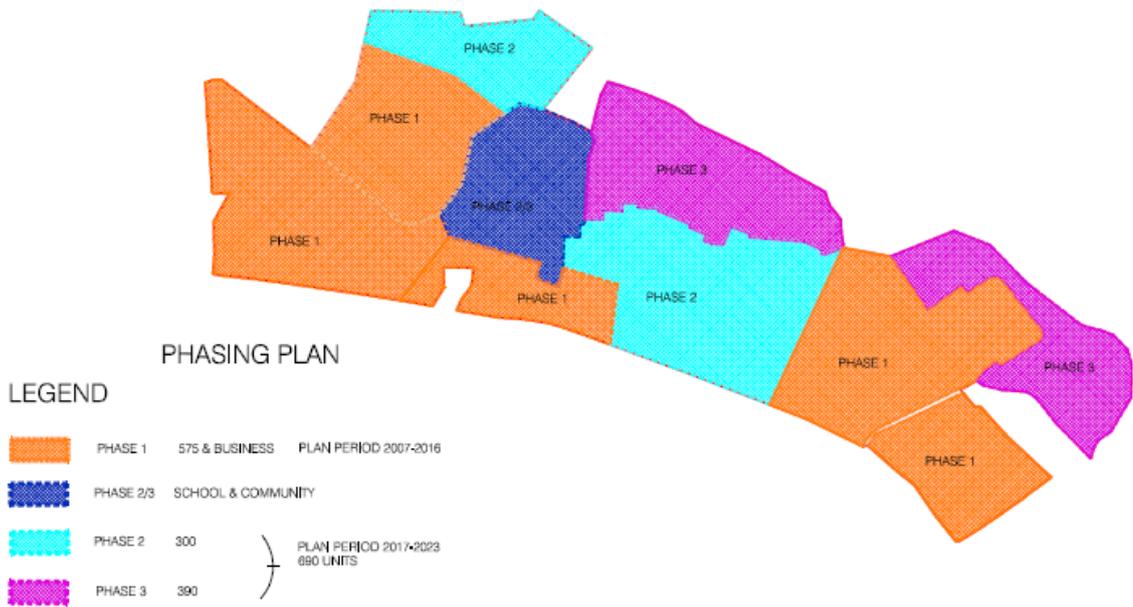


Figure 10: Indicative Phasing Strategy

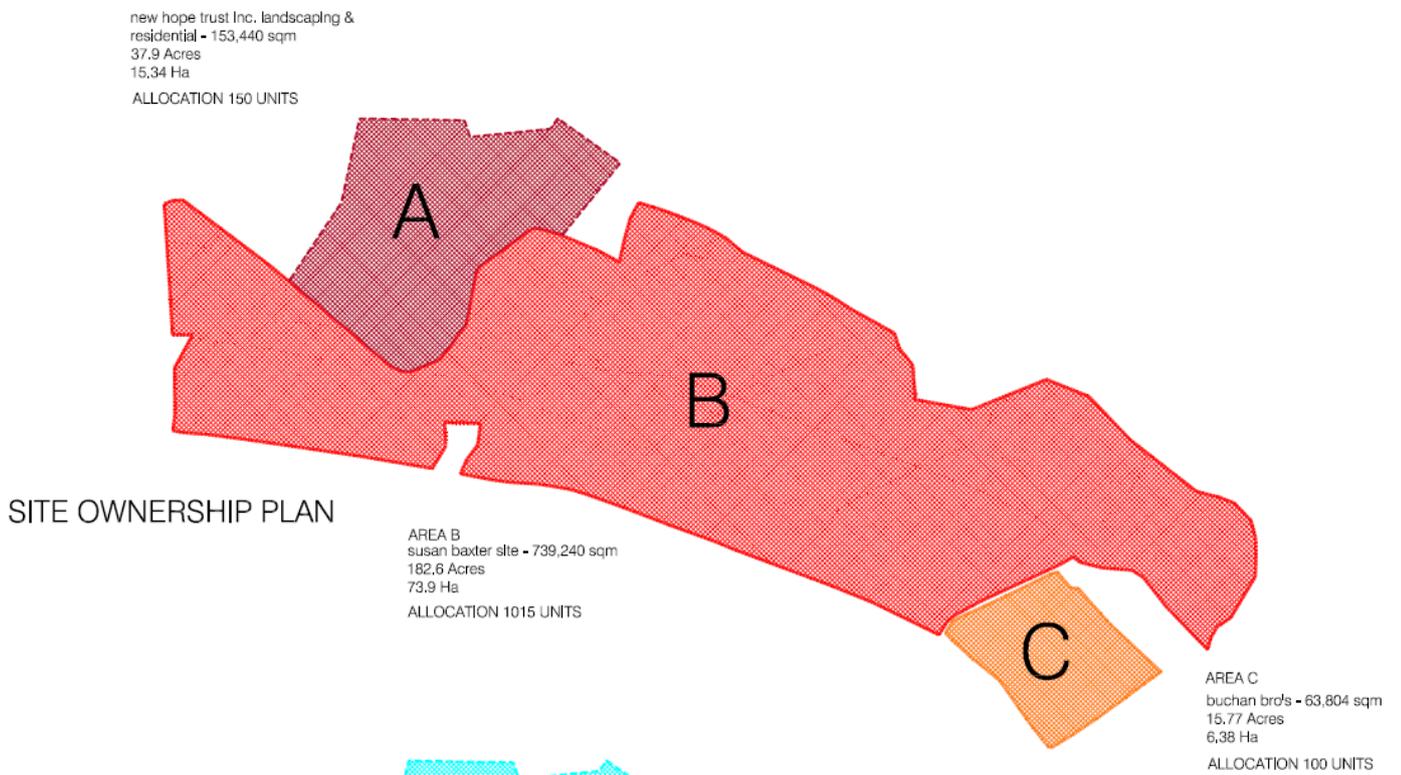


Figure 11: Land Ownership Plan

6. Procedural Requirements

Public and Technical Consultation Summary

- 6.1 Public consultation events for the land at South Ugie were first held in 2010 in connection with the development proposals for the site as part of the promotion of the land through the LDP process.
- 6.2 In December 2011 a Proposal of Application Notice was lodged for the land at South Ugie and this identified the programme for public consultation on the land for future planning applications, the Development Framework and a masterplan.
- 6.3 A public consultation event was held in March 2012 in relation to the proposals for South Ugie Village and the feedback and the response to the public consultation are discussed in more detail below.
- 6.4 The Development Framework and masterplan proposals were also presented to the Aberdeen City and Shire Design Review Panel for their consideration in April 2012 and consideration of points raised by them were discussed and referred to earlier in this document.
- 6.5 A presentation on the Development Framework and masterplan proposals for South Ugie Village was given to Peterhead Community Council at a meeting in July 2013 and the main issues raised by them were as follows:
- Need for affordable housing;
 - Need to provide community facilities and shops alongside new housing;
 - Need for good connectivity for pedestrians and cyclists between the new housing and the town; and
 - Need to get junction designs correct onto the A90 and reduce the speed limit.
- 6.6 It is proposed to go back to the Design Review Panel in 2013 in order to get feedback and advice on the masterplans for South Ugie Village.
- 6.7 Technical consultations were held with Aberdeenshire Council Roads Officers and Transport Scotland during the preparation of the Development Framework and masterplan to discuss the access strategy. Meetings have also been held with Aberdeenshire Council Planning and Landscape Officers.
- 6.8 As part of the submission of any major planning application for South Ugie, a detailed consultation report will be produced outlining the engagement process which has been undertaken, the outcomes, and how the proposals have been changed in light of any comments received.

Community Consultation Event

- 6.9 In March 2012, a public exhibition of the Development Framework and masterplan for South Ugie (site M1) was held in the Waterside Inn at Peterhead. Over 50 people attended the event and viewed the plans presented for consultation.
- 6.10 In response to the main issues that were raised, the Development Framework proposes that two of the main accesses into the site will be taken from the A90 (T) with the third access provided by the formation of a new priority junction on the A950 Longside Road, west of the A90(T). The development will be designed to direct traffic away from local roads, however, the responsibility for the trunk road lies with Transport Scotland and we are not aware of any plans to upgrade it to dual carriageway standard. Footpath links within and connections outwith the site are important and will be looked at closely during the masterplan and planning application stages.
- 6.11 The issues of flood risk and protection of wildlife will be important considerations in developing the masterplans and planning application submission for the site and close attention will also be paid to protecting the amenity of existing residents close to the site through landscaping and screening and the design of the site layout.
- 6.12 The justification for the housing numbers proposed is provided by the LDP. For a development of this size it is expected that there will be demand for retail and commercial uses to support the new community at South Ugie.



Conclusions

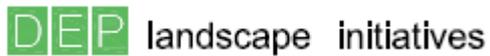
- 6.13 The development of South Ugie Village forms a major expansion to Peterhead and will assist in the delivery of the Local Development Plan and Energetica's Vision for the North East as well as providing a high quality environment for new homes in the town. The Development Framework has demonstrated how through good design and planning a new residential led mixed use development and community can be created.
- 6.14 Following approval of the Development Framework by the Buchan Area Committee masterplans followed by planning applications will be brought forward for approval by Aberdeenshire Council prior to the commencement of development.
- 6.15 It is suggested that the Development Framework be reviewed following the review of the Local Development Plan in 2016-2017.



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