



# Wester Clerkhill, Peterhead

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## Masterplan Report

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Prepared on behalf of Mrs Susan Baxter

January 2013

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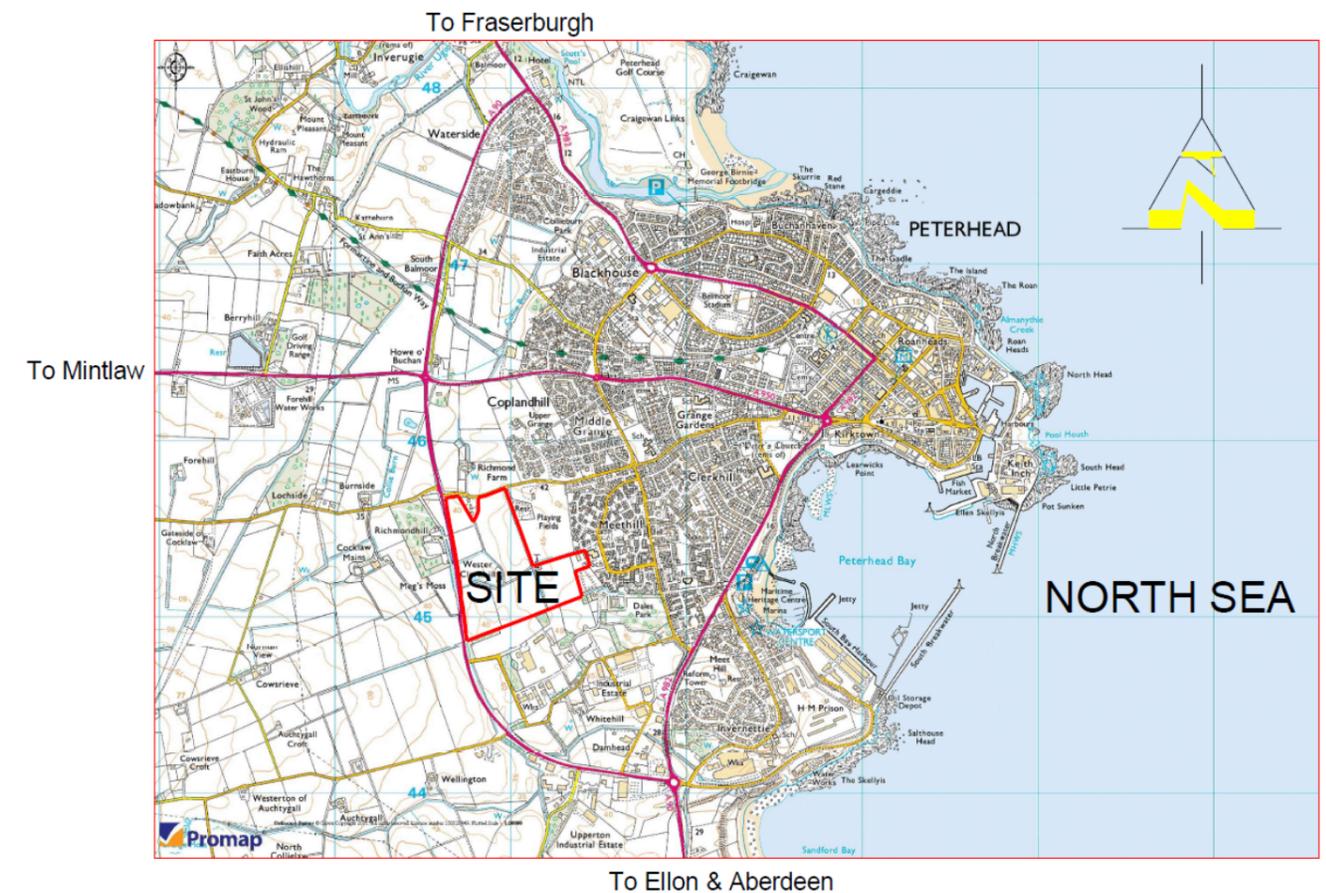
Figure 10 – Overall Masterplan

## 1.0 Introduction and Vision

- 1.1 This masterplan has been commissioned by Mrs Susan Baxter for a mixed use development on land at Wester Clerkhill in Peterhead. The masterplan has been prepared by a multi-disciplinary design team comprising the following:
- Knight Frank LLP – planning consultants;
  - Baxter Design – architects;
  - Atkins – transportation engineers;
  - DEP Landscape Initiatives – landscape consultants; and
  - Ramsay & Chalmers – drainage engineers.
- 1.2 The land is allocated in the Aberdeenshire Local Development Plan (LDP) for a major extension to Peterhead in the form of 435 houses plus associated road infrastructure, landscaping and drainage. Prior to bringing forward a planning application for the site, there is a requirement for a masterplan to be prepared.
- 1.3 The masterplan vision is to create a high-quality sustainable expansion of Peterhead which maximises the site's potential and helps to deliver the strategy for economic growth and diversification set down in the Structure Plan and articulated through the Energetica initiative.
- 1.4 The land is principally within the ownership of Mrs Susan Baxter, and parts of the site are owned by Aberdeenshire Council and a private landowner.
- 1.5 The design team have worked together on the project since 2008 and the masterplan has been subject to extensive consultation with Council officers, key stakeholders, Peterhead Community Council and the neighbouring residents. Full details of the consultation are set down later in this report.
- 1.6 The masterplan will provide the land use framework for the development of the land at Wester Clerkhill and will ultimately be used to determine future planning applications that come forward for the site. The masterplan will include the following key elements:
- The provision of over 400 houses (inclusive of the 84 houses which have already been granted outline planning consent);
  - The creation of a new principal access into the site from the A90 trunk road. The existing Kinmundy Road will be closed off to vehicular traffic and turned into a pedestrian and cycle route;
  - The reservation of land for a potential 60-bed care home, sheltered housing for the elderly, a recycling centre, and land for allotments;

- The creation of a network of footpaths and cycle routes to link the development with the existing town to allow ease of access to community facilities such as Dales Park Primary School, the Clerkhill playing fields, places of employment at Dales Industrial Estate, and Peterhead town centre;
- An internal layout structured around a pedestrian orientated hierarchy of streets and spaces inspired by 'Designing Streets';
- The provision of affordable housing and a mix of house types and tenures distributed evenly across the site; and
- Land reserved for a 'community hub' including space for a parade of local shops and a public art project.

Figure 1 - Site Location Plan



## 2.0 Context – Planning Policy Review

### National Guidance

- 2.1 In preparing the Masterplan for Wester Clerkhill, regard has been had to Scottish Planning Policy and the need to consider and comply in particular with the guidance set down in:
- Scottish Planning Policy;
  - Designing Places and Designing Streets;
  - Planning Advice Note 3/2010 – Community Engagement; and
  - Planning Advice Note 83 – Masterplanning.
- 2.2 The National Planning Framework 2 (NPF2) sets down the spatial strategy for Scotland's development up 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 and sustain vibrant economic growth. 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. The proposals for Wester Clerkhill will play a role in helping implement the Energetica initiative through the provision of high quality landscaping which will contribute to a unified sense of place and by providing a range of uses and building structures that result in exemplary energy performance.

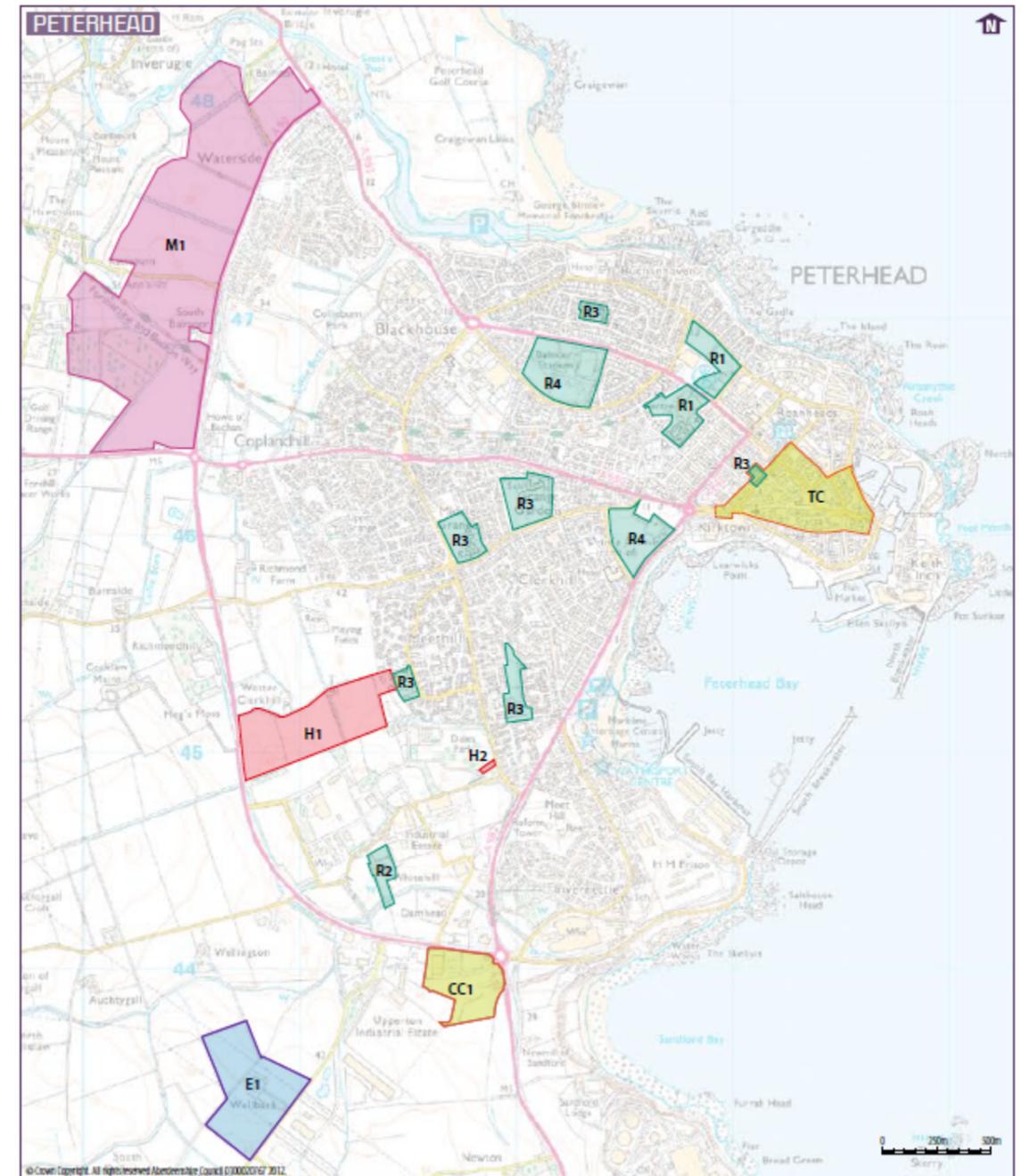
### Aberdeen City and Shire Structure Plan

- 2.3 The new Aberdeen City and Shire Structure Plan was approved by Scottish Ministers in August 2009. The Structure Plan allocates 2,200 houses to the Peterhead to Hatton part of the Strategic Growth Area for the period up to 2030 with 800 of these houses proposed for the period 2007-2016 and a further 800 houses proposed for the period 2017-2023. The new Proposed Strategic Development Plan (which will replace the Structure Plan) will be published for consultation in mid-January and is expected to be formally adopted by Scottish Ministers before August 2013. It is not proposed to change the current Structure Plan vision and spatial strategy with the emphasis on the three strategic growth areas in the new Strategic Development Plan.

### Aberdeenshire Local Development Plan

- 2.4 Site H1 in Peterhead is identified in the adopted Aberdeenshire Local Development Plan (LDP) for up to 250 houses in two phases, with a first phase for up to 180 houses as shown in Figure 2. A masterplan is required to be prepared to co-ordinate the development on the site with site EH3.

Figure 2 – Extract from the Aberdeenshire LDP



### Supplementary Guidance

- 2.5 The supplementary guidance shows that site EH3 is carried forward from the 2006 Local Plan for 185 houses. A masterplan is required to coordinate its development with site H1 in the LDP which is allocated for up to 250 houses over two phases.
- 2.6 Site R3 is land reserved for education and community uses. Site P5 is land protected to conserve the area of open space (playing fields) for leisure and recreation and is reserved for community uses. Site P9 protects areas for tree belts.
- 2.7 The supplementary guidance states that all new development in Peterhead will be required to make a financial contribution towards the provision of a new health centre. Open space provision should include the provision of allotments as well as footpath and cycleway linkages to Peterhead, the Formartine & Buchan Way and the national coastal path network. The provision of 35% affordable housing is also required.
- 2.8 In developing the design and layout for the masterplan for Wester Clerkhill, regard has been taken of the range of Supplementary Guidance policies and advice available from Aberdeenshire Council. The following documents have been particularly helpful in developing the masterplan:
- Planning Advice 6/2012 - Implementation of Policy SG LSD2: Layout, Siting and Design of New Development; and
  - Planning Advice 7/2012 - Implementation of Policy SG LSD1: Masterplanning.

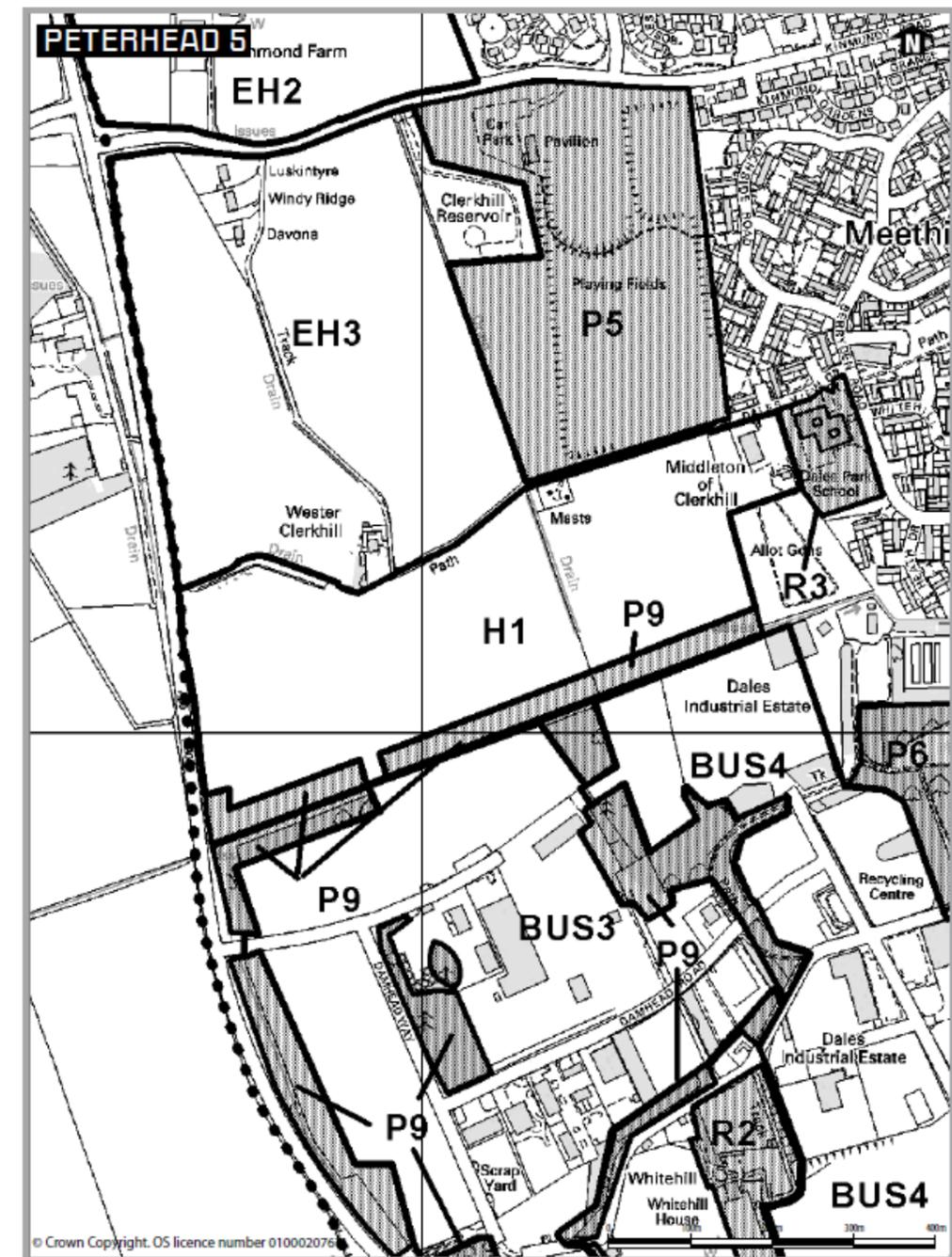
### Proposal of Application Notice

- 2.9 As the proposed development of the land at Wester Clerkhill is a major development, a Proposal of Application Notice (PoAN) reference B/ENQ/2011/2148 was registered by Aberdeenshire Council in January 2012.

### Phase One of the Development

- 2.10 The first phase of the development, on the land to the north-east side of site EH3, is being brought forward by Claymore Homes. This portion of the site benefits from outline planning permission and application reference 2011/3602 seeks detailed consent for 64 houses plus associated infrastructure.

Figure 3 – Extract from Aberdeenshire Local Development Plan SG



### 3.0 Site Analysis and Appraisal

- 3.1 The masterplan site consists generally of open agricultural land located on the western-edge of the existing built-up part of Peterhead. The EH3/H1 site is located on the south-western edge of Peterhead and is bounded to the west by the A90 trunk road, to the north by Kinmundy Road, to the east by the former Scottish Water reservoir site and playing fields, and the southern boundary lies adjacent to the Dales Industrial Estate.
- 3.2 The proposed housing layout for site EH3/H1 at Wester Clerkhill has been designed to take into account the climatic variations across the site, using their orientation to take advantage of sun traps and maximise solar gain, whilst at the same time incorporating landscaping to help reduce the effects of wind chill as much as possible within the restrictions of existing levels/contours.

#### ***Landscape – The Region***

- 3.3 The site lies on the eastern extremity of the Eastern Coastal Agricultural Plain described in the Landscape Character Assessment for Banff and Buchan undertaken on behalf of Scottish Natural Heritage. Typical of this character area, the site comprises broad, gently undulating land with occasional views from the higher ground eastwards to the sea. The land, currently in managed agricultural use, is generally windswept with little woodland and remnants of mature hedgerows.

Figure 4 – Aerial Site Appraisal



### Site Topography

- 3.4 The lowest part of the site along the boundary with the A90 trunk road is approximately 35m above sea level rising eastwards towards the council playing fields to 49m above sea level. The slope analysis diagram illustrates the range of gradients across the site. Interpretation of this influences the distribution of housing across the site, higher density homes being more suitable for the less steep ground. The masterplan has evolved to minimise the need for major earthworks by working with opportunities presented by the topography. As well as retaining the basic form of the landscape, this adds character and diversity to the new development.

Figure 5 – Slope Analysis



### Existing Vegetation

- 3.5 The site has been under agriculture for many years, most recently growing barley. Vegetation is otherwise limited to mature hawthorn hedgerows, most notably the hedges that follow the line of the old track running north-south down the middle of the site and linking to the few remaining trees sited around the former Hillhead of Grange farmhouse and those along the burn running east-west. These comprise Ash, Whitebeam and Beech. Along the southern boundary within the Dales Industrial Estate there are two woodland plantations at either end of the boundary. These comprise mainly Ash, Sycamore Willow and Whitebeam.

### History and Archaeology

- 3.6 Peterhead was initially developed as a planned settlement due to it being an established harbour port, most notably for fish. The town is characterised by high quality traditional architecture and a mix of complementary uses. The town has grown significantly since the 1970s when it became a major oil industry service centre, particularly assisted by the St Fergus gas terminal and Peterhead power station.
- 3.7 The area around Clerkhill ranges from 1970s social housing to modern suburban developments. It is not believed that the EH3/H1 site is important in historical or archaeological terms, however an appropriate planning condition attached to the granting of any planning consent for development of the site covering archaeology would ensure that these matters are considered and investigated during the course of development.

### Services

- 3.9 Discussions have been held with Scottish Water which have established that the site can be serviced both in terms of water and foul drainage.
- 3.10 The site is served by mains gas. There are no overhead hydro electricity cables which run through the site.
- 3.11 Recycling facilities are particularly accessible being located in Clerkhill.
- 3.12 The latest school roll forecasts show that there is adequate capacity in Dales Park Primary School to accommodate the envisaged level of new pupils arising from the development. Peterhead Academy also has sufficient capacity to accommodate new pupils.
- 3.13 The masterplan also provides the opportunity to provide significant improvements to the existing amenities by providing land for a new 60-bed care home, land for allotments and space for community facilities.

### **Constraints**

- 3.14 There are not considered to be any absolute constraints which prohibit the development of site EH3/H1. The land is undulating in nature and lacks much in the way of existing shrubs and trees but is bounded in parts by mature hedging.
- 3.15 The joint requirements of Transport Scotland and Aberdeenshire Council Roads service restricts options for how the fully developed site could be accessed by vehicular traffic.
- 3.16 A legal right of access must be retained along the access track adjacent to the telecommunications mast adjacent to the site. Thought will be given to any 'sensitive uses' adjacent to the mast (e.g. preference for low density development closest to the mast. There must be no interference to the mast signals (even point-to-point transmissions) hence why development in this location will be restricted to a maximum of two storeys in height.

### **Affordable Housing**

- 3.17 Peterhead is one of Aberdeenshire's priority settlements within the Buchan area for affordable housing and there is evidence of strong demand for housing in the town. The LDP states that new development in Peterhead must contain 35% affordable housing, however careful consideration will be given to the development's commercial viability when considering individual planning applications which come forward.

## 4.0 Community Engagement

4.1 The public consultation for both the masterplan and a future planning application has been run in tandem to avoid duplication. Details of the public consultation undertaken are also set down in the Proposal of Application Notices that was submitted for the site. Consultation has been undertaken following the best practice guidelines as set out in Planning Advice Note 3/2010. In this respect the following meetings have been held with stakeholders and the local community.

### ***First Public Consultation***

4.2 Initial public consultation was carried out in 2009 and 2010 as part of the development bid process for the Aberdeenshire Local Development Plan. In addition, a major applications pre-meeting with Aberdeenshire Council was held in August 2010. The main issues that were raised at this stage were the desire to see specialist housing delivered on site such as affordable housing and sheltered housing for the elderly.

### ***Second Public Consultation***

4.3 The second public consultation event was held in February 2012. Key stakeholders such as the Community Council and directly affected neighbours were written to and invited to attend the event. In addition, formal press notices were placed in the local press and posters were displayed in prominent locations all over the town in order to attract interest. On the day, over 40 individuals came along to view the masterplan. Members of the design team were present to answer questions and forms were provided to enable people to record their feedback.

### ***Meeting with Peterhead Community Council***

4.4 Members of the design team went along to a meeting with Peterhead Community Council in May 2012. The main issues that were raised are included in paragraph 4.7 of this report.

### ***Meeting with the Design Review Panel***

4.5 The masterplan proposals were presented to the Design Review Panel at their meeting in September 2012. A number of comments and suggestions were raised by the panel and these have been considered in reviewing and finalising the masterplan layout for site such as exploring the connectivity of the site with the existing town through an access route at Dales View Drive.

## ***Feedback and Analysis from Public Consultation Events***

- 4.6 The comments received at the public consultation events and meetings with key stakeholders focused on the following main issues:
- Need to provide provision for housing for the elderly such as a potential care home and sheltered housing in the form of two-bedroom bungalows.
  - Need to deliver affordable housing on site.
  - Ample areas of land should be reserved for open space and footpaths and these should be properly lit up so that people are encouraged to use them.
  - Land should also be provided for an extension to the existing allotments which are very well used.
  - Provide space for a community hub including a parade of local shops.
  - Ensure that the development integrates with the rest of Peterhead and does not form a stand-alone community by providing links to the primary school and places of employment.

## ***Response to Consultation***

- 4.7 The developers were encouraged by the level of community interest in the proposals for the site. Following the two public consultation events, changes were made to the masterplan as follows:
- Greater emphasis has been placed on the connections from the site to the town including a new access from Dales View Drive and other potential access to Berryden Road.
  - Land is reserved for a care home for the elderly and space for allotments.
  - Affordable housing will be distributed evenly across the entire EH3/H1 site.
  - A legal right of access will be retained along the track adjacent to the telecommunications mast. Only low density development is to be permitted adjacent to the mast and efforts will be made to siting sensitive uses (e.g. the care home) away from the apparatus.
  - Phasing shows that development will commence at the northern end of site EH3 where outline planning permission already exists. The phasing plan has been updated to show that development can also commence early in the LDP period at the Council's land ownership area should there be an appetite to do so.

## 5.0 Developing the Design and Layout

5.1 A detailed technical assessment of the masterplan site has been undertaken. This was combined with an aerial site appraisal which identified the key physical characteristics of the site including high-points, low-points, ridgelines, the direction of prevailing winds, key existing built features such as neighbouring dwellings, footpaths and the telecommunications mast. In accordance with masterplanning principles, the core aims are to provide a “place” which is not seen as a stand-alone development, isolated and disconnected from its surroundings, but to instead create a development that is connected to the surrounding built form of Peterhead.

### *Energetica*

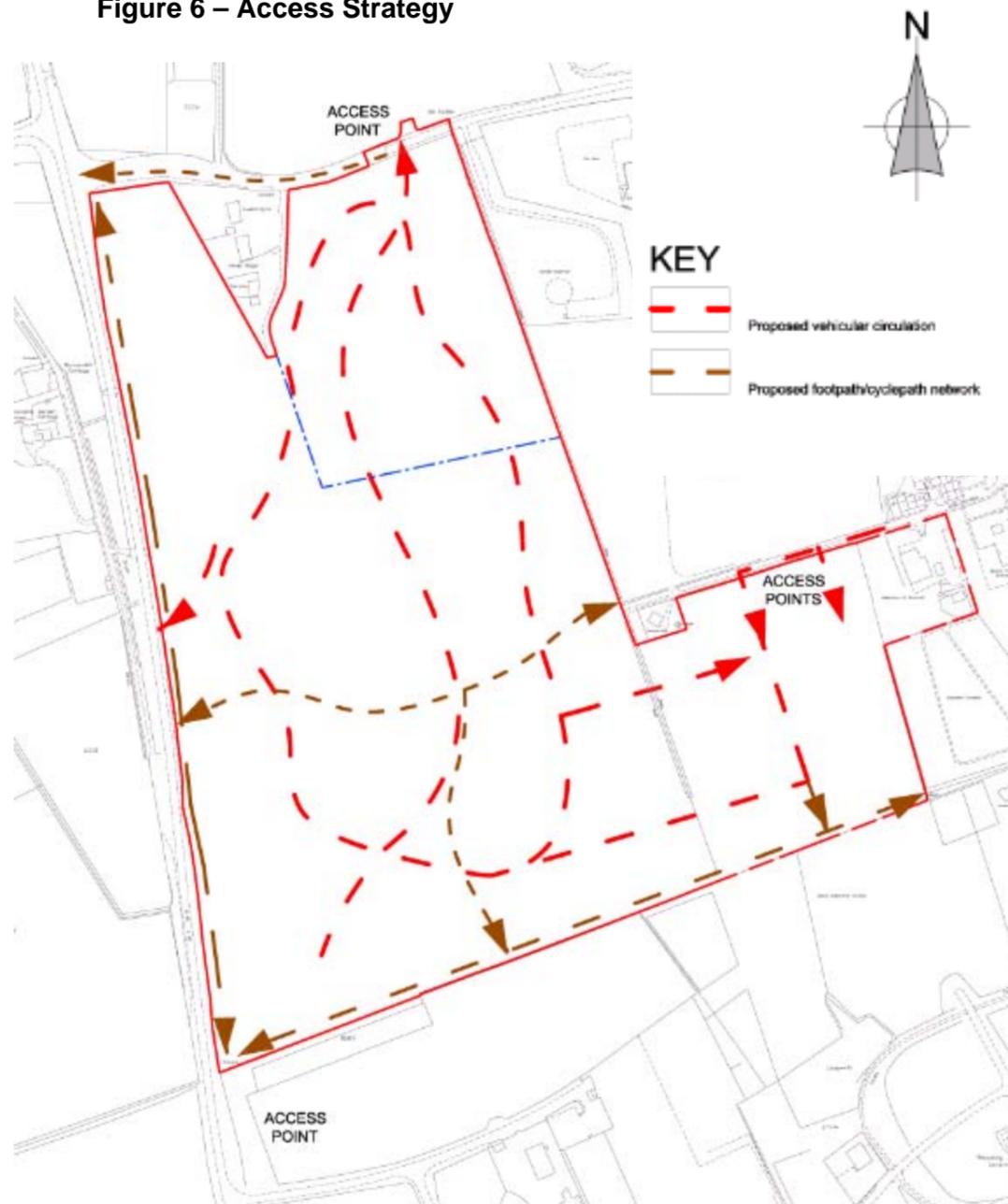
5.2 Regard has been taken of the guidance contained in the Energetica Placemaking Supplementary Guidance in drawing up the masterplan for Wester Clerkhill and this will require further more consideration when detailed proposals are brought forward as planning applications. In particular, developments will be required to:

- Demonstrate, through a range of mixes and uses, and design of structures, that innovation and experimentation have been employed in the pursuit of the highest levels of economic, social, and environmental sustainability; and
- Demonstrate that the energy performance has been carefully considered in the design process to result in buildings and layouts which have exemplary energy performance or introduce innovation in this regard; and
- Demonstrate that buildings have “future-proofing” through flexibility in their design to allow for easy extension or conversion to other uses over the full life-span of the building; and
- Demonstrate that the layout and design of buildings promotes the creation of social hubs, civic spaces, streets as places, and active frontages within developments; and
- Demonstrated that the implementation of open space requirements emphasise the aspiration for active lifestyles within the corridor: and
- Provide a commitment to the provision of high quality landscaping which contributes to a unified sense of place within the framework area.

### *Access and Connectivity*

- 5.3 The masterplan promotes a sustainable, contextual new housing development, structured around a pedestrian orientated network of streets and spaces and ensures that the new development will integrate fully with the existing community.
- 5.4 New residential areas are proposed within a grid development pattern in keeping with the existing field geometry of the site. The masterplan also incorporates ‘home zones’ in some areas of the development where pedestrians have complete priority over cars.
- 5.5 The overall access strategy for site EH3/H1 as shown in Figure 6 has been developed in close liaison with Aberdeenshire Council and Transport Scotland. The key theme of the access strategy is to maximise the permeability of the site through the provision of a road network and access strategy that opens the site up to development. The proposed strategy ensures linkages to local amenities such as the primary school, playing fields, and the amenities in the town centre.
- 5.6 Figure 6 has also been informed by an assessment of the key destinations outside the development which has resulted in the masterplan providing coherent access routes for the public transport routes and walking routes to the Formartine & Buchan Way as well as Dales Industrial Estate. Where possible, these routes follow existing natural features such as woodland boundaries, watercourse buffer strips and existing footpaths.
- 5.7 The masterplan shows a connection into Dales View which is an option for serving this part of the site. In achieving this, the internal layout has been designed to appear somewhat convoluted for vehicular traffic in order to ensure that this route does not encourage excessive through traffic thus creating a rat-run.

**Figure 6 – Access Strategy**



**Infrastructure**

5.8 The new primary vehicular access into the site will be taken from the A90 trunk road. The existing Kinmundy Road will be closed off to traffic and turned into a pedestrian and cycle route. The new non-vehicular route will then serve as a new safe pedestrian route to the primary school. The amended road layout (closing the existing Kinmundy Road and providing a new road into the site) has arisen from detailed discussions with Transport Scotland.

5.9 The proposed access strategy provides a unique and innovative solution to a 'locked site', enabling the site to be fully developed through road links that align naturally to the desired movement of the future development inhabitants and the existing residents of Peterhead.

5.10 The solution will also deliver approximately 500m of new distributor standard access road, footways and street lighting, and a new standard compliant junction. The new access strategy for the site is seen by Transport Scotland as an improvement in road safety terms compared to the existing staggered crossroad and will provide benefit to all road users.

5.11 There may be a requirement for speed bumps within the development in order to slow down vehicular traffic, and art features will be incorporated at the main gateway into the site to give the development a sense of place and identity.

5.12 Land will be reserved to form a new community hub in the centre of the EH3/H1 site to be constructed in the latter phases of the development. The location has been chosen because it is farthest from the existing town centre, but yet central to the proposed development, so it was considered sensible to provide a "walkable neighbourhood" to reduce people's reliance on the private car.

5.13 Land has been reserved for a care home within the part of the site which is under the ownership of Aberdeenshire Council. It has been indicated by the Estates Department that the Council would seek to maximise community-type uses in their land ownership. It should be noted, however, that the Council have not yet taken any formal decision on whether they will seek to build a new care home in Peterhead, so land has been reserved for it within the masterplan should it be required, and in the event that a care home is not to be built then potential alternative uses for this land will be explored.

5.14 Contributions will be required towards playing fields and primary schools, both of which are provided off site and are not included within the EH3/H1 masterplan area. SUDS will be incorporated within the development to reflect the individual phasing plan and the cost of this will be borne by the developer.

**Street Layout**

5.15 The street structure has been designed to create a layout that is structured around a compact and walkable hierarchy of streets, with houses accessing directly onto it from either side. The street layout subscribes to the philosophy advocated by "Designing Streets" with the provision of shared access surfaces serving the development and the creation of a central open space/parking feature which looks out across the public open space area.

5.16 The street layout has also been designed with an emphasis on providing links from the site into the town centre to integrate the new development with the existing settlement with a “community hub” as the central focal point. The grading of housing has been structured so that the highest densities are closest to the areas of public open space and the community hub.

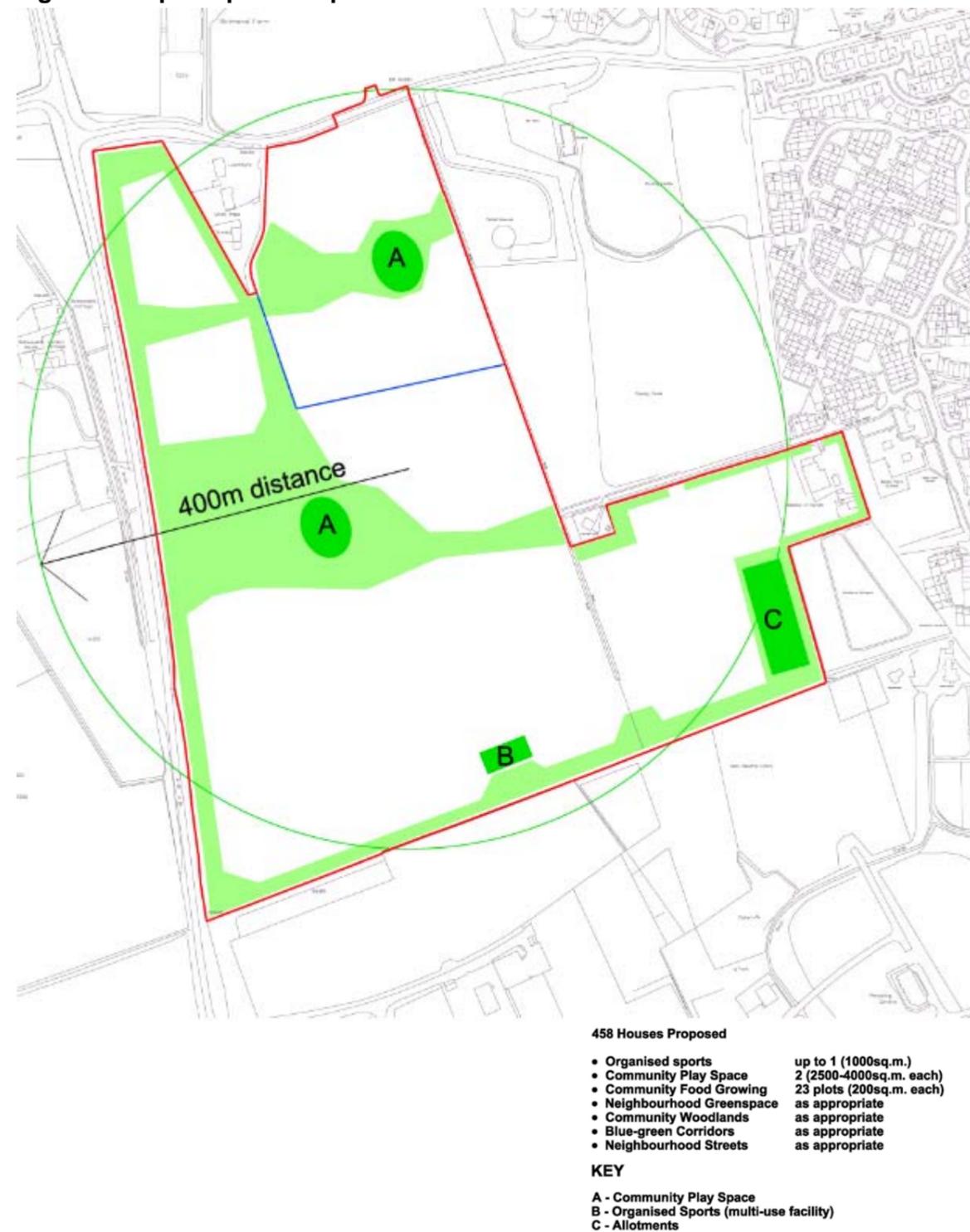
5.17 The proposed street layout is suitable for service access and complies with the appropriate standards. Street lighting will be designed to be energy efficient in accordance with Aberdeenshire Council standards.

**Open Space Provision**

5.18 As required by the LDP, 40% of the overall masterplan area has been reserved for open space. The percentage for open space is greater when the phase 1 site (which already benefits from planning permission) is excluded from the calculations given that this area was approved under the previous local plan. Figure 7 shows local community ‘play spaces’ and an organised sports facility.

5.19 The open space strategy was based on discussions with Aberdeenshire Council’s landscape services department which stated that it is preferential for the Wester Clerkhill development to provide links to existing playing fields and off site contributions to improving the existing open space provision as opposed to new formal playing fields provision within the development site.

**Figure 7 – Open Space Requirements**



## Landscape Strategy

5.20 The two key objectives of the landscape strategy are:

- To integrate the proposal within the surrounding landscape; and
- To develop an internal framework to provide a planting and landscape structure that enhances the development creating a variety of spaces to meet the needs of the residents.

5.21 Existing hedgerows will be maintained, managed and re-planted wherever possible to provide a site-distinctive framework that links the masterplan area into the wider environs.

5.22 The existing vegetation will also be reinforced with new woodland planting of native species to link in with plantations outwith the site and the enhance to wildlife corridors. New woodland is proposed to provide shelter across the site in an otherwise exposed landscape and to provide visual screening particularly from the neighbouring Dales Industrial Estate. Woodland plantations of 20m minimum width will provide visual and noise screening for the new residential areas. The species selection should aim to provide a density of cover that gives wind protection and visual screening without overshadowing the new housing. Tree and shrub species should be appropriate for this north east coastal plain and include the following:-

- Birch, Hawthorn, Holly, Rowan, Elder, Willows, Aspen, Wild Cherry and Scots Pine.
- Broom, Gorse, Dog Rose, Wild Privet and Shrub Willows.

5.23 The biodiversity of the site will be increased through the varied species selection within new woodland and proposed wetland areas to the south of the site as part of the noise protection from the A90 trunk road.

5.24 To minimise cut and fill, the layout of the development is designed along the site contours with woodland planting similarly aligned to provide a network of protected green spaces.

5.25 A hierarchy of open spaces has been developed to provide a range of opportunities for recreation and leisure, as well as providing more opportunities to enhance the ecological value of the site. Neighbourhood gardens will provide private and secure communal garden areas for the residents of the apartments and town houses directly adjacent. They will form a valuable external extension to the living-space, connecting via pedestrian routes to the wider open space provision within the development.

5.26 The road network incorporates avenue tree planting to provide green corridors for passage of both pedestrians and vehicles. These circulation routes will also act as wildlife corridors, thereby stitching the varied landscape elements together to form a comprehensive green space network.

5.27 To maximise the potential of the area, the open space strategy incorporates strong links to the existing playing fields with footpaths throughout the landscape for the purpose of leisure and recreation and not just as a means of connecting areas. This promotes healthier lifestyles, encourages walkable neighbourhoods, and provides usable outdoor areas, including the allotments, which will enable more and more residents to grown their own food.

Figure 8 – Landscape Strategy



### **Density**

- 5.28 In accordance with the policies of the LDP, the masterplan proposes a mixture of house types (flatted and terraced properties, semi-detached and detached houses) and sizes (1, 2, 3, 4 and 5 bedrooms) to meet housing need in terms of affordable housing and market demand. It is envisaged that the central part of the site can accommodate the higher density housing overlooking the community hub area. Elsewhere in the site lower density housing will be provided, particularly around the edge of the site and adjacent to the telecommunications mast.

### **Security**

- 5.29 The masterplan layout has been designed following the principles set down in the guidance in Secured by Design with natural surveillance of streets and footpaths. Houses will be orientated to overlook public open spaces to increase informal surveillance and reduce opportunistic crime. The masterplan layout also avoids spaces that the public would perhaps avoid through fear of crime, for example by creating a sense of identity and neighbourhood value.

### **Building Design and Materials**

- 5.30 Building design and materials will reflect the traditional character of Peterhead and the scale and contemporary style of the Aberdeenshire's rural vernacular. A higher standard of design will be required in comparison to that previously seen in recent suburban extensions to Peterhead. Construction materials will be agreed in detail at planning application stage but will be drawn from a palette which respects the context of the built environment e.g. roughcast finish walls, cast stone detailing, modern roof tiles, high performance PVCU windows, wall, fence and hedge plot boundaries, shared surface roadways and native species planting wherever possible.
- 5.31 Material surface changes on the roads will be provided. Permeability for SUDS will also be provided where acceptable to Aberdeenshire Council's Roads Department, offering assistance for the visually impaired, and reducing the emphasis on vehicle movement in favour of pedestrian traffic. Landscaping and tree planting will be used to soften the impact of the development in order to provide a tactile environment. Street furniture will be used to encourage interaction rather than to present a physical barrier. Individual plots will remain non-prescriptive at the moment thus reducing restrictions on aesthetics for individual dwellings as long as consideration is given to environmental performance, embodied energy and compliance with building regulations.

- 5.32 Locally sourced materials will be encouraged and user-led innovation should also be sought. Locally sourced timber/stone all contribute to the local economy and reduce embodied energy. High insulation standards towards zero-carbon housing will be provided in line with government legislation including porches/sun rooms and passive solar gain will be maximised where possible.

### **Phasing**

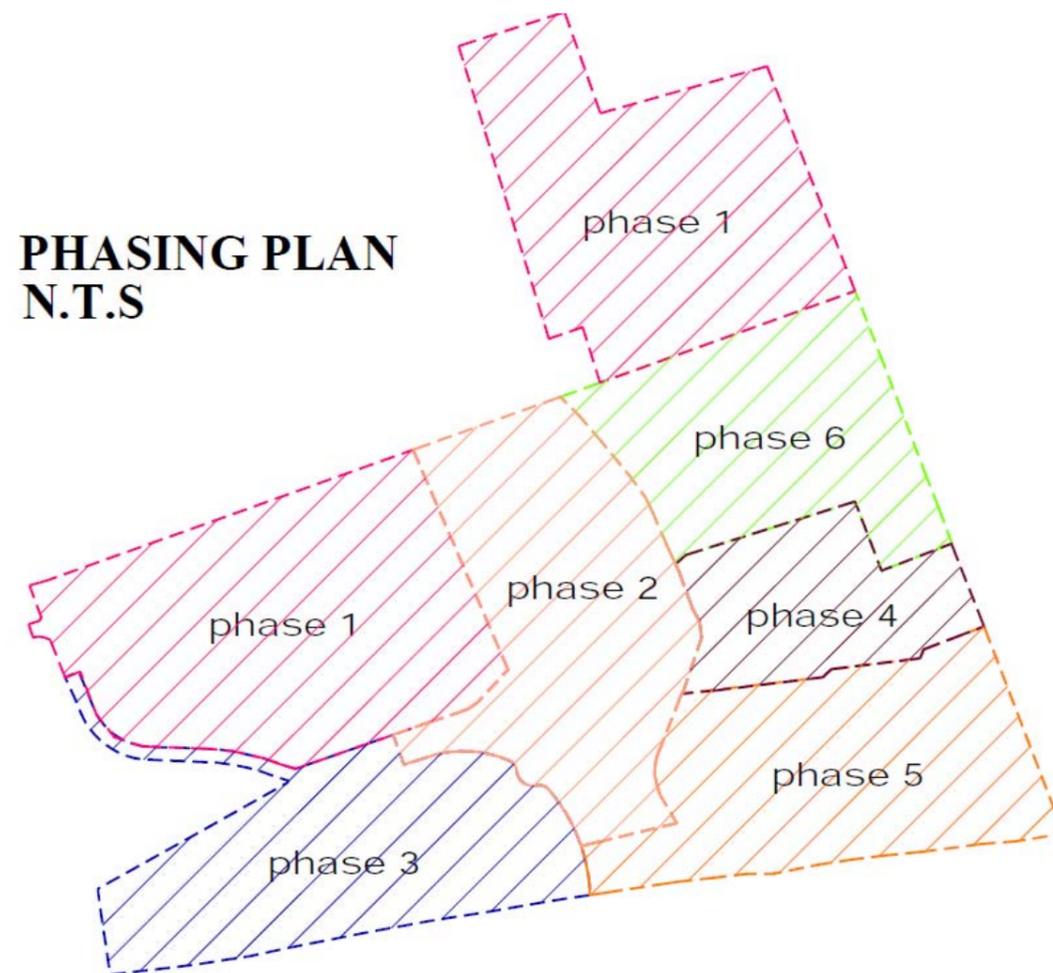
- 5.33 The development at Wester Clerkhill aims to meet the Aberdeen City and Shire Structure Plan target of 30 dwellings per hectare or above, as an average across the housing areas of the site. Some areas are lower density such as the family housing in the first phase which already has outline planning permission; however it is considered that the overall site allocated in the LDP can achieve the required density and the total number of houses proposed.
- 5.34 In accordance with the policies of the LDP, the Masterplan proposes a mixture of house types and sizes to meet housing need in terms of affordable housing and market demand. It is not intended to be overly prescriptive over the scale, massing and materials, but all new buildings must be responsive to the local context and integrated within the landscape structure. Landscaping and sensitive screening will make a valuable contribution to minimising the visual impact of new development.
- 5.35 The LDP states that new development in Peterhead must contain 35% affordable housing, however it is recognised that it is unlikely that this level can be delivered taking account of the current economic climate and other factors. This matter will be determined through a detailed planning application. The affordable housing will include an element of higher density flatted development beyond the first phase, though the height of the flats will be limited to 3-4 stories.
- 5.36 New housing areas are organised into distinct blocks set into a structured hierarchy of primary and secondary streets anchored by public open spaces and designed in accordance with the principles set down in Designing Streets. The new housing will be integrated carefully with the existing built form of Wester Clerkhill.
- 5.37 A range of dwellings will be provided to allow for changes/extensions which will enable a dwelling to grow and adapt to changes in family requirements (e.g. children or old age). A range of garden sizes will be provided too. The conversion of garages to granny flats/offices can also be encouraged as this is in accordance with the Energetica design guidance (e.g. areas within a dwellinghouse that could be used for homeworking).

- 5.38 Although the masterplan shows a building that could be used for a nursery within the community hub area, this could be adapted to community meeting space in line with changing community needs.
- 5.39 The central public space for social interaction could also provide space for a gym, or it could host a travelling market, public meetings etc. which will be used by the local community and will increase the sense of place and value to residents.
- 5.40 The infrastructure that will accompany each phase of the development has been agreed in principle with Aberdeenshire Council and Transport Scotland. The infrastructure provision strikes a delicate balance between the development incentives which requires to be realised to ensure development takes place and the needs of the existing and future inhabitants of both the development and Peterhead. Overall, the plans provide an optimum balance supporting the steady development of the site over the next 25 years.

**Servicing**

- 5.41 Careful consideration of the road design will require a swept path analysis at the detail planning application stage so as not to preclude refuse access and emergency vehicles. Delivery vehicles with over-run areas will be designed in conjunction with Aberdeenshire Council's roads department without detracting from principles of safety, pedestrian emphasis and priority of social interaction. In addition, no cul-de-sacs are proposed within the development to avoid the need for reversing.

**Figure 9 – Phasing Plan**





Natural surveillance of streets and footpaths with houses orientated to overlook public open spaces to increase informal surveillance and reduce opportunistic crime.



New housing organised into distinct blocks designed in accordance with the principles set down in Designing Streets.

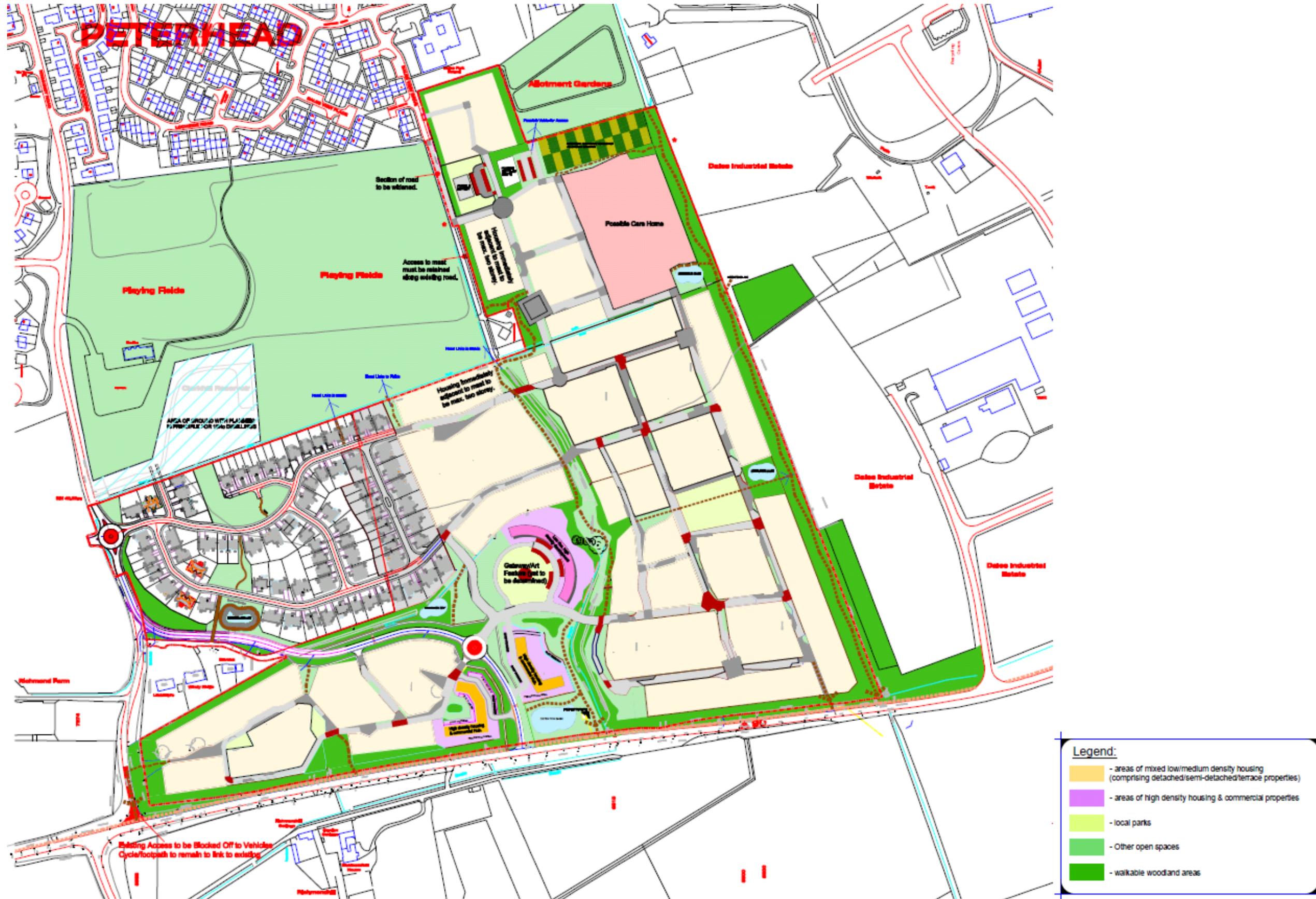


A new community hub in the centre of the development.



An element of higher density flatted development with heights limited to 3-4 stories.

Figure 10 – Overall Masterplan



## 6.0 Procedural Requirements

### *Community Engagement*

- 6.1 Details of the community engagement undertaken are considered earlier in this report. This details the procedures and process that were followed for public consultation, the feedback that was received and how this has influenced the masterplan. A more detailed report on the pre-application consultation undertaken will be submitted with the future planning application for the site.

### *Developer Contributions*

- 6.2 A planning gain package for the development at Wester Clerkhill has been broadly agreed with the Council's Planning Gain officer. This includes contributions towards the following:
- **Sports/Recreation** – All development in Peterhead is required to make a financial contribution towards two full size grass pitches and an associated pavilion as well as footpath/cycleway linkages to Peterhead, the Formartine & Buchan Way, and the national coastal path.
  - **Health** – All development in Peterhead is required to make a financial contribution towards the provision of a new health centre.
  - **Affordable Housing (35%)** – Affordable housing will be sought at a rate of 35% (although it is recognised that this will be difficult in the current economic climate).
  - **Open Space** – All development is required to make a financial contribution towards allotments (land reserved for this purpose in site EH3/H1).

### *Management*

- 6.3 Management of the landscape features and open spaces within the development will be undertaken by a management company which will be controlled by the developers and residents. It is standard practice for this to be financed by service charges. The management details for each phase of the development will vary but will be agreed with the planning authority when detailed planning applications come forward.
- 6.4 A general standard of amenity maintenance will be carried out by the developer to ensure that landscape works within the development plots are maintained to approved standards.

- 6.5 Developers will be required to submit a Landscape Management Plan to be agreed with the planning authority at the detailed planning application stage. This will specify the operations to be carried out each year for a five year period following completion of the planting works to ensure that the intended planting performance is achieved and standards maintained.



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