



CLAYMORE
— HOMES —

SOUTH UGIE VILLAGE

PROPOSED RESIDENTIAL MIXED-USE DEVELOPMENT



MEET THE PROJECT TEAM

CLAYMORE HOMES

Established in 2007, Claymore Homes is one of the North-east of Scotland's most trusted, independent property development companies.

FAIRHURST

Fairhurst, one of the largest private partnership of Consulting Engineers in the UK, offering a multi-disciplinary service across all buildings and civil design



HALLIDAY FRASER MUNRO

Halliday Fraser Munro is an award winning architecture and planning practice. Founded in 1993 with a proven record of providing quality architecture which responds to our client's aesthetic, technical and budgetary requirements.

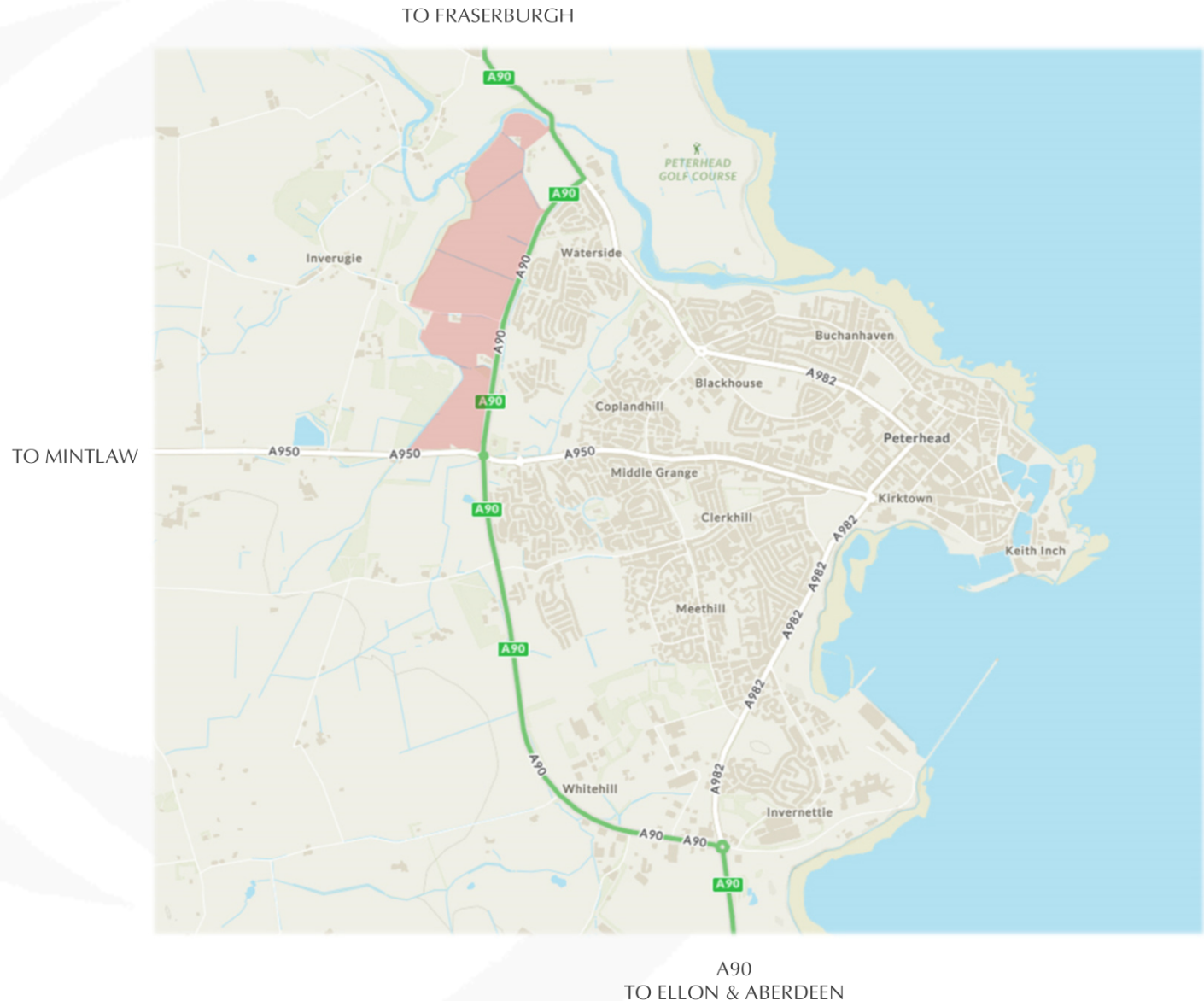
ASTELL ASSOCIATES

A highly experienced Arboricultural and Ecological Consultants established in 1974. They provide expert advice and support on a wide range of ecological solutions, including tree surveys and bat surveys. Their overall aim is to help you protect our indigenous animals and plants, their habitat and our natural ecology.

PURPOSE OF THE CONSULTATION

Claymore Homes Ltd has submitted a Proposal of Application Notice (POAN) to Aberdeenshire Council for a residential mixed-use development comprising of around circa 800 residential homes, a local neighbourhood centre, land reserved for employment purposes, a primary school and a possible future rail halt, associated roads and drainage infrastructure, new landscaping and open spaces and a local nature reserve at Inverugie Meadows, South Ugie, Peterhead. The purpose of the consultation is to allow stake holders to comment on the proposals prior to submission of a planning application.

The adopted Aberdeenshire Local Development Plan 2017 requires a Masterplan to be prepared and approved for South Ugie to support planning applications being brought forward for the site and development taking place. A new Masterplan is being prepared for Claymore Homes that will cover the majority of the land allocated for development in the Local Development Plan (SiteOP1). The new masterplan has been designed to be consistent with the development principles and aspirations set out in the South Ugie Development Framework, which was approved by Aberdeenshire Council in October 2016.



SITE CONTEXT



The development site is located to the northwest of Peterhead. The A90 Trunk Road runs along the full length of the site's eastern boundary from the junction with the A982 at the northern end of the site to the Howe of Buchan Roundabout at the southern end.

The River Ugie runs along the north western boundary of the site and the former Formartine and Buchan railway line route traverses the site in an east to west direction close to Inverugie.

Despite part of the site's close proximity to the sea, the site is landbound and its physical associations are with the agricultural hinterland rather than the coast. The southern end of the site is bounded by the A950 Road to Longside.

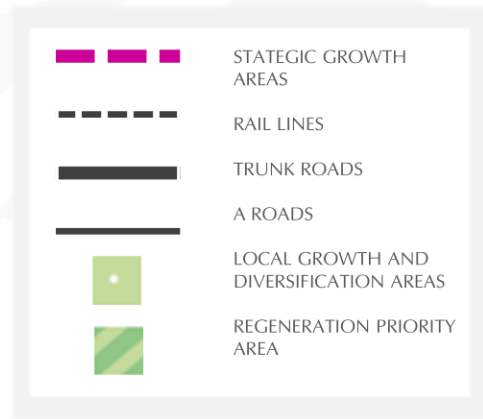
VISION & AIMS FOR THE DEVELOPMENT

The aim is to create a high quality, sustainable residential-led mixed use expansion to Peterhead in accordance with the aims and objectives of the Aberdeenshire Local Development Plan and supporting Supplementary Guidance. Development proposals for South Ugie will:

- *Build upon the unique landscape characteristics of Inverugie;*
- *Create improved wildlife corridors and enhancement of biodiversity throughout the site and into the wider countryside;*
- *Assist in creating a sustainable new community which will include provisions for complementary employment and community uses as well as recreational facilities, a neighbourhood centre with local shops, a primary school (if required) and potential healthcare facilities;*
- *Create major areas of new open space and parkland along with a network of footpath and cycle links to provide connectivity both within the development and outwith;*
- *Integrate with the residential areas to the South and East of the site and the facilities in Peterhead including those in the town centre;*
- *Be well served by public transport, and be laid out in a pedestrian friendly manner and taking on board local aspirations for off street parking.*
- *Provide 25% Affordable housing with a good mix of delivery options in accordance with national planning guidance.*
- *Provide high quality design with particular regard being paid to the design guidance contained in the Energetica Placemaking Supplementary Guidance in addition to maximising energy efficiency.*



SITE CONTEXT – ABERDEEN CITY AND SHIRE STRATEGIC DEVELOPMENT PLAN



The Aberdeen City and Shire Strategic Development Plan (SDP) was approved by Scottish Ministers in August 2020. The SDP promotes the development of sustainable mixed communities and identifies Peterhead within the Strategic Growth Area between Aberdeen and Peterhead; seeking to deliver a high growth strategy for the area.

The creation of attractive new places to live in Peterhead, such as South Ugie Village, will assist in attracting people to the area to help deliver the economic development proposals and complement the aspirations of the SDP including:

- *Helping meet the SDP housing targets in a Strategic Growth Area;*
- *Supporting the Energetica Initiative;*
- *Support proposed enhancements of the port facilities to capitalise on the opportunities and potential for the Energy and Fishing sectors;*
- *Upgrades to the onshore electricity grid and the development of offshore transmission; and*
- *Upgrades of Peterhead Power Station - putting in place carbon capture storage technology and infrastructure.*

These proposals are also highlighted in National Planning Framework 3 published in June 2014.

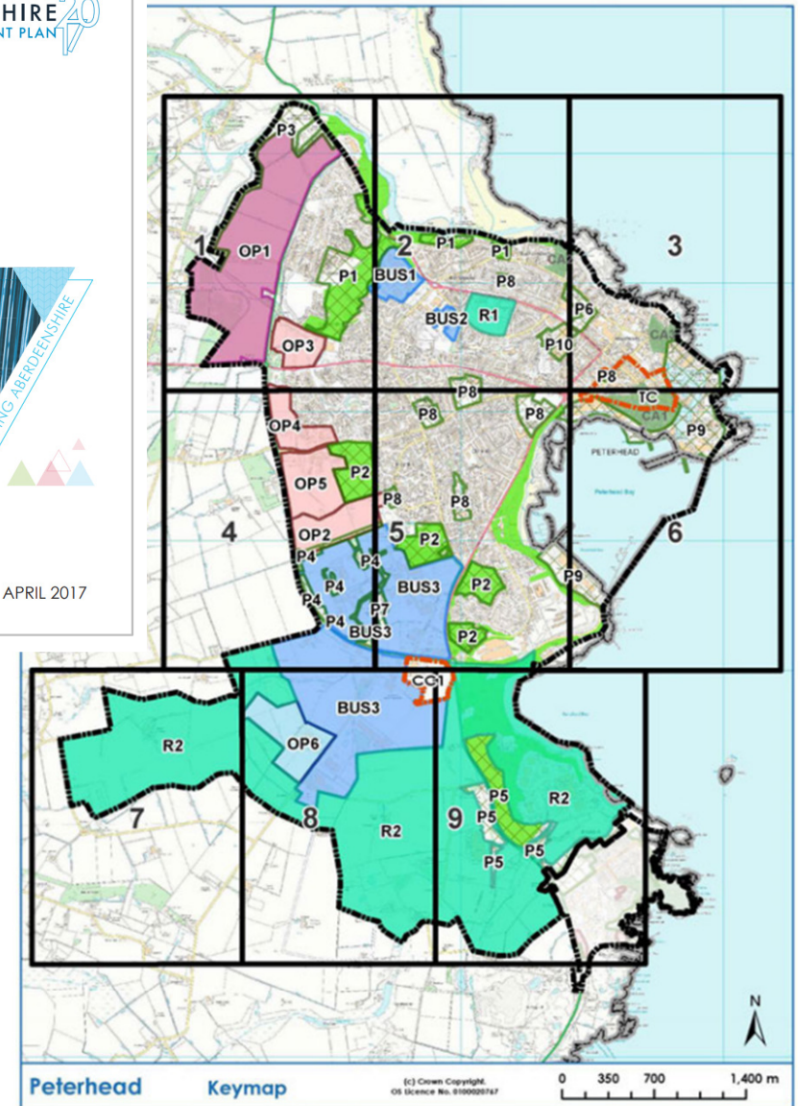


SITE CONTEXT – ABERDEENSHIRE LOCAL DEVELOPMENT PLAN

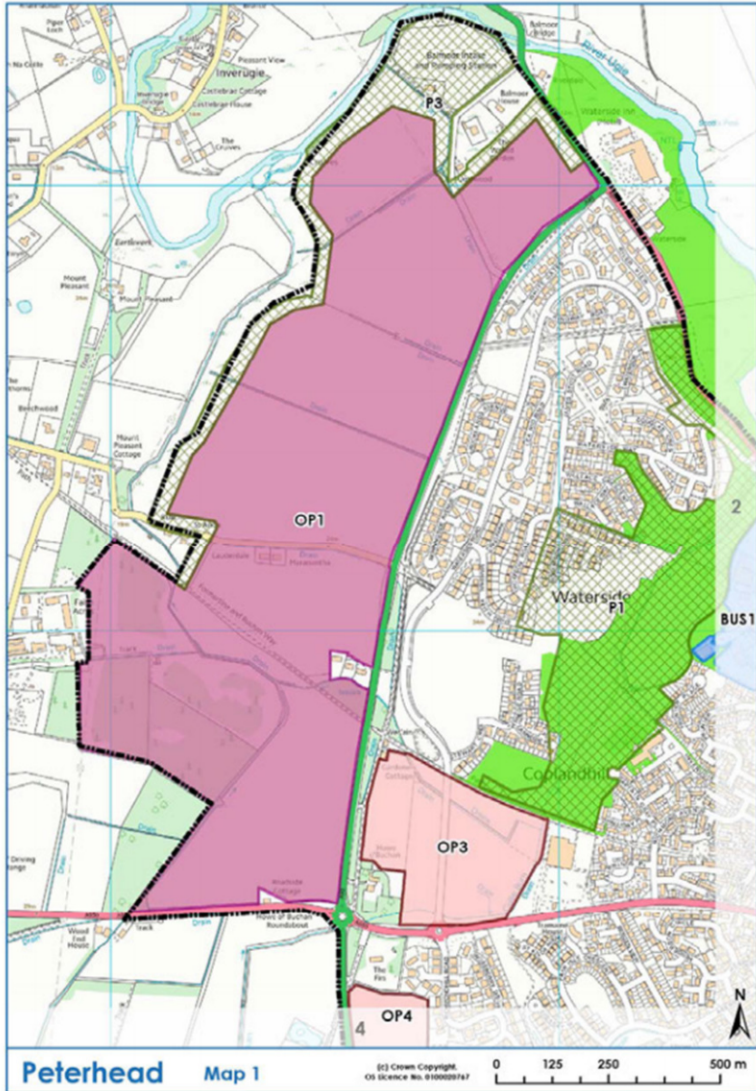
The application site forms part of a larger existing allocation carried forward from the 2012 Local Development Plan into the adopted Aberdeenshire LDP 2017 plan continuing the proposed settlement strategy for Peterhead.

The LDP vision for Peterhead recognises it as one of Aberdeenshire's main service and employment centres and is located within the regeneration priority area. As the northern gateway of the Energetica area, Peterhead represents one of Aberdeenshire's strategic locations in terms of the energy and oil and gas sectors. A significant area of land to the south of Peterhead is reserved for future energy development of national importance.

Peterhead has the potential to develop further as a high quality lifestyle, leisure and global business location and offers many different services including shops, schools and community facilities and the town has three conservation areas. There is demand and opportunities in Peterhead for future development given the generally flat nature of the land and connectivity through the A90. The fishing industry remains an important employer in the town alongside the oil and gas sector.



SITE CONTEXT – ABERDEENSHIRE LOCAL DEVELOPMENT PLAN



The LDP Allocation for Invergie Meadows (OP1) is allocated for the delivery of around 1,265 homes, community facilities and 4ha of employment land.

A development framework for the site was agreed with Aberdeenshire Council in 2016. A masterplan is required to be approved prior to commencement of the development.

Provision of land for a health centre may be required as part of the development, as well as significant alterations to the A90 to provide vehicular access on to the site.

At least two pedestrian / cycle crossings of the trunk road (A90) are required to connect the site with the wider settlement to the east; the detailed design of these will need to demonstrate that they will provide safe and convenient routes that will be attractive to users. It is recommended that one of these crossings links with the Buchan and Formartine Way.

The Proposed Local Development Plan 2020 has been submitted for Examination undertaken by the Scottish Government's Directorate of Planning and Environmental Appeals (DPEA). The OP1 site allocation has been continued into this new plan. After the conclusion of this process, the LDP 2022 is expected to be adopted in the first half of 2022.

SITE CONTEXT – EARLY MASTERPLANS

The site has been subject to previous masterplan exercises and stakeholder consultation. The most recent Masterplan was presented to and discussed at the Buchan Area Committee on 04/10/2016 and was subsequently agreed as the context for the general layout and approach for subsequent planning applications.

The scale of housing proposed outlined within the Masterplan dictates that it will be a residential led development with around 1115 units allocated to this site and the remaining 150 units to the land in the control of the New Hope Trust, located to the South West, extending towards Faith Acres, which will be the subject of a separate Masterplan.



**South Ugie Village Masterplan
Peterhead, Aberdeenshire
October 2016**

SOUTH UGIE DEVELOPMENT FRAMEWORK

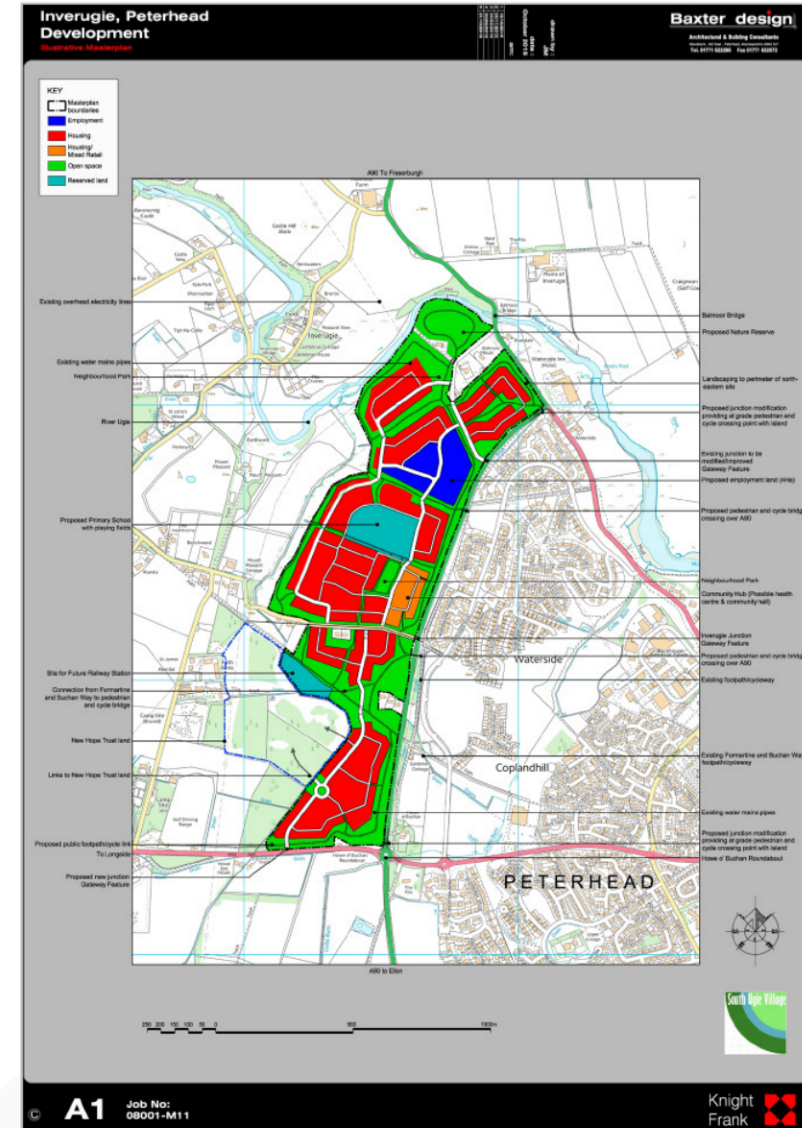
September 2013



South Ugie Village

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SITE CONTEXT – HISTORY



First Edition OS map showing site outlined in red (copyright National Library of Scotland)
Aberdeenshire, XXIII.1 (Peterhead) Survey date: 1868 to 1869 Publication date: ca. 1869

When planning applications come forward for the site consultation with relevant officers will confirm if the proposal is likely to have any impacts on the setting of the listed buildings and any impact assessments require to be undertaken. A Written Scheme of Investigation (WSI) has been carried out for the site by a qualified Archaeologist confirming there are no heritage constraints such as listed buildings or designated landscapes on the site. This has been confirmed by the Council's archaeologist. The WSI findings include:

- There are no issues with any visual impact upon the Scheduled Monument of Inverugie Castle given its current level of screening and location in relation to the proposed development site.
- The masterplan will not have a significant adverse impact on the setting of any of the scheduled monuments in the vicinity. With regard to the Scheduled Monument of Mount Pleasant to the West of the development site, the proposed landscaping in the new development should serve to mitigate any significant impact on the setting of the site.
- There are a number of listed buildings (Howe O'Buchan House, Balmoor Bridge, Mount Pleasant Dovecot and Inverugie Castle) lying outwith the site. It is not considered that the proposed development will have an adverse impact on the listed buildings, especially as a substantial landscaping strip which already runs along the northern boundary lying between the site and the listed buildings, provides screening.

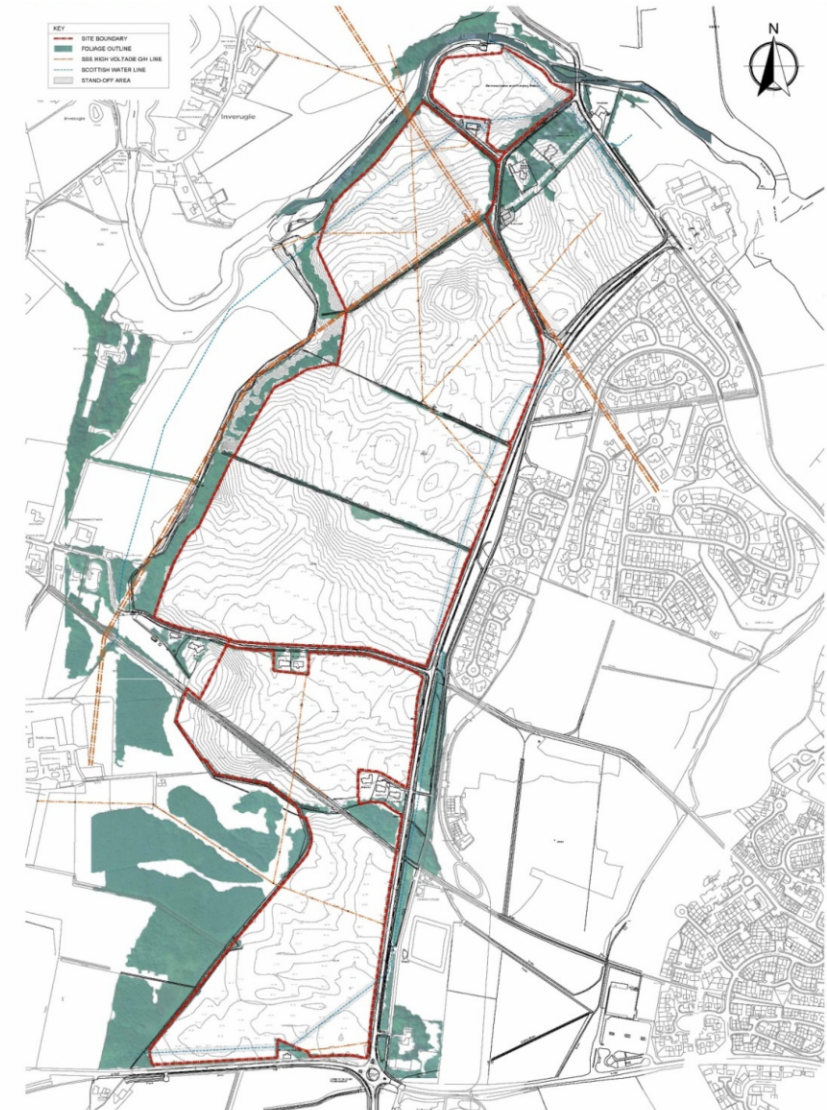
SITE CONTEXT

The development will cover an area of circa 76 hectares (188 acres) on land that is presently used for agricultural purposes.

The proposed development is a planned urban expansion to the north west of Peterhead. The existing scale of urban development is set against a semi-rural countryside on the edge of the town. This will be replicated by the newer development and its relationship between the urban boundary and rural edge will remain.

The scale of the proposed development and its capacity is broadly similar to that of other recent planned suburban expansions in Peterhead, therefore it would not be out of scale with the existing settlement.

The site is relatively flat but in sections has undulating topography with the land lowering in height to the west towards Inverugie and the River Ugie. A series of tree strips and drainage ditches cross in an east west orientation through the site.



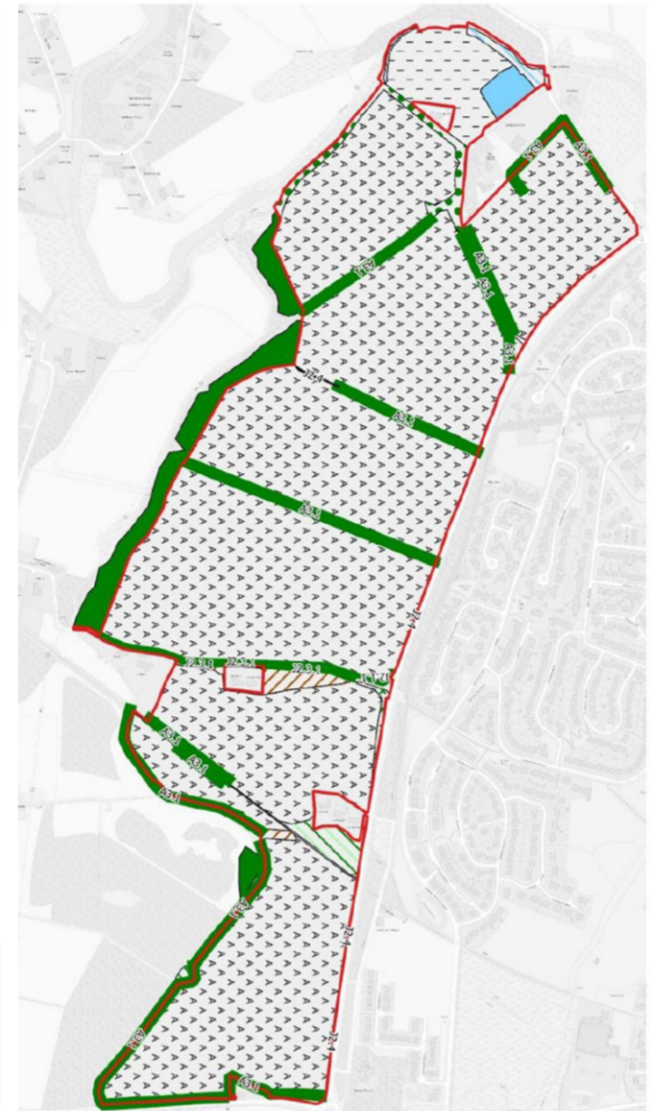
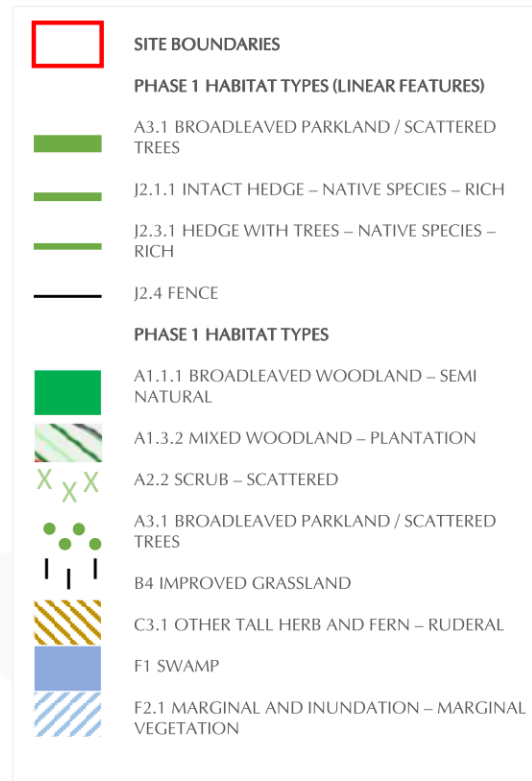
SITE CONTEXT - LANDSCAPE

A Preliminary Ecological Assessment (PEA) has been carried out for the site.

- The land at Inverugie is generally open and windswept in places, with a high point of around 30m AOD and falls generally to the north to a low level of 10m AOD (see Figure 5). The prevailing winds are from the south west.
- 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.

Due to the combination of the existing strong landscape framework and the undulating landform the site is capable of absorbing an appropriate level of new development.

An ecological baseline survey has been undertaken by Astell Associates for the site and further surveys may be conducted during the course of the application. The information collated in the survey will be utilised within the design process.



SITE CONTEXT – LANDSCAPE

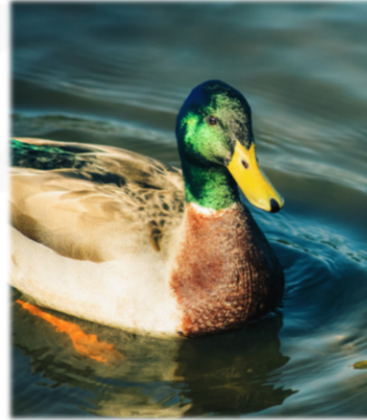


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SITE CONTEXT – NATURAL HERITAGE

The Preliminary Ecological Assessment (PEA) carried out for the site confirms that there are no important nature designations affecting the site such as SSSIs, SACs or SINs, however there is an opportunity to create a new local nature reserve in the north-west part of the site adjacent to the River Ugie to support biodiversity enhancements.

There are no protected species habitats located on the site that would be affected by the proposed development.

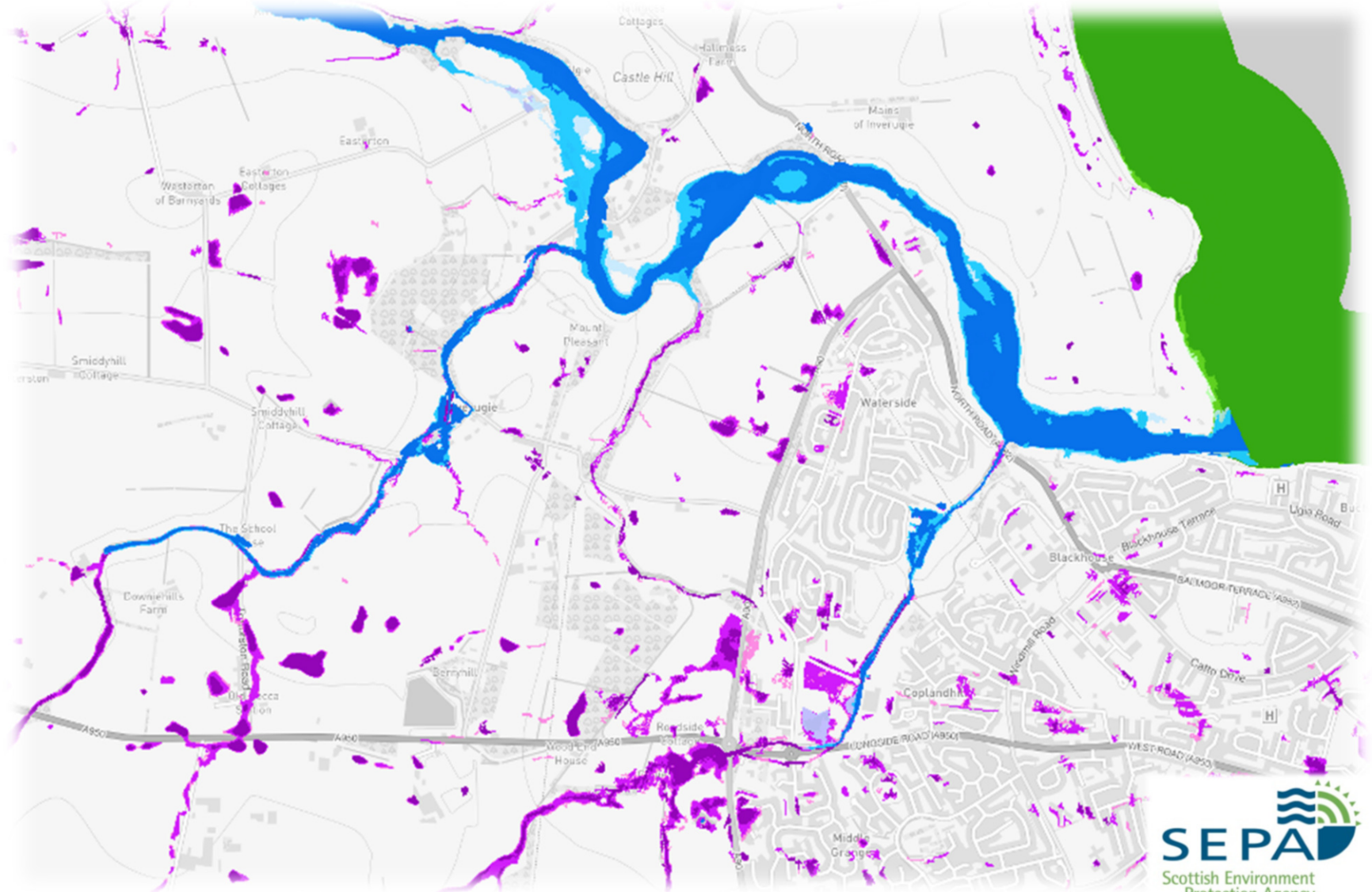


SITE CONTEXT - WATERCOURSES

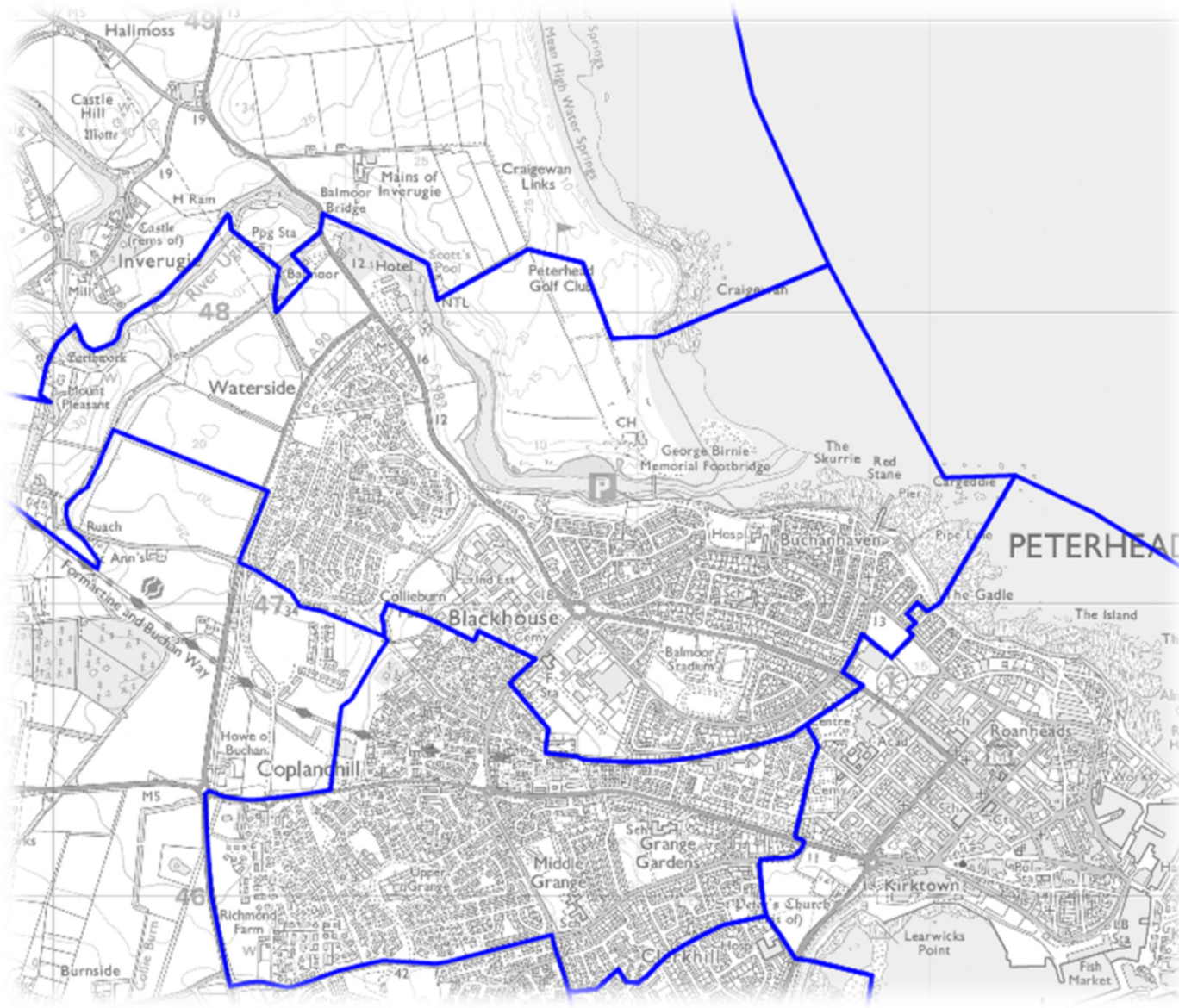
WATERCOURSES WITHIN A 250M DISTANCE



SITE CONTEXT – WATERCOURSES



SITE CONTEXT – SCHOOLS



Peterhead has recently been subject of a re-zoning exercise for primary education and the South Ugie site is zoned to two separate primary schools, Buchanhaven and Dales.

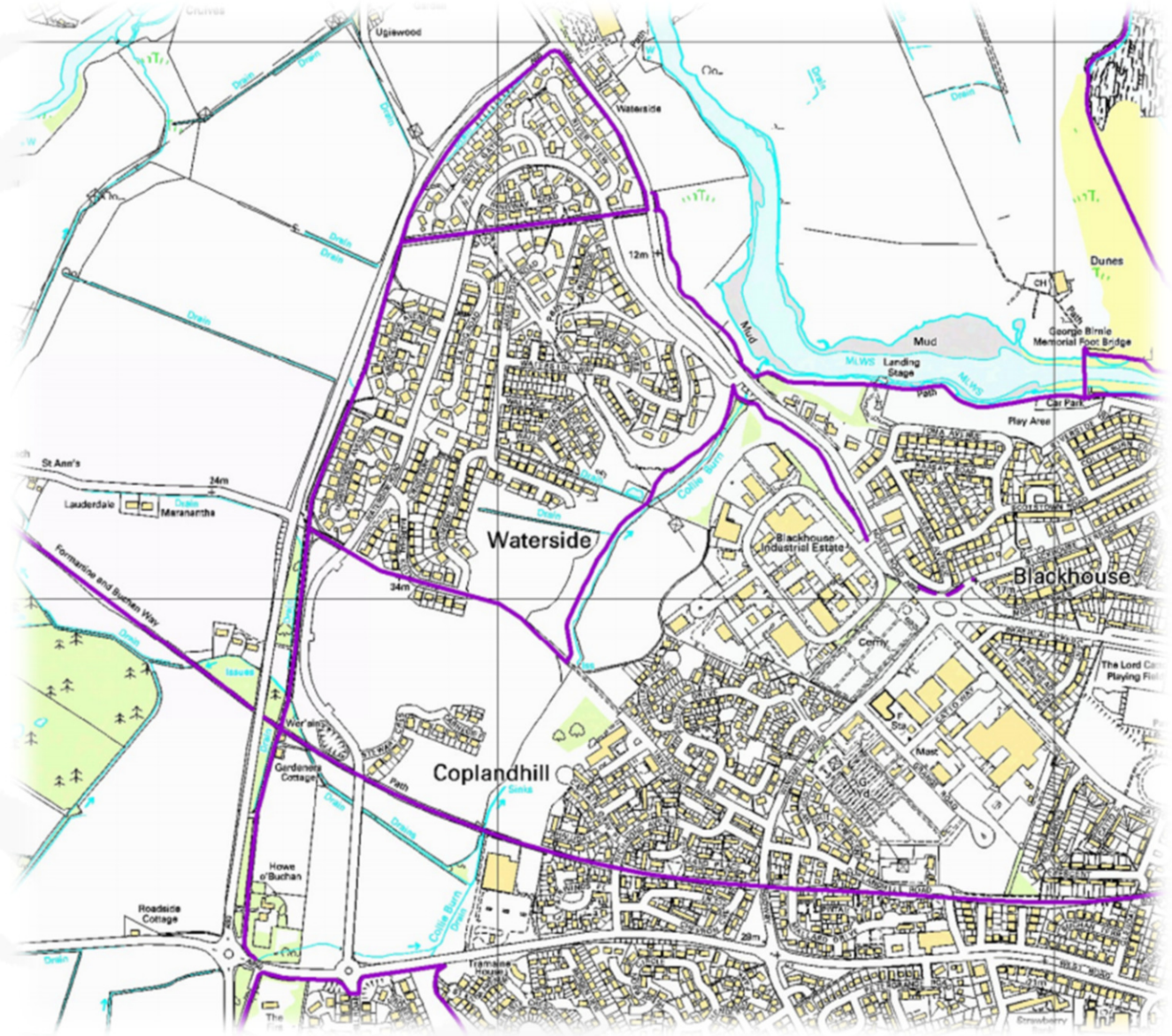
With regard to secondary education it is forecast that there will be sufficient capacity at Peterhead Academy to accommodate the pupils generated from the South Ugie development.

There are plans for a new £71 million community campus in Peterhead; Aberdeenshire councillors supported a preferred site option for the campus in Peterhead in 2020 – this was in agreement with feedback from the community that Kinmundy should be the home of new facilities which will potentially include a 1400-capacity secondary school and 600-capacity primary school.

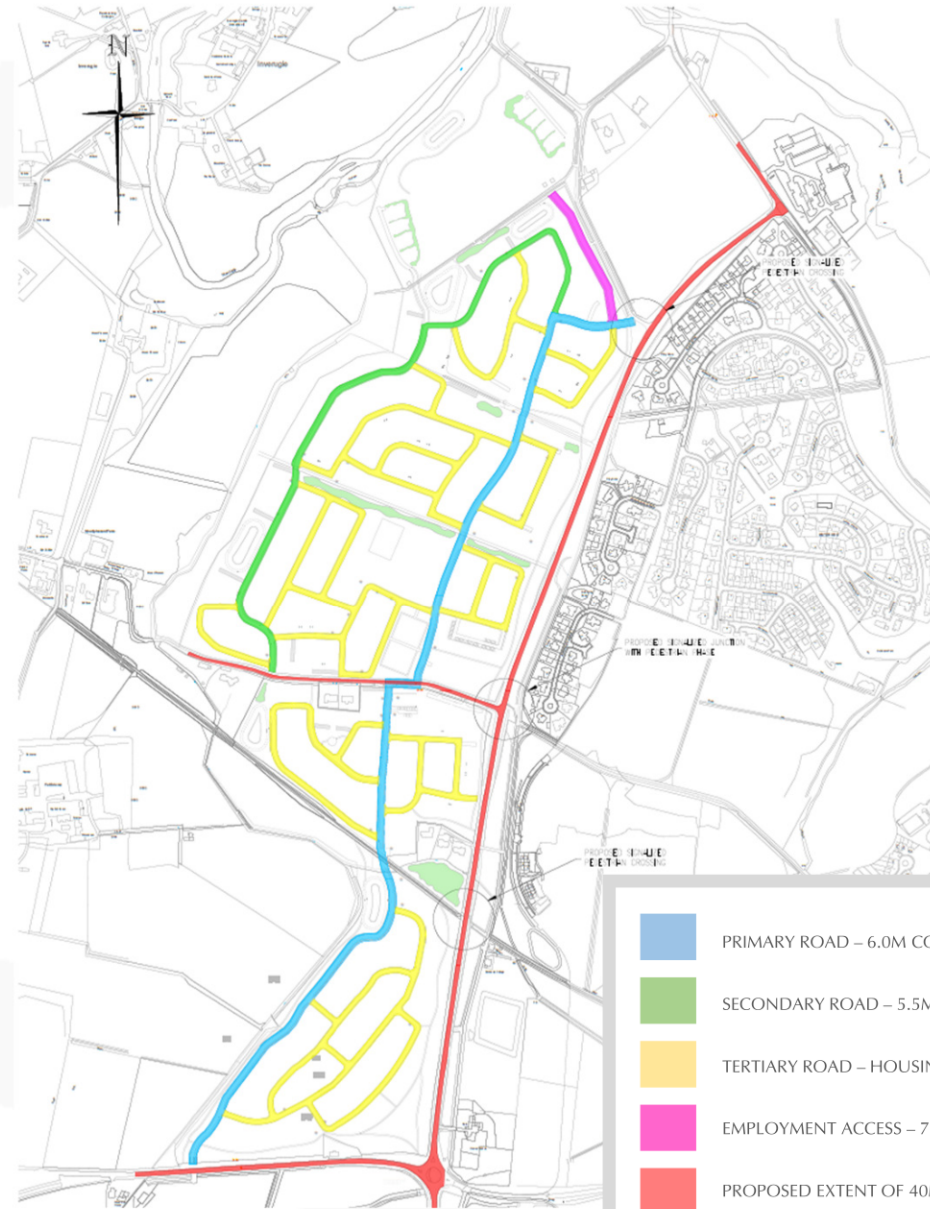







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SITE CONTEXT – CORE PATHS



SITE CONTEXT – TRANSPORT LINKS



-  PRIMARY ROAD – 6.0M CORE ROAD (BUS ROUTES)
-  SECONDARY ROAD – 5.5M CORE ROAD
-  TERTIARY ROAD – HOUSING ROAD
-  EMPLOYMENT ACCESS – 7.3M LOCAL DISTRIBUTOR
-  PROPOSED EXTENT OF 40MPH SPEED LIMIT



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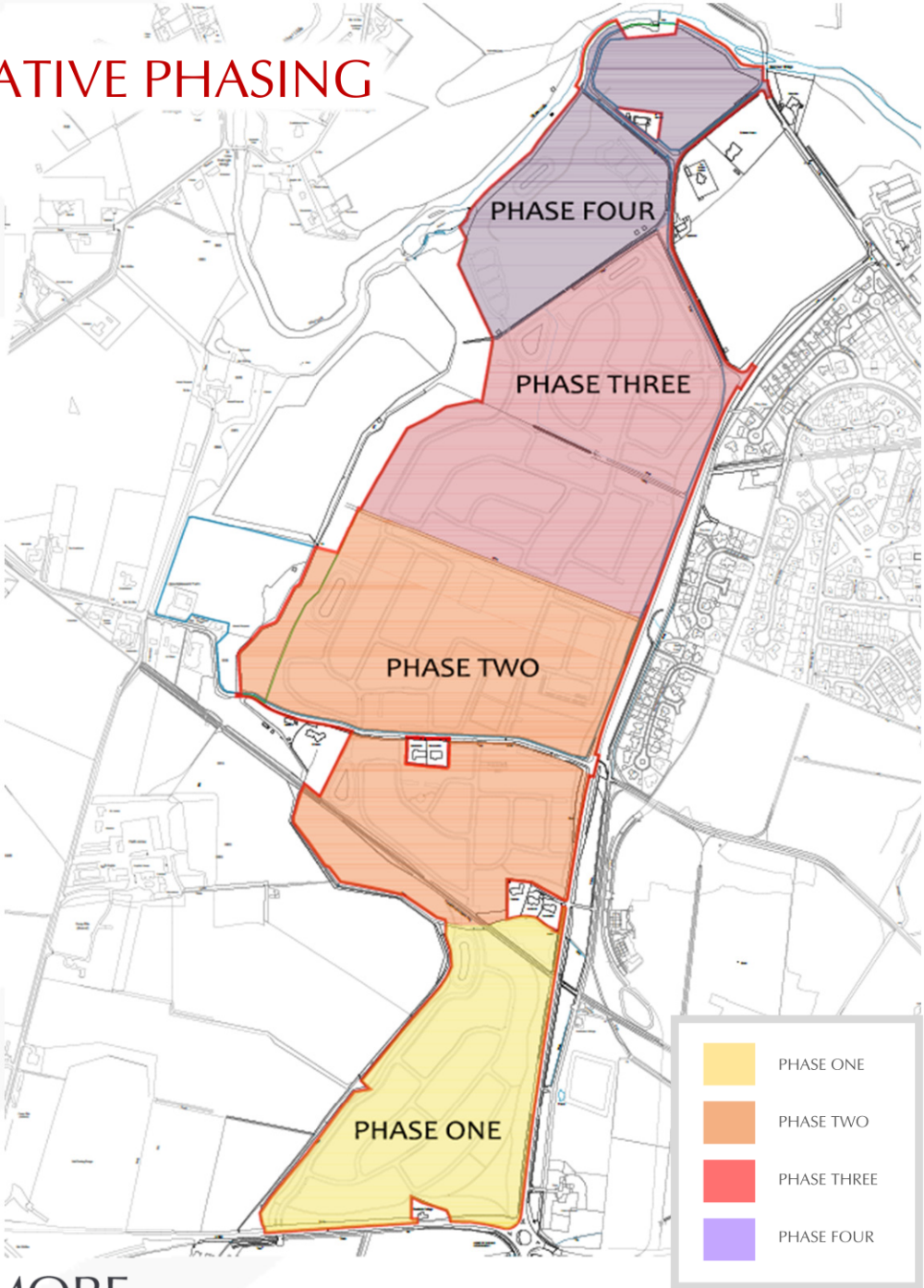
SITE DESIGN – CONCEPT PLAN

The proposals are for a new residential mixed-use development on the principles of a “20-minute neighbourhood” that would comprise:

- Around 800 new residential homes (private and 25% affordable)
- A local neighbourhood centre, including small local shops, services and possible community uses,
- Land reserved for other uses including for employment purposes (offices, small-scale industrial and storage & distribution), a primary school and a possible future rail halt,
- Associated roads, junctions and supporting drainage infrastructure,
- New landscaping and open spaces, and
- A local nature reserve supporting biodiversity enhancement.

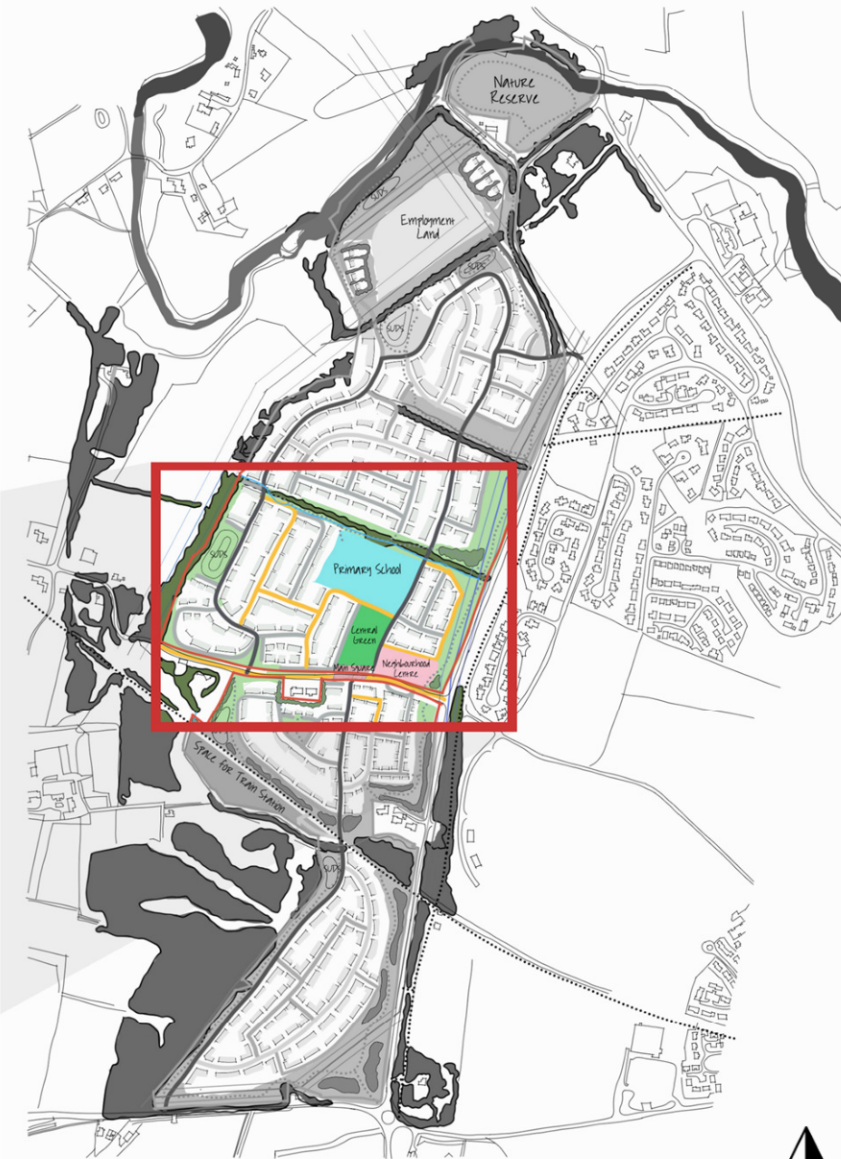
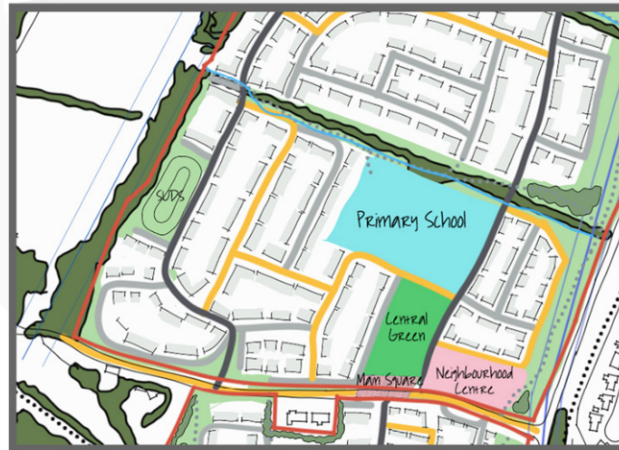


SITE DESIGN – INDICATIVE PHASING



SITE DESIGN – COMMUNITY AREAS AND GREEN SPACES

There are areas of green space throughout the development, with a community open space area proposed between the primary school and neighbourhood centre. The large open space will be able to be used by everyone in and outside of the community for a wide range of uses and include seating areas and the potential of play equipment for younger and older children. The area will be accessible from several directions and overlooked by the adjacent properties for passive surveillance. The use of hard surface paths will allow access for everyone all year round. The green spaces throughout the development will help support and facilitate health and well-being by enabling stress alleviation and relaxation, physical activity, improved social interaction and community cohesiveness. Health benefits include improved levels of mental health, physical fitness and cognitive and immune function.



SITE DESIGN – LOCAL NATURE RESERVE

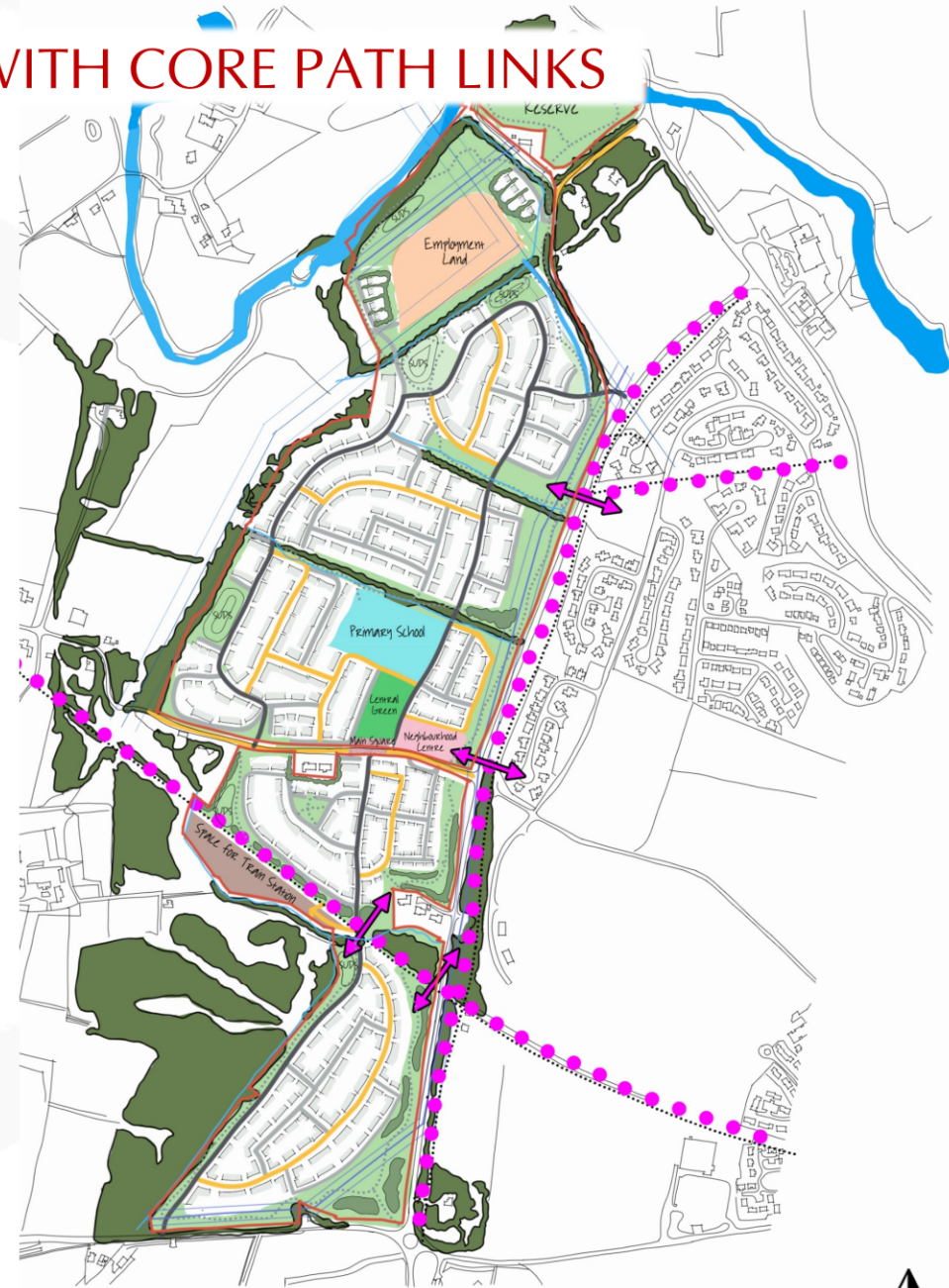


There is an opportunity to create a nature reserve to the northern part of the development next to the River Ugie; The area will aim to enhance biodiversity and improve access to the river whilst utilising existing vegetation. Multifunctional paths through the area will not only serve as connection routes to paths running through the development but can also be used as natural play spaces; along with seating, information boards and outdoor learning areas.

Native scrub and woodland planting species as per ecologists recommendations will be used, with the potential for viewing areas / bird hides to encourage recreation and outdoor learning. Materials will be carefully selected to work with the rural location and setting; where possible natural products will be used to minimise the impact on existing habitats.



SITE DESIGN – CONCEPT PLAN WITH CORE PATH LINKS



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SITE DESIGN – INDICATIVE FUTURE HOUSETYPE EXAMPLES

There will be a mix of house types ranging from three bedroom bungalows up to large six bedroom houses.

The Claymore name is a stamp of quality that guarantees exceptional service and premium craftsmanship. Attention to detail is consistent across every home.

No two homes are the same. The Claymore custom design service places the customer at the heart of the process. From finishing's and room layouts for first time buyers to designing a new home from scratch for the premium customer.



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CONSULTATION – HOW TO RESPOND

The period for consultation will run between Monday 23rd August and Monday 13th September.

ONLINE

A live interactive exercise will be held on Wednesday 1st September allowing stakeholders to discuss the proposals with members of the project team.

PHONE

You can speak to a member of the project team by dialling [01224 388 700](tel:01224388700)



CONSULTATION FEEDBACK

You can visit the website for further information and download copies of the consultation feedback forms at www.southugievillage.co.uk

EMAIL

You can email questions or feedback on the proposal to southugieconsultation@hfm.co.uk



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THANK YOU

PLEASE USE THE FEEDBACK FORM TO MAKE ANY COMMENTS YOU MAY HAVE BY
13TH SEPTEMBER 2021 TO
southugieconsultation@hfm.co.uk

Or alternatively by post to:

Halliday Fraser Munro

8 Victoria Street,

Aberdeen,

AB10 1XB