

South Ugie Village Development Proposals – Frequent Q & As

Q - Why is development proposed in this location?

A - The site has been allocated for development since 2012 in the Aberdeenshire Local Development Plan.

Q - When is development proposed to begin on site?

Q - What timescales are likely for the site to start and how long do you anticipate building out phase 1?

A - At this early stage in the process the plans for the site are not yet finalised and so there is no exact date set as to when the development would start. We hope to lodge a planning permission in principle application in late September following this consultation stage. Once this is approved this will then be followed up by further detailed planning applications. With the timescales involved in this and all going well the developer would hope to be able to start on site at some point in 2023. Phase 1 would be built out approximately 2-3 years following the start date.

Q - How will the new site be accessed?

A - It is proposed to utilise a combination of:

1. Existing vehicular access points off of the A90 which will require upgrading; and
2. create a new vehicular access point into the site from the A950.

These are identified indicatively on the concept layout prepared for the site. An internal road and path network would be created internal to the site including a new bus route.

Q - What are the proposals for pedestrians crossing the A90?

Q - Can you confirm that there will still be 2 bridges built to link the new development with Peterhead and allow safe passage across the A90?

A - The road is a trunk road and is managed by Transport Scotland who have to date been insisting on the provision of pedestrian bridges to link the development area over the road. The plans remain at a very early stage and it is our intention to meet with Transport Scotland to discuss and agree the best solution to link the new development into Peterhead. Claymore Homes who are looking to develop the site at South Ugie would like to explore alternative options, which for example could include the potential to reduce speed limits on the A90 road, and to consider providing “at grade” pedestrian crossings as opposed to bridges.

Q - What sort of uses are proposed in the proposed employment area?

A - Generally an employment area would accommodate a range of uses including office, industrial and storage and distribution type uses. It will be important, given the changing nature of the way we work following COVID-19, to ensure flexibility to allow a range of opportunities for employment to establish in the area.

Q - What sort of uses are proposed in the neighbourhood centre?

A - Generally a neighbourhood centre would accommodate a range of uses including shops, service sector uses, small offices, community and food and drink outlets to service the needs of the local community. It will be important, given the changing nature of the way we work and choose to shop, to ensure flexibility to allow a range of opportunities for outlets to establish in the area.

Q - How will the site for the new railway station be delivered and is it large enough to accommodate this?

A - We are aware of future aspirations to re-open railway connections between Aberdeen and Peterhead. Whilst a new railway connection will not be delivered as part of the current South Ugie proposals, we propose to retain sufficient land as identified on our proposed masterplan and as per previously agreed masterplans, adjacent to the Formartine Buchan Way to allow this to be provided if required at a future date. Improved linkages from surrounding roads will also be provided due to the new development and a road connection point could also be delivered to allow future access into the site.

The new railway line and station would be delivered by others (most likely a collaboration between the Scottish Government, Transport Scotland and Network Rail) but would benefit the development site through improved access to the wider city region.

Q - When will a primary school be delivered on the site?

A - We will enter dialogue with officials at Aberdeenshire Council to confirm whether or not a primary school will be required on the site. The application will make land available for this purpose within the central section of the site. Any future provision for a new school would be secured via legal agreement.

Q - How will children reach local schools in the area?

A - The planning application will include details of safe routes to school from the development area for agreement with Aberdeenshire Council.

Q - Will the proposed school have parking available for pick up etc?

A - This is a matter of detail which would be more appropriately dealt with at a detailed application stage and once a new school has been design and agreed.

Q - How will flooding on the site be addressed?

A - Areas where the River Ugie naturally floods will not be developed upon and will be retained as open space. A new drainage system will be delivered to support the new development on the site and ensure there is no future risk from flooding. A network of open spaces will also be delivered around flooding infrastructure to further reduce risk of flooding.

Q - What is a 20-minute neighbourhood?

A - The definition provided by Sustrans is a place to ensures that it is easy for people to meet most of their everyday needs by a short, convenient, and pleasant 20-minute return walk. 10 minutes there, and 10 minutes back. Further detail on this is available at: [What is a 20-minute neighbourhood? - Sustrans.org.uk](https://www.sustrans.org.uk/what-is-a-20-minute-neighbourhood/)

Q - What are the double arrows proposing over the Formartine and Buchan railway line close to the A90?

A - They are indicative pedestrian connections from the Formartine and Buchan Way into the proposed residential development. The exact position of any connections will be defined at later stage.

Q - Will the development ensure that any new houses are no closer than 30m to existing neighbour boundaries and that the closest new houses to existing homes are single storey?

A - This is a matter of detail which would be more appropriately dealt with at a detailed application stage. The planning permission in principle application would merely seeks to set the development parameters in terms of the proposed uses, number of new houses, an indicative masterplan layout and strategic elements such as structural landscaping, drainage, core path and transport connections. Following approval further applications would have to be applied for confirming the detail of the development and addressing conditional requirements.

Q - What percentage of the site will be built upon?

A - Aberdeenshire Council's Local Development Plan policies would look to retain around 40% of the site area as public open space. This does not include private garden ground.

Q - During the build how would the heavy machinery, tipper trucks etc access the site, would they access via the main Peterhead to Mintlaw road or be coming in and out of the Inverugie Rd off the A90?

A - A Construction Environment Management Plan would have to be provided prior to any development starting on site for approval by Aberdeenshire Council. This is generally a conditional requirement following the approval of a planning permission in principle and would be provided as more details are progressed.

Q - Could some sort of no entry except for access or similar be incorporated so that people from the new development are not using Inverugie roads as a rat run?

Q - What road improvements are required to facilitate the new development.

A - The internal road network and new or upgraded junctions will be designed to accommodate the new development as required by roads construction standards. The planning application will be supported by a Transport Assessment that will confirm predicted impacts and any required mitigation solutions. We will also consult with Aberdeenshire Council's Roads Department and Transport Scotland to agree an appropriate solution for the site.

Q - The consultation boards suggest that there are no protected species habitats located on the site. There have been many sightings of badgers in the area and the site seems to be an active badger habitat.

A - A Preliminary Ecological Appraisal has confirmed that whilst part of the site will be used as foraging grounds for badgers, which isn't unusual in any agricultural setting, there are no setts within the proposed development site area.

Q - Please confirm if there will be any impact that the development would have on low voltage power cables in the site area.

A - There shall be limited impact on the low voltage cables in and around the site. Potential needs may be required to underground overhead cables, this shall be assessed at varying locations to suit diversion for new infrastructure for the interests of health and safety. Any of these associated works shall be on the land out with existing properties boundaries and shall maintain the same supply to all existing properties to suit.

Q - Why did only some neighbours receive a consultation letter? How was this consultation advertised to stakeholders?

A - Consistent with planning regulations for applications, we notified neighbours within 20 metres of the red line boundary of the proposal of application notice, amounting to over 125 properties. A public notice was also placed within the local papers, The Buchan Observer and the Evening Express and posters placed in venues surrounding the site to advertise to the wider public that the consultation would be carried out. We also notified local Councillors and the Community Council in Peterhead.

Q - What about increased noise levels? What will be done to make that better?

A - A noise assessment is being carried out that will confirm the expected noise impacts and identify appropriate mitigation that the development should account for.

Q - If our house prices decrease because of the new development are you going to compensate us?

A - House prices are not material considerations to the planning process and there would be no legal basis to do so under the circumstances.

Q - What evidence do you have to support your contention that Peterhead requires “much needed new housing”?

A- There are multiple sources of evidence confirming the situation around housing need and demand, both locally in Peterhead and more broadly in the wider Aberdeen City Region and across Scotland. The Aberdeen City and Shire Strategic Development Plan (SDP) approved in 2020 identifies the housing land requirement for the city region, including Peterhead which is within an identified strategic growth area.

The SDP was informed by a Housing Needs and Demand Assessment prepared by Aberdeenshire Council, in collaboration with Aberdeen City Council and the Scottish Government’s Centre for Housing Market Analysis to identify what housing requirements are needed over the next 10 years. This along with the SDP was subject to full examination by the Scottish Government prior to its approval.

Aberdeenshire Council in the currently adopted Local Development Plan (LDP) identifies the housing land requirements for Peterhead. A new LDP is currently being examined by the Scottish Government which will bring the housing needs for Peterhead and the rest of Aberdeenshire fully up to date once it has concluded. Aberdeenshire Council have continued the allocation of the site at South Ugie within this new plan.

Homes for Scotland has identified that there is a need to build “at least” 25,000 new homes each year across the Country for the foreseeable to meet increasing need and demand.

The Scottish Government has set out a ‘Housing to 2040’ pledge and is committed to supporting funding to deliver 100,000 affordable homes by 2032 across Scotland.