

# PRIVACY NOTICE

## LOCAL DEVELOPMENT PLAN

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**Your information is:**

Being collected by Aberdeenshire Council	X
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It is a Statutory Obligation under Section 18 of the Town and Country (Scotland) Act 1997, as amended, for Aberdeenshire Council to prepare and publish a Proposed Local Development plan on which representations must be made to the planning authority within a prescribed period of time. Failure to provide details requested in the 'Your Details' section of this form will result in Aberdeenshire Council being unable to accept your representation.

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Members of the public are being given this final opportunity to comment on the Proposed Aberdeenshire Local Development Plan. The reasons for any changes that the Council receives will be analysed and reported to Scottish Ministers. They will then appoint a person to conduct a public examination of the Proposed Plan, focusing particularly on the unresolved issues raised and the changes sought.

Your name and respondent identification number (provided to you by Aberdeenshire Council on receipt of your submission) will be published alongside a copy of your completed response on the Proposed Local Development Plan website (contact details and information that is deemed commercially sensitive will not be made available to the public).

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# HALLIDAY FRASER MUNRO

CHARTERED ARCHITECTS & PLANNING CONSULTANTS

Please use this form to make comments on the Proposed Aberdeenshire Local Development Plan 2020.

If you are making comments about more than one topic it would be very helpful if you could fill in a separate response form for each issue you wish to raise.

Please refer to Aberdeenshire Council's Privacy Notice at the start of this form for details of your rights under the Data Protection Act.

## Your Details

Date: **31/07/2020**

Name:	Halliday Fraser Munro
Telephone Number:	██████████
Email address:	██████████████████
Postal Address:	██
Postcode:	██████████

Are you happy to receive future correspondence only by email? Yes

Are you responding on behalf of another person? Yes

If yes who are you representing? **Harper and Cochrane**

Would you like to subscribe to the Aberdeenshire LDP eNewsletter: Yes

*An acknowledgement will be sent to this address soon after the close of consultation.*



# HALLIDAY FRASER MUNRO

CHARTERED ARCHITECTS & PLANNING CONSULTANTS

Your Comments (no more than 2000 words)

Modification that you wish to see (please make specific reference to the section of the Proposed Plan you wish to see modified if possible, for example Section 9, paragraph E1.1):

### **Appendix 7C – Formartine Settlement Statements**

**Modification Sought:** FR142 should be allocated in the first LDP plan period for 150 homes and village centre (retail / nursery) and community uses (potential school relocation / sports centre / playing fields). FR143 should be allocated as strategic reserve housing land reserved for the latter plan period for 140 homes.

### **Appendix 6 - Housing Land Allocations**

**Modification Sought:** Account for the SDP increased requirement of 939 homes and allocate additional housing land; Include an allowance to account for the HLA evidence of under-delivery and therefore a predicted delivery shortfall – possibly up to 1,700 homes over the plan's first 5 years. This could be in the form of additional allocations and future reserved housing sites with an appropriate a draw-down mechanism; and An equivalent of the sites removed from the MIR stages (min. 400) are replaced with new allocations across a range of locations

Reason for change:

PLEASE SEE SUPPORTING STATEMENT

Attached document:

PLDP response report

FV1 – BID Document

FV2 – MIR Response



**HALLIDAY FRASER MUNRO**

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**ABERDEENSHIRE LOCAL DEVELOPMENT PLAN  
RESPONSE TO PROPOSED LOCAL DEVELOPMENT PLAN  
FOVERAN NORTH  
FR142, FR143**

**JULY 2020**

On behalf of  
Harper & Cochrane Ltd



HALLIDAY FRASER MUNRO  
CHARTERED ARCHITECTS & PLANNING CONSULTANTS



**HALLIDAY FRASER MUNRO**  
CHARTERED ARCHITECTS & PLANNING CONSULTANTS

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2. The Proposed Sites
3. Housing Strategy
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# HALLIDAY FRASER MUNRO

CHARTERED ARCHITECTS & PLANNING CONSULTANTS

## 1. Introduction

1.1. This report has been prepared by Halliday Fraser Munro, on behalf of Harper & Cochrane Ltd. It is written in response to the Aberdeenshire Proposed Local Development Plan (PLDP).

1.2. This response seeks the allocation of sites FR142 and FR143, Foveran for residential development. This is outlined below for clarity:

**Modification Sought:** FR142 should be allocated in the first LDP plan period for 150 homes and village centre (retail / nursery) and community uses (potential school relocation / sports centre / playing fields). FR143 should be allocated as strategic reserve housing land reserved for the latter plan period for 140 homes.

**Reason for Change:** We believe that bids FR142 and FR143 could provide a positive solution to future housing and a genuine mixed-use development in Foveran.

1.3. At the 'Call for Sites' stage in March 2018, three development bids were lodged for the land at Foveran North (**FV1**):

- **FR142** – Foveran North phase 1 - village centre, commercial uses, up to 150 houses;
- **FR143** – Foveran North phase 2 – up to 140 houses, public park / open space;
- **FR117** – Enerfield Business Park West – 11.9ha of business / employment land opportunities.

1.4. Our client has a proven history of delivering development in Foveran, being responsible for the promotion, allocation, masterplanning and continuing phased delivery of the Foveran 2017 Local Development Plan allocations at Westfield OP1 and Ardgill OP2.

1.5. The Proposed LDP sets out the vision for Foveran in Appendix 7c:

*“Foveran is located in both the Energetica Corridor and the Aberdeen to Peterhead Strategic Growth Area (SGA). As such, **Foveran will provide an opportunity to deliver strategic housing and employment allowances. In line with the vision of Energetica, it is expected that new development in Foveran will contribute to transform the area into a high quality lifestyle, leisure and global business location.**”*

This vision confirms Foveran’s strategic location and key role as a service centre.

1.6. The Foveran North bids presented seek to further develop and enhance the vision expressed through the 2013 Westfield and Ardgill Masterplan. Progress since then includes:

- Allocation and delivery of the land at Westfield and Ardgill for residential and employment use;
- Creation of a mixed - use employment hub at Westfield;
- Delivery of mixed tenure housing at Westfield;



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- Delivery of commercial development at Enerfield;
- Delivery of Anaerobic Digester Plant north of Enerfield, producing enough clean energy for 5,500 houses;
- Delivery of Scotlands only Gluten Free Oat Plant;
- De-trunking of the A90 and speed limit reduction to 40mph;
- Creation of new access road off the A90 into OP1 which can link to FR142;
- Qualification for the Scottish Water Growth Funding Project;
- Improved / safer paths to Foveran primary school and bus stop; and
- New recreational and leisure offerings within Foveran for 2021.

1.7. The original masterplan is therefore delivering the foundations of a real community. These new bids offer the potential to enhance the settlement's role as a service centre and create a well - connected, mixed-use heart to the village that is currently lacking.

1.8. Westfield and Enerfield presently comprise:

- The Barn (formerly known as The Store) coffee shop employs fifteen people;
- Homes Systems Scotland office and warehouse employs five people;
- Hairdresser / Savock Farm Office employs eight people;
- West Pitmillan anaerobic digester employs four people;
- Enerfield (Euronet) office and warehouse facilities employ seven people; and
- Gluten Free Oat Plant employs three people.

1.9. Foveran North creates the natural link that is currently missing in Foveran, linking Enerfield Business Park to Foveran village and using the existing mixed use employment and retail facilities at Westfield as the centre of the settlement. It is important to realise that Foveran North is not just a housing development, the vision is to create a sustainable village. This suggests a natural extension of housing and other development northwards, supporting the bids FR142 and FR143.

## 2. The Proposed Sites

2.1. Bid **FR142, Foveran North Phase 1** proposes the next phase of development in Foveran following the completion of currently allocated sites OP1 and OP2 (part developed). The site is partially brownfield, already supporting housing and commercial uses centred around Westfield. Foveran North Phase 1 is considered suitable for **150 houses, village centre (retail / nursery) and community uses (potential school relocation / sports centre / playing fields)**. The existing retail offer at Westfield provides the ideal catalyst to create a real mixed-use, diversified village centre that can serve the existing and future Foveran Community. This proposal offers the opportunity to further expand and diversify the range of facilities and services within Foveran with a mix of uses and associated community benefits. Foveran's location within the Aberdeen – Peterhead Strategic Growth Area and Energetica Corridor makes it ideally placed to accommodate such development. The new AWPR has reduced travel time to Aberdeen City Centre to 20 minutes and Ellon centre down to 15 minutes. The development is in





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line with the strategy of the Proposed SDP, the wider PLDP development strategy and the PLDP vision for Foveran.

At 150 homes, delivered over the first 12 years of the LDP, this could provide the catalyst for greater improvements, including the relocation of the primary school to a more suitable site to service not just Foveran but the surrounding countryside's educational requirements. We would also suggest that given the requirement for a pedestrian bridge linking northwards from site OP2 to OP1, the location of existing and future employment land and the location of existing facilities at Westfield that the obvious direction of growth for the settlement is northwards.

- 2.2. Officers' views and associated issues are examined in more detail in the MIR response (**FV2**). In the interests of delivering a viable mixed-use village extension, 150 houses and commercial uses across this site is sensible and in line with PLDP density aims. The MIR assessment didn't mention and assess the proposed community and commercial uses that form part of the LDP bid. These are considered essential elements that will help enhance the character of the village.
- 2.3. Bid **FR143** was also misinterpreted in the MIR review by officers. The MIR evaluation quoted 410 homes when in fact the proposal was for 140 homes - a massively different scale of development.
- 2.4. FR142 is a sensible, deliverable mixed-use next phase of development immediately opposite the under-construction OP1 Westfield site and centred around the existing employment uses at Westfield. **FR143 can be considered as a potential second phase for strategic reserve housing** that would take the form of infill development between FR142 and existing commercial development at Enerfield.
- 2.5. Development already exists north of the Cultercullen Road at Westfield and the group of houses to the east. We note site OP5 is also north of the Cultercullen Road and is directly adjacent to the FR142 site. That site has been described in its LDP bid analysis as *'well located in relation to the settlement'* as are the Foveran North sites.
- 2.6. The development proposed through the OP1 and OP2 allocations, and that proposed in the future through FR142 and FR143 seeks to enhance Foveran's character and link the north and south elements of the village, providing a range and mix of uses, and improving connectivity and permeability through and around the settlement and delivering the mixed-use heart of the village.
- 2.7. One of the key purposes of the LDP process is to allocate suitable land for future development in and around existing settlements. This process will undoubtedly result in the loss of agricultural land (PAL) on the edge of settlements. Existing Foveran allocations at OP1 and OP2 are on PAL as are the proposed new allocations in this PLDP. For OP5, the MIR analysis stated that *'Loss of prime agricultural land in the western section of the site is justified to allow growth in this part of Foveran and the wider Energetica corridor.'* That approach should be consistent across all potential sites. OP5 is well related to sites FR142 and FR143 as shown in Figure 1, and as such we consider that



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allocation of the sites would present a logical pattern of development for the village.



**Figure 1 – Indicative Layout with sites FR142 and FR143 in Relation to OP5**



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- 2.8. The existing local road network has been significantly improved following the opening of the Balmedie – Tippetty dual carriageway (A90) as part of the AWPR works. The de-trunking of the old A90 road has greatly improved pedestrian circulation opportunities around the settlement. Through traffic has been completely removed from Foveran as a result.
- 2.9. A programme of First Time Provision public foul drainage to serve existing and allocated development in Foveran has been initiated by Scottish Water and is due to be in place by 2022. The sites will therefore benefit from improved foul drainage making efficient use of investment in new infrastructure. Future development can be considered through the LDP or planning application process, as would typically be the case. This is transformational for Foveran as it has previously been highlighted as a waste water hotspot.
- 2.10. The sites have access to a good bus route, reducing the need to use the private car, improving their overall sustainability credentials.

**3. Housing Strategy**

- 3.1. The PLDP housing strategy is not fully aligned with the new Strategic Development Plan’s ambitions or requirements. The 939-unit increase required by the SDP examination outcomes should be adopted and additional land allocated to meet that specific requirement.

Aberdeenshire Part of AHMA	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Totals 2020 to 2024		
2020 HLA (draft)						623	419	731	918	1,061	905		
Units delivered/units estimated													
2019 HLA						496	665	847	1,044	958	795	4805	anticipated
Units delivered/units estimated	779	565	436	506									
2018 HLA						509	933	1,045	965	889	839	687	
Units estimated													
2017 HLA													
Units estimated			459										
2016 HLA													
Units estimated		598											
2015 HLA													
Units estimated	904												
Difference between predicted & actual housing delivery	-125	-33	-23	-3	127								
	-14%	-6%	-5%	-1%	26%								
5 year Average difference (-2%) applied 2019-2022						657	831	1,024	940	780	4,231		with average lower delivery
No. of Housing Units anticipated less than predicted						-8	-16	-20	-18	-15	-78		no of units theoretically missing
			2966	2,909	-57	-2%							Potential shortfall
Average build rates 2017-2019 Aberdeenshire AHMA	522							-143	-325	-522	-436	-273	-1,701
Average build rates 2015-2019 Aberdeenshire AHMA	582							-83	-265	-462	-376	-213	-1,400

**Figure 2: Analysis of data from the Aberdeen City and Shire Housing Land Audits**

- 3.2. A review of housing trends across the last five HLAs in Aberdeenshire identified evidence of:
- Housing delivery on currently allocated sites is falling below HLA predictions;
  - Over-optimism on housing delivery that becomes less accurate the further in the future it predicts. If the actual delivery rates from the last 3 year’s HLAs (2017-19) are applied to the anticipated future



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housing delivery (agreed 2019 HLA) then, by 2025, this part of the AHMA could be up to 1,700 homes short.

- A need for a greater supply and range of housing allocations to supplement existing allocated sites and help deliver more housing over the life of the Plan.
- 3.3. Sites are under-delivering over a long period and there is an over-reliance on existing strategic sites as the main housing delivery mechanism. By not allocating enough “deliverable” land the PLDP does not fulfil national or local planning requirements.
- 3.4. Officers also had a different recommended strategy at the MIR stage. That involved a greater set of housing land allocations in relation to SDP requirements than presently the case. SDP requirements have increased but housing land supply has now decreased. That is not a valid approach and will lead to an under supply of housing land over time. When sites were removed during the MIR process the minimum required should be that these are replaced by more suitable sites and the headroom above housing requirements maintained.
- 3.5. Sites were removed during the MIR stages (min. 400), these should be replaced with new allocations. The Council should allocate additional housing sites to make up the expected shortfall or include strategic reserve housing land and a draw-down mechanism as a backstop in case of under-delivery. A combination of both may be the best means to help avoid that scenario. Officers supported strategic reserve at the MIR stage of the Plan.
- 3.6. Not allocating enough deliverable land does not fulfil national or local planning requirements and will be a serious issue for a plan-based system. Allocating more and delivering more is a positive in many respects – meeting housing requirements, delivering more affordable homes, improving infrastructure and contributing to the economy and economic recovery. 4.10 of the 5th March PLDP Committee Report (HL3) supports that approach stating, *“The overprovision of housing land as proposed is considered to be acceptable as it builds in flexibility ... as well as continuing to promote Aberdeenshire as an area open for business”*.

#### 4. Conclusion

- 4.1. The proposed mixed-use, phased development proposed through bid sites FR142 and FR143 at Foveran North represent a measured future expansion of Foveran.
- FR142 should be allocated in the first LDP plan period for 150 homes and village centre (retail / nursery) and community uses (potential school relocation / sports centre / playing fields).
  - FR143 should be allocated as strategic reserve housing land reserved for the latter plan period for 140 homes.
- 4.2. These bids should be considered an appropriate, effective opportunity in the 2021 Local Development Plan for the following reasons:



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- The scale of development proposed is in line with promoted LDP densities;
- They enhance, develop and connect a mix of uses and diversity that is currently present but disjointed in Foveran;
- The location and direction of growth promoted is sensible;
- The sites lie within the Strategic Growth Area;
- The local road network is safer and has increased capacity following the opening of the Balmedie – Tippetty dual carriageway and the reduction of speed limit from 60mph to 40mph; and
- A WWTP growth project has been initiated by Scottish Water.

The development will deliver a new village centre with a mix of uses, improved landscaping and footpath connections, land for a relocated primary school/community hub, sustainability at all levels, a self-sufficient balanced community with employment, commercial, community and home working units, to the reduction of CO2 emissions through energy efficient design and energy from the new anaerobic digester and the overall enhancement of an existing community.

It would assist in knitting together a genuine mixed-use community in line with the Government and Council's Placemaking agendas by creating new employment opportunities, modern amenities, the efficient use of new infrastructure and the opportunity for a new school with updated facilities.

#### 4.3. On housing land, the PLDP should:

- Account for the SDP increased requirement of 939 homes and allocate additional housing land;
- Include an allowance to account for the HLA evidence of under-delivery and therefore a predicted delivery shortfall — possibly up to 1,700 homes over the plan's first 5 years. This could be in the form of additional allocations and future reserved housing sites with an appropriate a draw-down mechanism; and
- An equivalent of the sites removed from the MIR stages (min. 400) are replaced with new allocations across a range of locations.

#### 4.4. Foveran is located in both the Energetica Corridor and the Aberdeen to Peterhead Strategic Growth Area (SGA). As such, **Foveran will provide an opportunity to deliver strategic housing and employment allowances. In line with the vision of Energetica, it is expected that new development in Foveran will contribute to transform the area into a high quality lifestyle, leisure and global business location.**



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**List of Supporting Documents:**

**FV1** – Foveran North Bid Document

**FV2** – MIR Response





FOVERAN NORTH

LOCAL DEVELOPMENT PLAN BID

MARCH 2018

HARPER & COCHRANE LTD

PREPARED BY HALLIDAY FRASER MUNRO



## ***FOVERAN NORTH VISION***

***“For many years the residents of Foveran have been left frustrated by poor connectivity, sub-standard amenities, inadequate drainage and constrained school facilities.***

***We believe that this development has the potential to overcome many of these issues and make Foveran a destination for modern living.***

***Foveran sits in the heart of the Energetica and Strategic Growth Corridors, therefore is ideally located for investment and development. We would like to assist in bringing this disjointed community together to create a village with new employment opportunities, modern amenities and a school with updated facilities.***

***A community that residents and future generations can enjoy - making Foveran a community for all.”***



# INTRODUCTION

As set out on the page opposite, the vision for future development at Foveran North is the same as the vision expressed through the Westfield and Ardgill Masterplan back in 2013.

Since then however, much has taken place within and around Foveran to deliver the vision. This includes:

- Allocation of the land at Westfield and Ardgill for residential and employment use;
- Agreement of a Masterplan for the allocated land;
- Creation of a mixed - use employment hub at Westfield;
- Delivery of mixed tenure housing at Westfield;
- Delivery of commercial development at Enerfield;
- Delivery of Anaerobic Digester Plant north of Enerfield.

To date, Foveran is one of the key locations within the Energetica Corridor that is actually delivering on its development strategy in line with Energetica. This includes new, sustainable housing, new mixed use employment opportunities, and the creation of an anaerobic digester producing enough power for 6,000 houses. The land lies within both the Aberdeen - Peterhead Strategic Growth Area identified in the Strategic Development Plan

The site proposers are working closely with Aberdeenshire Council to deliver a solution to primary education requirements for the area, they are working with Scottish Water to ensure the delivery of a Waste Water solution through the growth funding project.

New public footpaths are being created all around the settlement, linking the various elements together in a way that has not existed to date.

New housing has been delivered at Westfield, creating a new range of options for house buyers, and putting Foveran on the map as location for existing new residential options.

The site proposers have created employment opportunities through the delivery of Enerfield business park, ongoing at present. This is in addition to employment opportunities and ongoing investment at Westfield, including the village shop, hairdresser and beautician.

The development proposals for future development land at Foveran North Phases 1 and 2 that are the subject of the current Local Development Plan bids seek to deliver a phased, measured extension of the existing and consented Foveran village, continuing the achievements described above, under the same, established Masterplan vision.

The development will continue the concept of improved connectivity, pedestrian linkages, a village centre, a mix of uses and delivery of housing and commercial development within a key node in the Energetica Corridor.

The land put forward for development lies between the allocated land at Westfield currently under development and the Enerfield Commercial Park that is also being built out at present. To the east the land is bounded by the former A90 road. The de-trunking of this road has completely transformed the character of Foveran through the removal of A90 traffic congestion.

This makes the land the ideal place to further develop and enhance the village of Foveran.

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# SITE DESCRIPTION

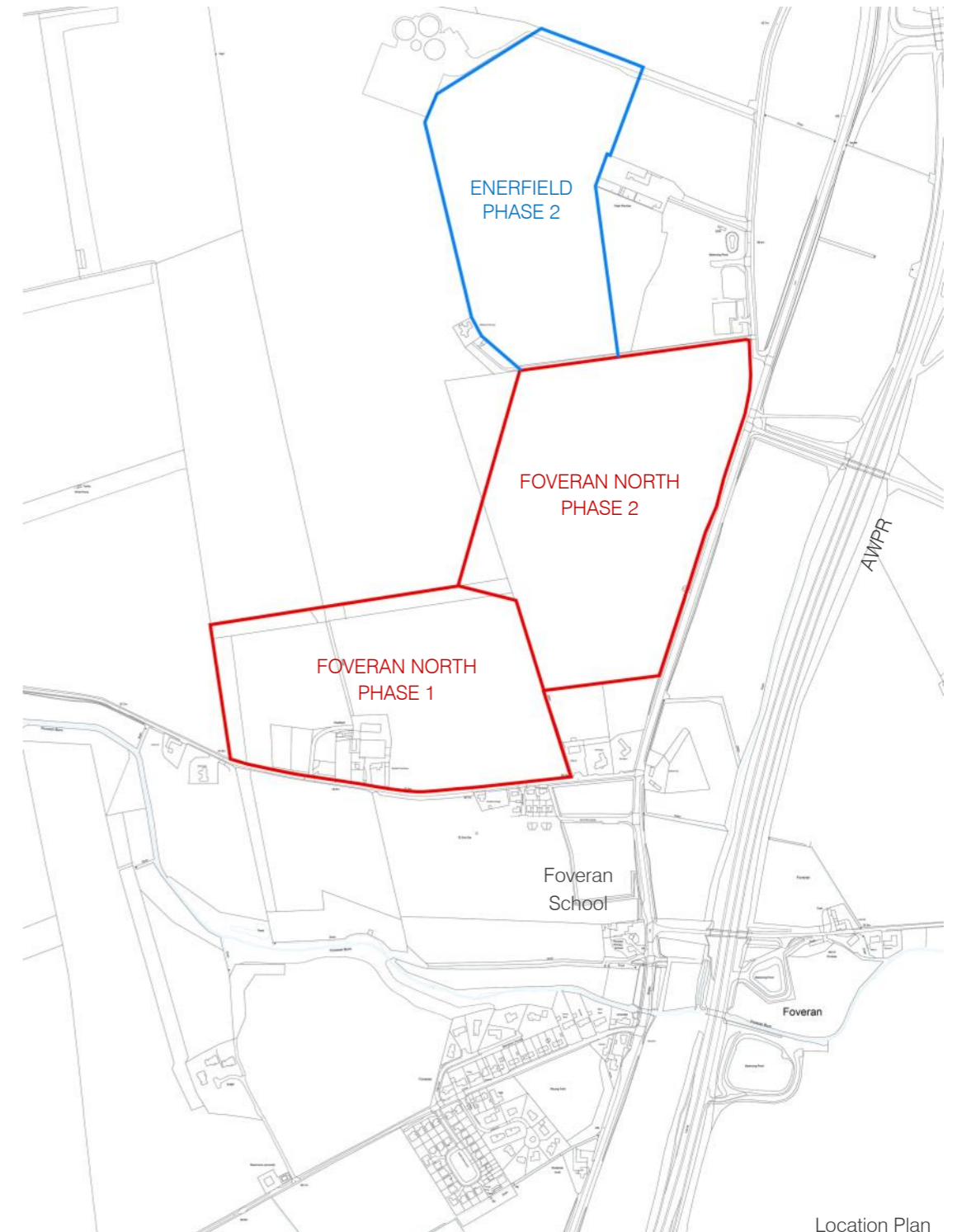
## Site Description

The development bids comprise two parcels of land at Foveran North. These lie between the existing Foveran settlement and the Enerfield Business Park to the north.

The land at Foveran North Phase 1 extends to 13.8 ha and is largely arable land around the existing buildings at Westfield and an existing housing cluster at the junction of the former A90 / Cultercullen road. The existing buildings at Westfield are subject to a mix of uses, including residential, and a range of Class 1 and Class 3 uses. Westfield is the current commercial centre of Foveran, however through the bid proposals, this role can be more formally defined and the use mix further expanded. The northern boundary of the bid site is defined by an existing ditch and tree belt.

The land at Foveran North Phase 2 extends to 16.5ha and is largely flat open arable agricultural land with few features, rising gently to the north. The land has strong defensible boundaries provided by the former A90 road to the east, Enerfield to the north and an existing housing cluster to the south.

Land at Enerfield Phase 2 is the subject of a separate development bid.



Location Plan



# FOVERAN CONTEXTUAL PHOTOGRAPHS





# PLANNING CONTEXT

The land lies within both the Aberdeen – Peterhead Strategic Growth Area and the Energetica Corridor. This makes it ideally placed for future development, endorsed by the popularity of current residential and commercial developments at Westfield and Enerfield.

## Aberdeenshire Local Development Plan 2017

The development allocations in the 2017 LDP include land at Westfield and Ardgill. These sites are allocated respectively as:

OP1: South of Westfield Farm Allocation:  
100 homes, 2ha employment land and 3ha strategic reserve

OP2: West of McBey Way (Ardgill) Allocation: 75 homes

## Westfield and Ardgill Masterplan 2013

In September 2013, Aberdeenshire Council's Formartine Area Committee agreed a Masterplan setting out the strategic development vision for the allocated OP1 and OP2 sites in Foveran. This was founded on the vision of:

*'Bringing this disjointed community together to create a village with new employment opportunities, modern amenities and a school with updated facilities ... A community that residents and future generations can enjoy in making Foveran a community for all.'*

A planning 'Proposal of Application Notice' was lodged for the entire OP1 site in November 2010 for 'Proposed Mixed Use Development incorporating 100 No. Dwellings, Retail Development, Village Square, Employment Land West of Residential Area, Construction of Bridge over Foveran Burn, Extension to Foveran Primary School and Community Facilities, Improve Pedestrian Links and Formation of Allotments.'



Extract from Local Development Plan 2017



Diagram of Energetica Corridor



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Approved Scotia Development, Source: Aberdeenshire Council Planning Portal



### Scotia Homes Planning Approval 2015

In 2015, Scotia Homes received detailed planning approval for the Erection of 50 No. Dwellinghouses with Associated Access Roads and Landscaping at Westfield OP1. This is now under construction, with houses occupied.

### Infrastructure

From an infrastructure perspective, the conditions for additional future development in Foveran have improved with the removal of traffic from the old A90 through the settlement and the initiation of a growth project to deliver a WWTW to serve the entire village.

Roads infrastructure has also been improved with a second access being taken from the former A90, and a new footpath from housing to the bus stop adjacent to the Primary School. These measures have improved the pedestrian safety of both residents and school pupils.



Approved Masterplan

# SITE ANALYSIS

## Opportunities

- Connectivity and improved linkages between various development elements in the area;
- Frontage onto de-trunked A90;
- North—south linear landscaped corridor to tie into framework of approved Westfield and Ardgill Masterplan;
- Creation of village centre with mixed uses in central location;
- Flat topography;
- Opportunity to enhance Approved Masterplan;
- Create links to Enerfield business park.

## Constraints

- Existing water main pipe and wayleave;
- Achieving connectivity between different uses;
- Level differences at southern edge of Enerfield;
- Prevailing winds from south and north, open aspect and views over surrounding landscape;
- Existing watercourses through site.

- Extent of Approved Masterplan
- Existing Foveran Burn Character Area
- AWPR
- Existing Roads
- Water Main



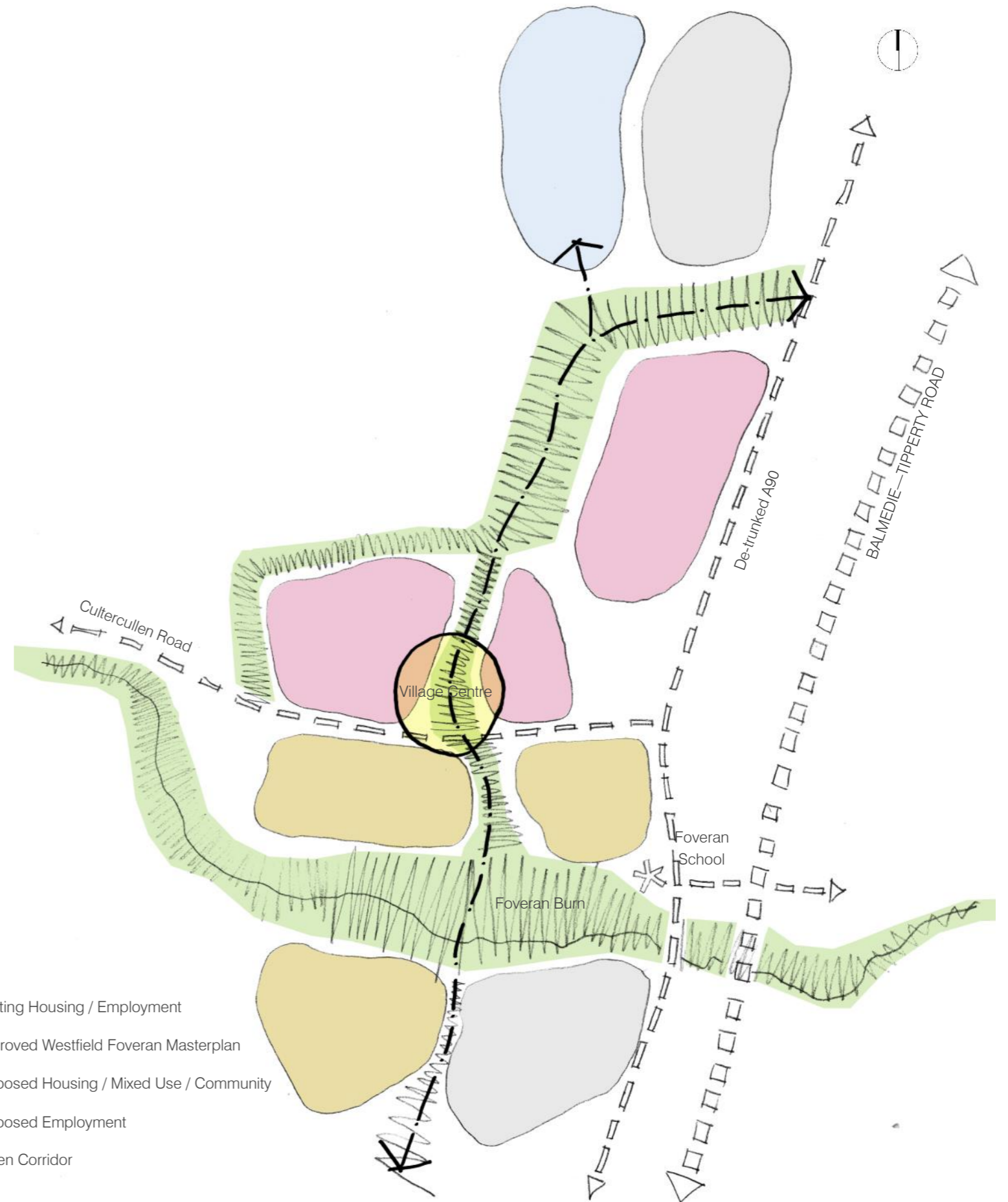
Site Analysis Diagram



# CONCEPT

## Design Principles

- Continuation of North-South green corridor, in line with the approved Westfield Foveran Masterplan;
- Three new development pockets are contained within landscape buffers to west and north boundaries;
- Key frontage onto de-trunked A90;
- Evolved location of village centre at intersection between Cultercullen Road and central green corridor.



- Existing Housing / Employment
- Approved Westfield Foveran Masterplan
- Proposed Housing / Mixed Use / Community
- Proposed Employment
- Green Corridor

Concept Diagram from Approved Westfield Foveran Masterplan

Concept Diagram

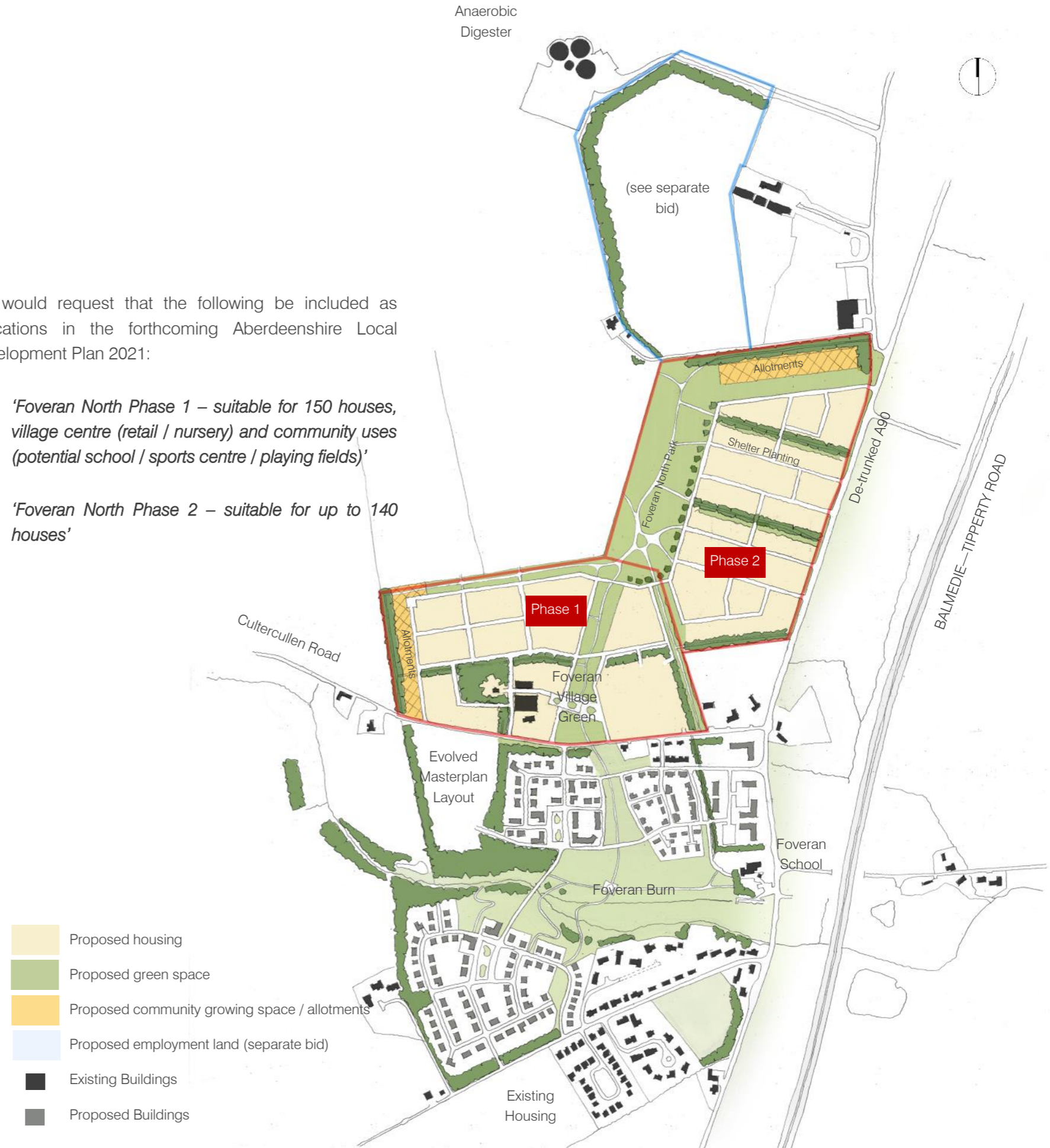
# PROPOSAL

To continue the Masterplan vision:

- To enhance a small group of houses in the countryside to form a sustainable village unit. This will be achieved by the creation of a mixed use development based on the forms, uses and characteristics of a traditional Aberdeenshire village.
- To link the existing school with the existing houses in a safe manner, allowing pupils and parents to walk safely to school within the site.
- To form connections for pedestrians, cycles and cars with a fully linked movement network throughout the settlement.
- The underpinning main design philosophy is sustainability at all levels, from creation of a self-sufficient balanced community which would include provision for employment, commercial, community and home working units, to the reduction of CO2 emissions through energy efficient design and energy from the new anaerobic digester;
- Linkages to Enerfield;
- Village centre and 'green' with a mix of uses (retail / nursery / potential school / sports centre / playing fields);
- Landscaped corridor through existing / consented / proposed development areas;
- Footpath networks;
- Minimum 40% open space along central corridor.

We would request that the following be included as allocations in the forthcoming Aberdeenshire Local Development Plan 2021:

- 'Foveran North Phase 1 – suitable for 150 houses, village centre (retail / nursery) and community uses (potential school / sports centre / playing fields)'
- 'Foveran North Phase 2 – suitable for up to 140 houses'





# LAND USE

## Mix of Uses

Following on from the allocations, masterplan and development at Westfield and Ardgill, a mix of uses is proposed through the future allocations at Foveran North.

These include:

-  Village Centre;
-  Retail;
-  Community Growing Space / Allotments;
-  Nursery;
-  Leisure;
-  Nursery;
-  Housing;
-  Employment / Commercial land;
-  Public Open Space;
-  Woodland / riverside walks and Countryside access;
-  Allocated Housing;
-  Potential School Expansion.

The location and arrangement of these uses have been strongly influenced by and fully relate to the refined Masterplan vision for Westfield and Ardgill, the location of Enerfield, and the adjacent detrunked A90 road.



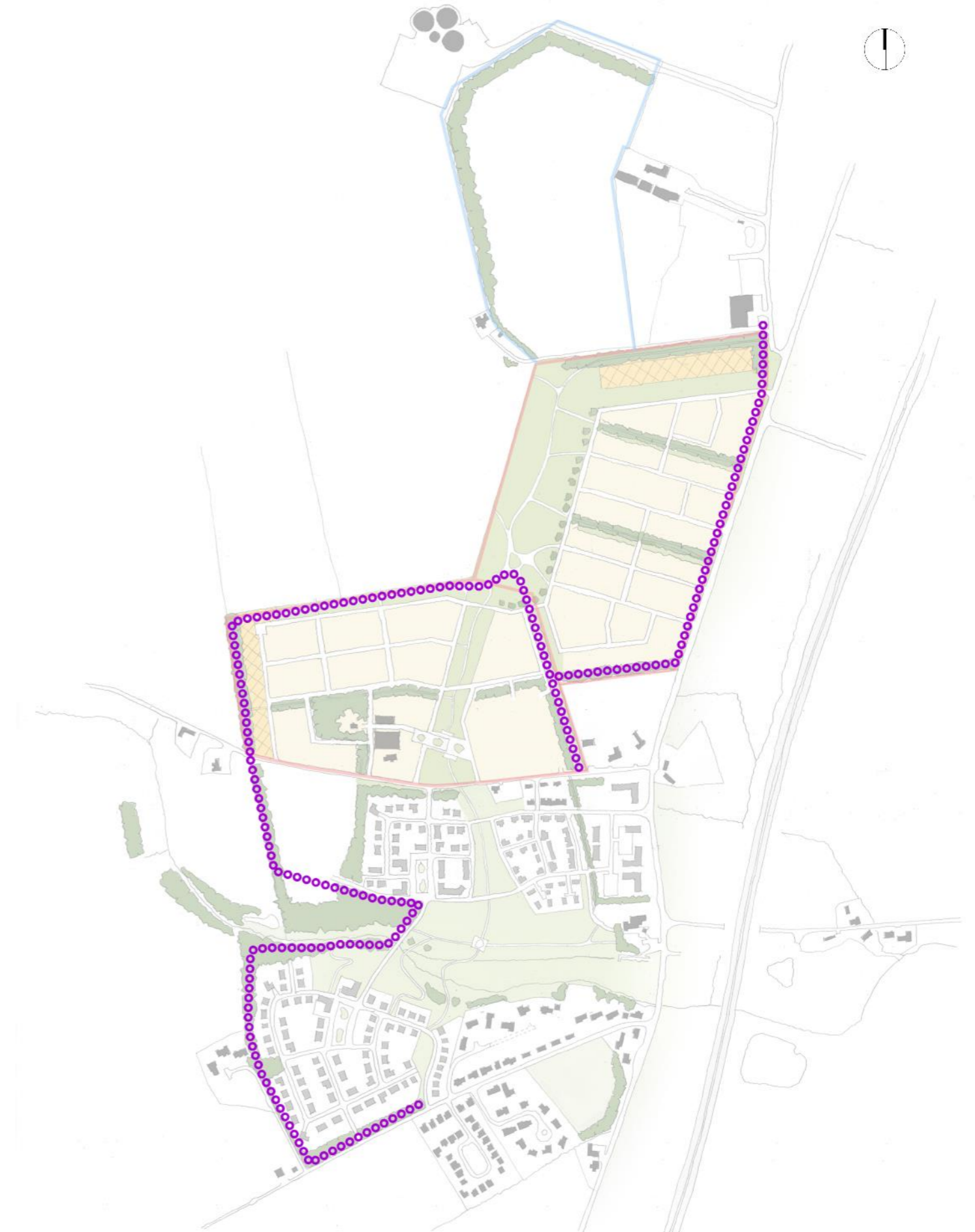
# CORE PATHS

## Delivery of Core Paths

Core paths as shown on the plan opposite are in the process of being delivered by the site proposers / landowners.

These will enhance connectivity around the various existing and proposed elements of Foveran Village.

In addition to these paths, new footpath linkages will be created through the centre of the settlement, across the Foveran Burn and northwards through the village centre. These are shown on the masterplan drawings.





# SUMMARY

## Key Benefits

We believe that the future development proposed at Foveran North will deliver a range of key benefits, in line with the original Foveran Masterplan Vision.

- ***Village centre / heart with a mix of uses;***
- ***Landscaped corridor throughout;***
- ***Footpath networks;***
- ***Connectivity to Enerfield;***
- ***Increased public access and permeability for the public into green space and Countryside;***
- ***Enhancing a small group of houses in the countryside to form a sustainable village unit;***
- ***Based on the characteristics of a traditional Aberdeenshire village;***
- ***Linking the existing school with the existing houses in a safe manner,***
- ***Forming connections for pedestrians, cycles and cars with a fully linked movement network throughout the settlement;***
- ***Sustainability at all levels, a self-sufficient balanced community with employment, commercial, community and home working units, to the reduction of CO2 emissions through energy efficient design and energy from the new anaerobic digester;***
- ***Creating a Community For All***







**ABERDEENSHIRE LOCAL DEVELOPMENT PLAN  
RESPONSE TO MAIN ISSUES REPORT  
FOVERAN NORTH  
FR142, FR143, FR117**

**APRIL 2019**

On behalf of  
Harper & Cochrane Ltd



HALLIDAY FRASER MUNRO  
CHARTERED ARCHITECTS & PLANNING CONSULTANTS



**HALLIDAY FRASER MUNRO**

CHARTERED ARCHITECTS & PLANNING CONSULTANTS

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# HALLIDAY FRASER MUNRO

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## 1. Introduction

- 1.1. This report has been prepared by Halliday Fraser Munro, Chartered Architects and Town Planning Consultants, on behalf of Harper & Cochrane Ltd. It is written in response to the Aberdeenshire Local Development Plan Main Issues Report 2019 (MIR).
- 1.2. At the 'Call for Sites' stage in March 2018, three development bids were lodged for the land at Foveran North:
  - **FR142** – Foveran North phase 1 - village centre, commercial uses, up to 150 houses;
  - **FR143** – Foveran North phase 2 – up to 140 houses, public park / open space;
  - **FR117** – Enerfield Business Park West – 11.9ha of business / employment land opportunities.
- 1.3. Our client has a proven history of delivering development in Foveran, being responsible for the promotion, allocation, masterplanning and phased delivery of the Foveran 2017 Local Development Plan allocations at Westfield OP1 and Ardgill OP2.
- 1.4. The original Masterplan vision for Foveran was:

*“For many years the residents of Foveran have been left frustrated by poor connectivity, sub-standard amenities, inadequate drainage and constrained school facilities.*

*We believe that this development has the potential to overcome many of these issues and make Foveran a destination for modern living.*

*Foveran sits in the heart of the new Energetica and Strategic Growth Corridors, therefore is ideally located for investment and development. We would like to assist in bringing this disjointed community together to create a village with new employment opportunities, modern amenities and a school with updated facilities.*

*A community that residents and future generations can enjoy in making Foveran a community for all.”*





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1.5. The Foveran North bids presented seek to further develop and enhance the vision expressed through the Westfield and Ardgill Masterplan back in 2013. Following its approval, much has taken place in and around Foveran to deliver the vision. This includes:

- Allocation of the land at Westfield and Ardgill for residential and employment use;
- Creation of a mixed - use employment hub at Westfield;
- Delivery of mixed tenure housing at Westfield;
- Delivery of commercial development at Enerfield;
- Delivery of Anaerobic Digester Plant north of Enerfield;
- Detrunking of the A90;
- Qualification for the Scottish Water Growth Funding Project;
- Improved / safer paths to Foveran primary school and bus stop.

1.6. The original masterplan is delivering the foundations of a real community. The bids and vision for Foveran North offer the potential to enhance the settlement's role as a service centre and create a well - connected, mixed-use focal heart to the village that is currently lacking.

1.7. Foveran is one of the key locations within the Energetica Corridor. To date, the landowner is one of the few people that is actually delivering on its development strategy, in line with Energetica. This includes new, sustainable housing (at Westfield OP1), new mixed-use employment opportunities (at Westfield and at Enerfield), and the creation of an anaerobic digester producing enough green power for 6,000 houses (at West Pitmillan). Work is also starting on a new multi-million-pound gluten free Oat Plan, that will employ five people, one of the first of its kind in the UK. The land also lies within the Aberdeen - Peterhead Strategic Growth Area (SGA) identified in the Strategic Development Plan.

1.8. Westfield and Enerfield presently comprises:

- The Barn (formerly known as The Store) coffee shop employs 15 people;
- Homes Systems Scotland office and warehouse employs five people;
- Hairdresser / Savock Farm Office employs eight people;
- West Pitmillan anaerobic digester employs four people;
- Enerfield (Euronet) office and warehouse facilities employ seven people.

1.9. Foveran North creates the natural link that is currently missing in Foveran, linking Enerfield to Foveran village and using the existing mixed use employment and retail facilities at Westfield as the centre of the settlement. It is important to realise that Foveran North is not just a housing development, the vision is to create a sustainable village.

1.10. The Proposed Aberdeen and Aberdeenshire Strategic Development Plan states that SGAs will accommodate 75% of all new development in the Region. Within the Draft Proposed Local Development Plan, The Aberdeenshire part of the Aberdeen Housing Market Area is however anticipated to accommodate only 2,501 houses through new allocations. We consider this is an



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extremely low estimate and requires to be increased through additional sites in appropriate, sustainable locations in identified growth areas being added to the Proposed LDP, such as those proposed at Foveran through bids FR142 and FR143. Many allocations in the SGAs are failing to deliver the envisaged number of houses in the current LDP, however Foveran is.

### 2. Bid and MIR Summary

- 2.1. Bid **FR142**, Foveran North phase 1 sets out proposals for the next phase of development in Foveran following the completion of the build out on currently allocated sites OP1 and OP2 that is currently well underway. The site is partially brownfield, already supporting housing and commercial uses centred around Westfield. Foveran North Phase 1 is considered suitable for 150 houses, village centre (retail / nursery) and community uses (potential school relocation / sports centre / playing fields). The existing retail offer at Westfield provides the ideal centre and catalyst through which to create a real mixed use, diversified village centre that can serve the existing and future Foveran Community. This proposal offers the opportunity to further expand and diversify the range of facilities and services within Foveran to meet the aim of it becoming a 'proper' connected village with a mix of uses and associated community benefits. Foveran's location within the Aberdeen – Peterhead Strategic Growth Area and Energetic Corridor makes it ideally placed to accommodate such development, in line with the strategy of the Proposed SDP and Main Issues Report.
- 2.2. Bid FR142 is not currently a 'preferred' development option. The Main Issues Report (officer's summary and assessment of bid) states:

*'150 homes.*  
*The scale of the proposed development (when viewed in conjunction with current development in Foveran and a future related phase of development included as separate bid) would create an unnatural extension to the north which would erode all the character of the original form of the settlement.*

*Furthermore the entire site is identified as prime agricultural land and could have a potential implication on the existing road network whilst approximately half of the site is within a waste water hotspot. This site (and associated phase 2 bid) are considered to be unsuitable for development.'*
- 2.3. The Officers' view and associated issues will be examined in more detail below, however it is clear that the principle issue is that of the scale of development. In the interests of delivering a viable mixed-use village extension, 150 houses and commercial uses across an area of 13.8ha is sensible and in line with policy set out in the MIR on housing density. We note the MIR assessment fails to mention and assess the proposed community and commercial uses that form part of the LDP bid. These are essential elements that will help to deliver the "Character" that is currently absent from the village.
- 2.4. FR142 extends to 13.8ha. in terms of considering development areas and densities, 3.8ha can be subtracted for commercial and community uses, leaving 10ha for residential use. 40% of this should be given over to open space within the development in line with existing and proposed policy. This



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leaves a residential developable area of 6ha. Applying the proposed average housing density of 25 homes per hectare set out in the MIR (Main Issues Report 10 – Housing Numbers on Sites) gives an acceptable number of 150 house on bid site FR142. The boundaries of the FR142 bid site are based on existing physical field boundaries.

- 2.5. In the 2017 Local Development Plan, Foveran benefits from land allocated for 100 houses and 5ha of employment land (OP1), 75 houses (OP2) and 1.5ha of employment land (OP3). The original village (Pre OP1 development) comprises around 75 houses. We do not therefore consider that a further 150 houses delivered as part of a mixed-use development as the next development phase, to a settlement of what will ultimately comprise at least 250 houses is out of scale, particularly given its location within the Energetica Corridor and Strategic Growth Area.
- 2.6. Bid **FR143** is not currently a ‘preferred’ development option. The Main Issues Report (officer’s summary and assessment of bid) states:

*‘Housing (mixed) (estimated **410** homes)*

*The scale of the proposed development (when viewed in conjunction with current development in Foveran and a future related phase of development included as a separate bid) would create an unnatural extension to the north which would erode all the character of the original form of the settlement.*

*Furthermore the entire site is identified as prime agricultural land and could have a potential implication on the existing road network whilst approximately half of the site is within waste water hotspots. This site (and associated phase 1 bid) are considered to be unsuitable for development.’*

- 2.7. It is clear that the same text has been used in assessing bids FR142 and FR143, however they are for different proposals and uses. We wish to clarify that the scale of residential development promoted through bid FR143 was circa **140** homes, not **410** as referenced in the MIR, which is a massively different scale of development.
- 2.8. FR142 is presented as a sensible, deliverable mixed-use next phase of development immediately opposite the under construction OP1 Westfield site and centred around the existing employment uses at Westfield. FR143 can be considered as a potential second phase, strategic reserve housing site that would take the form of infill development between FR142 and existing commercial development at Enerfield (OP1 / BUS). The allocation of this land as a second phase reserved residential site will safeguard the delivery of the overall vision for Foveran.
- 2.9. Bid **FR117** for employment uses is supported by Officers as a ‘Reserved’ longer term employment allocation. This is supported by our clients, the site proposers. There is reference to access being a potential development constraint. This is not the case as access through the existing West Pitmillan site is also owned by our clients. In summary our clients support the proposals for FR117 as outlined in the MIR. We note the retention of site FR118 and support this. The FR117 and FR118 sites are



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complimentary to the Foveran North bids, relative to the vision of a connected, mixed-use community.

### 3. Main Issues Report Comments on FR142 and FR143

- 3.1. In this section we will review and comment on the Officer's views on both bid sites FR142 and FR143 in the MIR. The text is identical for both bids, although they are for different proposals.
- 3.2. ***'The scale of the proposed development (when viewed in conjunction with current development in Foveran and a future related phase of development included as a separate bid) would create an unnatural extension to the north which would erode all the character of the original form of the settlement.'***
- 3.3. The suggestion that the development would 'create an unnatural extension to the north' is unfounded. Development already exists north of the Cultercullen Road at Westfield and the group of houses to the east. There is already an existing commercial hub at Westfield, and the FR142 bid proposes to give this a more central, diversified role by creating a mixed-use village centre. We note that Officers' 'preferred' bid site FR082 is also north of the Cultercullen Road and is directly adjacent to and parallel with the FR142 site. FR082 is described in the MIR as '*well located in relation to the settlement*'.
- 3.4. As discussed above, development has been proposed at a density in line with the housing policy in the Draft Proposed LDP and also includes provision of public open space in excess of that required by policy. The land take is considered entirely reasonable and the site boundaries are defined by existing field boundaries.
- 3.5. In terms of considering the character of Foveran, the settlement does not have distinct character as such. Foveran has grown up as a disjointed collection of houses west of the former A90 and north and south of the Foveran Burn. The buildings do not benefit from a coherent character, they are of a variety of styles and ages. The development proposed through the OP1 and OP2 allocations, and that proposed in the future through FR142 and FR143 seeks to redress this by linking the north and south elements of the village, providing a range and mix of uses, and improving connectivity and permeability through and around the settlement and creating and delivering the mixed-use heart of the village. We do not therefore see how the proposals would 'erode all the character of the original form of the settlement'.
- 3.6. ***'Furthermore the entire site is identified as prime agricultural land and could have a potential implication on the existing road network whilst approximately half of the site is within waste water hotspots. This site (and associated phase 1 bid) are considered to be unsuitable for development.'***
- 3.7. Dealing firstly with the issue of 'Prime Agricultural Land' (PAL), one of the key purposes of the LDP process is to allocate suitable land for future development in and around existing settlements. This process will undoubtedly result in agricultural land on the edge of settlements, some of it prime,



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being lost to development. Existing Foveran allocations at OP1 and OP2 are on PAL. The 'preferred' Foveran allocations at FR067, FR065/66 are on PAL. Of most relevance to the FR142 and FR143 bids is the 'preferred' allocation of 14 homes at FR082, directly adjacent to FR142. In terms of FR082, it is stated in the MIR that *'the proposed site is well located in relation to the settlement. Loss of prime agricultural land in the western section of the site is justified to allow growth in this part of Foveran and the wider Energetica corridor.'* We do not see what the difference is between FR082 and FR142 in terms of the principle and location of development. Both sites are well-related to Foveran and the measured loss of PAL can be justified.

- 3.8. The MIR states that development on FR142 and FR143 could have a 'potential implication' on the existing road network. Having been involved in land promotion at Foveran for over ten years, we can confirm that the existing local road network has been significantly improved following the opening of the Balmedie – Tipperty dual carriageway (A90) as part of the AWPR works. Previously the A90 trunk road ran adjacent to Foveran Primary School and housing. This created a risk for schoolchildren and other pedestrians. The detrunking of this road has removed this risk and greatly improved pedestrian circulation opportunities around the settlement. Through traffic has been completely removed from Foveran as a result.
- 3.9. The adjacent detrunked former A90 now provides a safe, low trafficked road with safe linkages onto the A90 dual carriageway. The new A90 obviously has much greater traffic capacity than the previous A90. The new road also allows school children in Foveran to safely walk between the school and the playing fields. We cannot therefore see how the development proposals at FR142 and FR143 would have a 'potential implication' for the existing road network. Greater, safer capacity now exists.
- 3.10. The MIR suggests that part of the site is within 'waste water hotspots'. We are aware that a programme of First Time Provision public foul drainage to serve existing and allocated development in Foveran has been initiated by Scottish Water through a Growth Funding Project. Similar to the road upgrades, this has been a proposal that has been on the table for a number of years but is now coming to fruition and is due to be in place by 2022. A treatment plant is proposed at Foveran that will then pump to the existing mains sewer system at Newburgh. We do not consider that foul drainage provision therefore represents a constraint to development. Future development can be taken into account through the LDP preparation process, as would typically be the case.
- 3.11. A review of the Strategic Environmental Assessment undertaken for the FR142 and FR143 bids highlights some relevant aspects. It is noted that the sites have access to a busy bus route, reducing the need to use the private car. We agree with this assertion. There is reference to a visual impact assessment being required if the sites were to be allocated. This can be provided in support of any planning application proposals. Although the development proposal will alter the current character of the farmland, the landscape around Foveran has the capacity to accept an appropriately laid out large scale development.



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3.12. In summary, the issues raised in the Officers' overview of FR142 and FR143 bid sites in the MIR do not represent a constraint to development.

### 4. Housing Strategy

- 4.1. The housing strategy contained within the Main Issues Report relies heavily on existing allocated sites, a generic densification across sites within the AHMA and some limited small-scale allocations across the area to meet Strategic Development Plan (SDP) housing requirement. This approach raises serious concerns on the range and scale of housing that can be delivered on the back of that do-minimum strategy, the practicality of delivering significantly increased density on certain sites preferred in the MIR, and the relationship between that strategy, the SDP in its final form when approved later in 2019 and national policy on delivering more housing and a range of housing more effectively.
- 4.2. Additional allocations, in suitable locations are required to deliver the SDP's housing requirement. Bid sites FR142 and FR143 at Foveran North present such an opportunity. The sites lie with the SGA, are based around an existing but disjointed settlement and benefit from good transport links, pre-existing infrastructure, existing and offer the potential to create a real mixed-use settlement with a range of services and facilities based around the existing Westfield Hub.
- 4.3. We would respectfully request that FR142 is allocated for up to 150 houses, commercial and community use in the first phase of the LDP with FR143 allocated as a Reserved site for up to 140 houses.

### 5. Conclusion

5.1 As set out in the preceding sections, the proposed mixed-use, phased development proposed through bid sites FR142 and FR143 at Foveran North represent a measured future expansion of Foveran. FR142 should be allocated in the first LDP plan period, FR143 should be reserved for the latter plan period. FR117 should be allocated in the Proposed LDP as set out in the MIR. We believe there are no constraints to development, and the land should be considered an appropriate, effective opportunity in the 2021 Local Development Plan for the following reasons:

- **The scale of development proposed is in line with densities sought through the MIR;**
- **The proposals will bring a mix of uses and diversity not currently present in Foveran;**
- **The location and direction of growth promoted is perfectly reasonable and sensible;**
- **The sites lie within the Strategic Growth Area;**
- **The local road network is safer and has increased capacity following the opening of the Balmedie – Tipperty dual carriageway;**
- **Prime Agricultural Land should not be viewed as a constraint in this context – existing allocations and preferred bids around Foveran are on Prime Agricultural Land;**
- **A WWTP growth project has been initiated by Scottish Water.**



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***The development will deliver:***

- **Village centre / heart with a mix of uses;**
- **Landscaped corridor throughout;**
- **Footpath networks;**
- **Connectivity to Enerfield;**
- **Increased public access and permeability for the public into green space and Countryside;**
- **Enhancing a small group of houses in the countryside to form a sustainable village unit;**
- **Based on the characteristics of a traditional Aberdeenshire village;**
- **Linking the existing school with the existing houses in a safe manner;**
- **Land for a relocated primary school / community hub;**
- **Forming connections for pedestrians, cycles and cars with a fully linked movement network throughout the settlement;**
- **Sustainability at all levels, a self-sufficient balanced community with employment, commercial, community and home working units, to the reduction of CO2 emissions through energy efficient design and energy from the new anaerobic digester;**
- **Creation of a Community for all.**

**Foveran sits in the heart of the Energetica Corridor and Strategic Growth Area, therefore is ideally located for investment and development. We would like to assist in bringing this disjointed community together to create a village with new employment opportunities, modern amenities and a school with updated facilities.**