



HALLIDAY FRASER MUNRO

CHARTERED ARCHITECTS & PLANNING CONSULTANTS

# Planning Statement Addendum

Planning Permission in Principle Application for Residential Mixed Use Development Comprising up to 800 Residential Homes (25% affordable), 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 on Land At Inverugie Meadows, South Ugie, Peterhead

Applicant: Claymore Homes Ltd

Revision P01

Rev	Date	Signed
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## 1. Introduction

- 1.1 This Planning Statement Addendum has been prepared by Halliday Fraser Munro, Chartered Planning Consultants, on behalf of the applicant, Claymore Homes Ltd. This document has been requested by Aberdeenshire Council for the purposes of updating the Planning Statement originally submitted with the application in February 2022, to respond to more recent national and local planning policy updates.
  
- 1.2 The National Planning Framework (NPF4) was implemented in Scotland in February 2023. In April 2023 Aberdeenshire Council adopted its new Local Development Plan (ALDP 2023). Together, these two planning policy documents superseded the Aberdeen City and Shire Strategic Development Plan, the former ALDP (2017) and the NPF3. Considering these planning policy changes, at the end of 2024 the Council requested that both the Planning Statement and Design and Access Statement, along with other technical supporting documents, were updated to reflect these changes. The Energy Statement, Flood Risk Assessment, and Preliminary Ecological Appraisal (including Biodiversity Action Plan (BAP)) are currently being updated / instructed (BAP) and will be submitted upon their completion. Additionally, Aberdeenshire Council has requested a review of the masterplan, which will be addressed below. At the request of the Council, this will be supported by a new Masterplan Zoning Diagram.

## 2. Application Background

- 2.1 The application site comprises land currently allocated by the Aberdeenshire Local Development Plan 2023 for 1265 homes, community facilities and 4ha employment land. The allocation was brought forward by the ALDP 2017 and the prior ALDP 2012. There is an approved masterplan for the site (2016), an excerpt from which is shown in Figure 1 below.

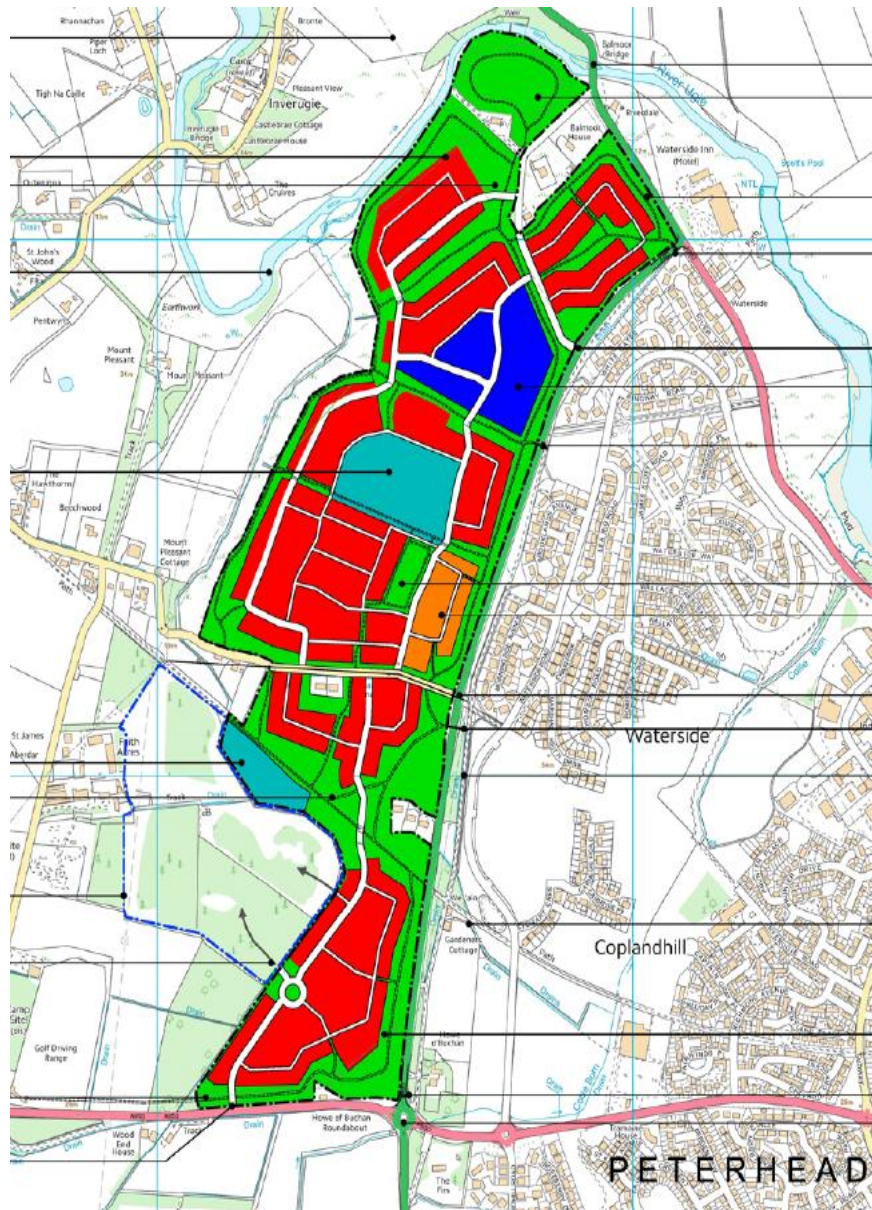


Fig 1: Excerpt from Approved 2016 Masterplan

2.2 The current application was validated in February 2022, at which time the site was allocated by the Aberdeenshire Local Development Plan 2017, as OP1: Inverugie Meadows, for 1265 homes, community facilities and 4ha employment land. The application was supported by a proposed masterplan layout, refined to reflect the opportunities and constraints identified by site analyses carried out by Halliday Fraser Munro Architects and the assessments by professional consultants, which together inform a feasible layout suited to the requirements of an application for planning permission in principle and pave the way for more detailed analyses in support of further/detailed applications thereafter. This masterplan was uploaded to the portal in February 2022; an excerpt from which is shown in Fig 2, below.



Fig 2: Annotated Excerpt from Proposed Masterplan, submitted Feb 2022

- 2.3 It follows the approved 2016 masterplan layout closely, indicatively showing: Three main access points into the site from the A90(T); a nature reserve, employment land and housing to the north; further housing, a primary school and neighbourhood centre located centrally; and two further residential areas to the south.
- 2.4 One minor amendment to the proposed layout from that approved by the 2016 masterplan, is an adjustment to the location of the employment land, which has been moved marginally north-westwards, further into the site, in turn bringing the northernmost residential area south-eastwards, closer to the other housing land.

The reasons for this will be detailed further in section 8 below. Otherwise, the main difference between the 2016 approved masterplan and the one submitted in February 2022, is the exclusion of an area of land from the north-east corner of the OP1 allocation. Again, please refer to section 8 for further details, including comments on the proposed indicative total housing numbers.

### 3. Application Update – Consultation Process

3.1 Since the original submission in February 2022, the application has seen significant delays following receipt of Transport Scotland’s consultation response dated 7 March 2022. The consultation process with Transport Scotland involved extensive discussions, including Aberdeenshire Council’s Roads Development/ Transportation Team(s), to establish a suitable (more viable) solution to the provision of acceptable pedestrian crossings and vehicular access points linking the trunk road infrastructure with the site. The solution proposed, and now agreed, involves the use of roundabouts instead of at grade junctions (deemed unsuitable by Transport Scotland), or grade separated junctions (as initially proposed as a solution by Transport Scotland). The agreed proposed solution is shown in Figure 3 (Proposed Junction Locations – Except from DAS) below. It is noted that roundabouts are also the preferred means of access under the approved 2016 masterplan.

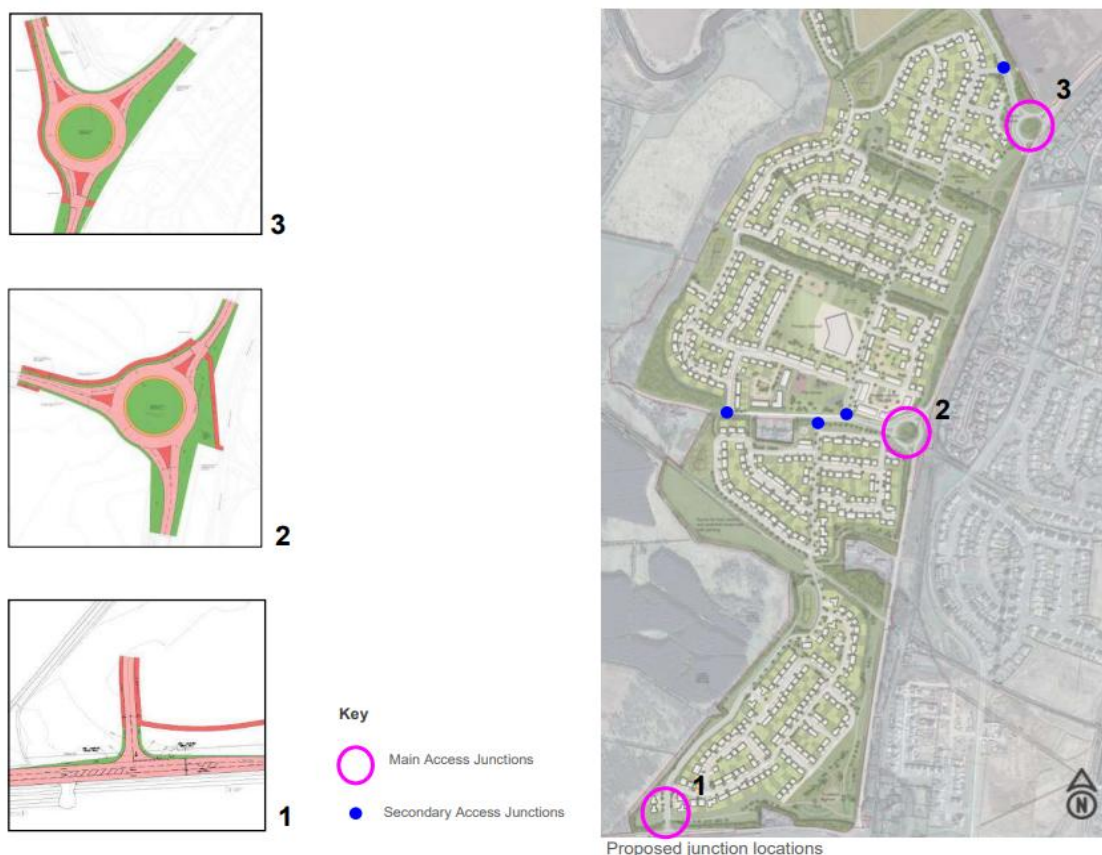


Fig 3: Proposed Junction Locations – Excerpt from DAS

3.2 The transport and access agreed with TS also includes signalised crossings on the A90(T), with corresponding areas of reduced speed limits (40mph) on the trunk road (A90(T)). Please refer to the Design Statement for further details. Transport Scotland requested additional supporting documents, including a Transport Assessment Addendum, and Stage 1 Road Safety Audit and Response, which have since been agreed and subsequently uploaded to the planning portal in January 2025. A formal response from Transport Scotland has now been provided and does not object to the proposal, subject to conditions (formal response and conditions issued by TS on the 7<sup>th</sup> of February 2025). Roads Development has also formally responded without objection, subject to conditions. Following the above consultation process, a refined proposed masterplan was produced, showing the amended infrastructure. This supersedes the proposed masterplan uploaded in February 2022 and is shown in Fig 4 below.



Fig 4: Proposed masterplan (2025)

## 4. Planning Policy Updates

- 4.1 It was during the consultation period with Transport Scotland, that the NPF4 and ALDP (2023) were implemented. Together, these superseded the Aberdeen City and Shire Strategic Development Plan, the former ALDP (2017) and the NPF3. Considering these planning policy changes; various supporting documents are being updated (per paragraph 1.2). Aberdeenshire Council has requested a review of the masterplan (please see section 8), and submission of a Masterplan Zoning Diagram, an excerpt from which is shown in Fig 5 below.
- 4.2 Accordingly, the following sections of the addendum set out justification for the proposal in the context of the new planning policy framework.

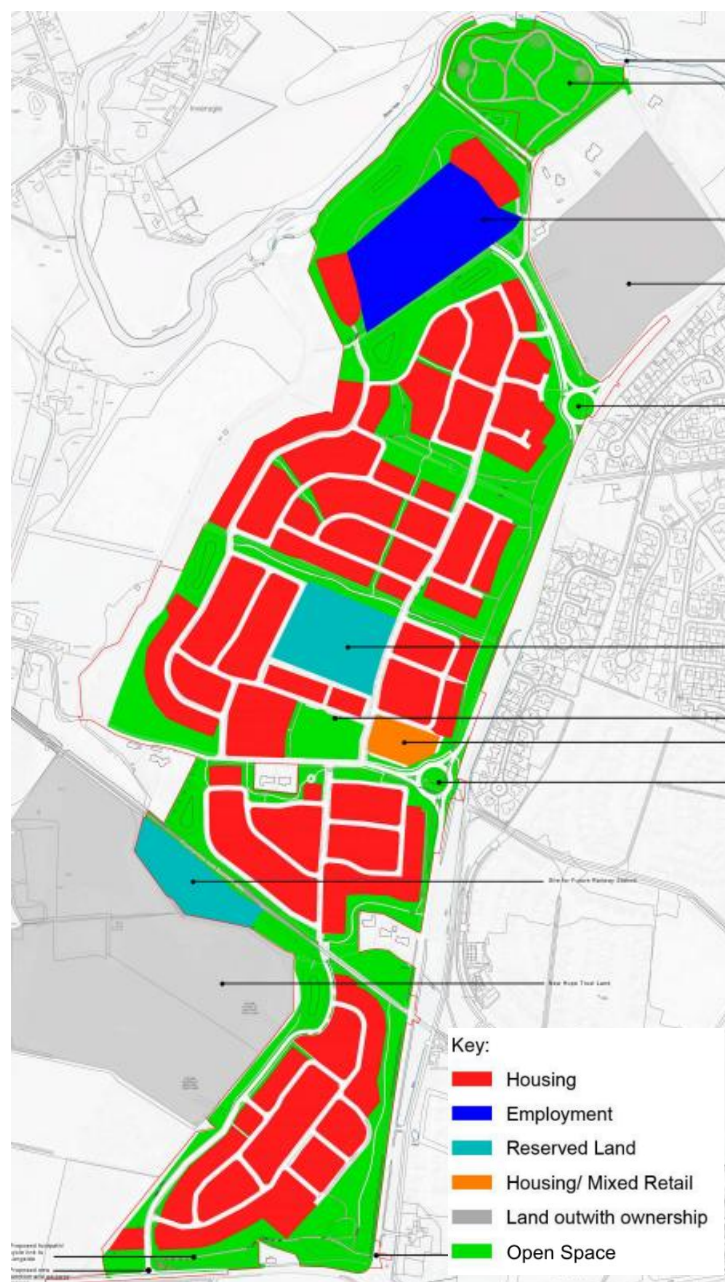


Fig 5: Excerpt from Zoning Diagram

## 5. Legislative Framework

- 5.1 Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 (as amended) states that:

*Where, in making any determination under the Planning Acts, regard is to be had to the development plan, the determination is, unless material considerations indicate otherwise, to be made in accordance with that plan.*

In this case, the Development Plan consists of the National Planning Framework 4, the Aberdeenshire Local Development Plan 2023, and its Supplementary Guidance Documents. These form the basis for the assessment and determination of this application.

## 6. National Planning Framework (NPF 4)

- 6.1 NPF4 reflects the Scottish Government policy intent regarding the national housing emergency, housing delivery, climate emergency, general sustainability, protection of the natural environment, and biodiversity enhancement. Importantly, as noted at p.95 and p.98 of NPF4, and set out under the Chief Planner letter: Transitional Arrangements for National Planning Framework 4 (February 2023), the national planning policies are to be read and applied as a whole.
- 6.2 The following NPF4 policies are of most relevance to this proposal:

### **Spatial Principle 1 – Sustainable Places:**

- Policy 1 Tackling the climate change and nature crisis
- Policy 2 Climate mitigation and adaptation
- Policy 3 Biodiversity
- Policy 4 Natural places
- Policy 6 Forestry woodland and trees
- Policy 12 Zero waste
- Policy 13 Sustainable transport

### **Spatial Principle 2 – Liveable Places:**

- Policy 14 Design, quality and place
- Policy 15 Local living and 20 minute neighbourhoods; and
- Policy 16 Quality homes

- Policy 18 Infrastructure first
- Policy 20 Blue and green infrastructure
- Policy 21 Play, recreation and sport
- Policy 22 Flood risk and water management

**Spatial Principle 3 – Productive Places:**

- Policy 25 Community wealth building
- Policy 26 Business and industry
- Policy 27 City, town, local and commercial centres

## **7. Aberdeenshire Local Development Plan (ALDP) 2023**

7.1 The ALDP is the principal local policy document used to guide decisions on planning applications in Aberdeenshire. It sets out where development is expected to take place over the next five years, and beyond, up to 2031. Growth is specifically directed under the ALDP by way of allocations set out under the Settlement Statements of Appendix 7.

7.2 Given this application is for planning permission in principle, the following policy provisions from the ALDP are of most relevance to its assessment:

- Policy H1 Housing Land
- Policy H2 Affordable Housing
- Policy B2 Employment / Business Land
- Policy P1 Layout, Siting and Design
- Policy E1 Natural Heritage
- Policy E2 Landscape
- Policy E3 Forestry and Woodland
- Policy PR1 Protecting Important Resources
- Policy PR3 Reuse, Recycling and Waste
- Policy C1 Using Resources in Buildings
- Policy C4 Flooding
- Policy RD1 Providing Suitable Services
- Policy RD2 Developer Obligations

7.3 The following supporting documents from the ALDP are relevant to the assessment of this application:

- Appendix 7b Settlement Statements Buchan – Peterhead
- OP1 Inverugie Meadows
- P3 Protected land adjacent to the River Ugie
- South Ugie Village Masterplan (October 2016)
- South Ugie Development Framework (September 2013)
- PA2023-04 – Energetica
- PA2023-05 – Energy Statements
- PA2023-08 – Landscaping Design
- PA2023-09 – Masterplanning
- PA2023-10 – Securing Positive Effects for Biodiversity
- PA2023-12 – Outdoor Access and Development
- PA2023-17 – Baseline Ecological Survey
- PA2023-20 – Trees and Development

## 8. Planning Policy Analysis

### Principle of Development

8.1 NPF4 Policy 16(a) states that development proposals for new homes on land allocated for housing in the LDPs will be supported. Policy H1 of the ALDP supports the development of housing on sites allocated for that purpose within the Local Development Plan and as shown in the Settlement Statements. Similarly, Policy B2 states that new employment uses will be supported on land allocated or identified in the plan for business as set out in the LDP Settlement Statements. Given this site is the subject of the ALDP 2023 site allocation (OP1: Inverugie Meadows) which has been brought forward by both the ALDP 2017 and the previous ALDP 2012, the principle of a residential-led mixed use development on this site has been long established. This is further supported by the approved masterplan (Framework - September 2013) (Masterplan - October 2016). The Council's 'Masterplanning' Planning Advice PA2023-09, stipulates that the materiality of masterplans that were agreed prior to the adoption of the ALDP 2023 will remain valid without a time limit. Please refer to the Design & Access Statement for further information. Notwithstanding, the approved Masterplan (2016) remains a material consideration in the determination of this application and the proposal is broadly in accordance with it, meaning the Masterplan does not require to be updated. The principle of development has

therefore been demonstrated, subject to compliance with the settlement statement and other relevant policies within the ALDP.

### Masterplan Review

8.2 The Settlement Statement requires a review of the masterplan, if development has not commenced on site by October 2021. This application is therefore supported by a refined masterplan layout, which has been informed by the results of independent technical reports carried out to fully appraise the site in the context of its opportunities and constraints, including other areas of reserved land and accounting for overall compliance with the 2016 approved masterplan. For comparative purposes, Figure 6 below shows the approved masterplan (2016) (left) relative to the proposed masterplan zoning diagram (right), to demonstrate the extent of their overall similarities and intent:

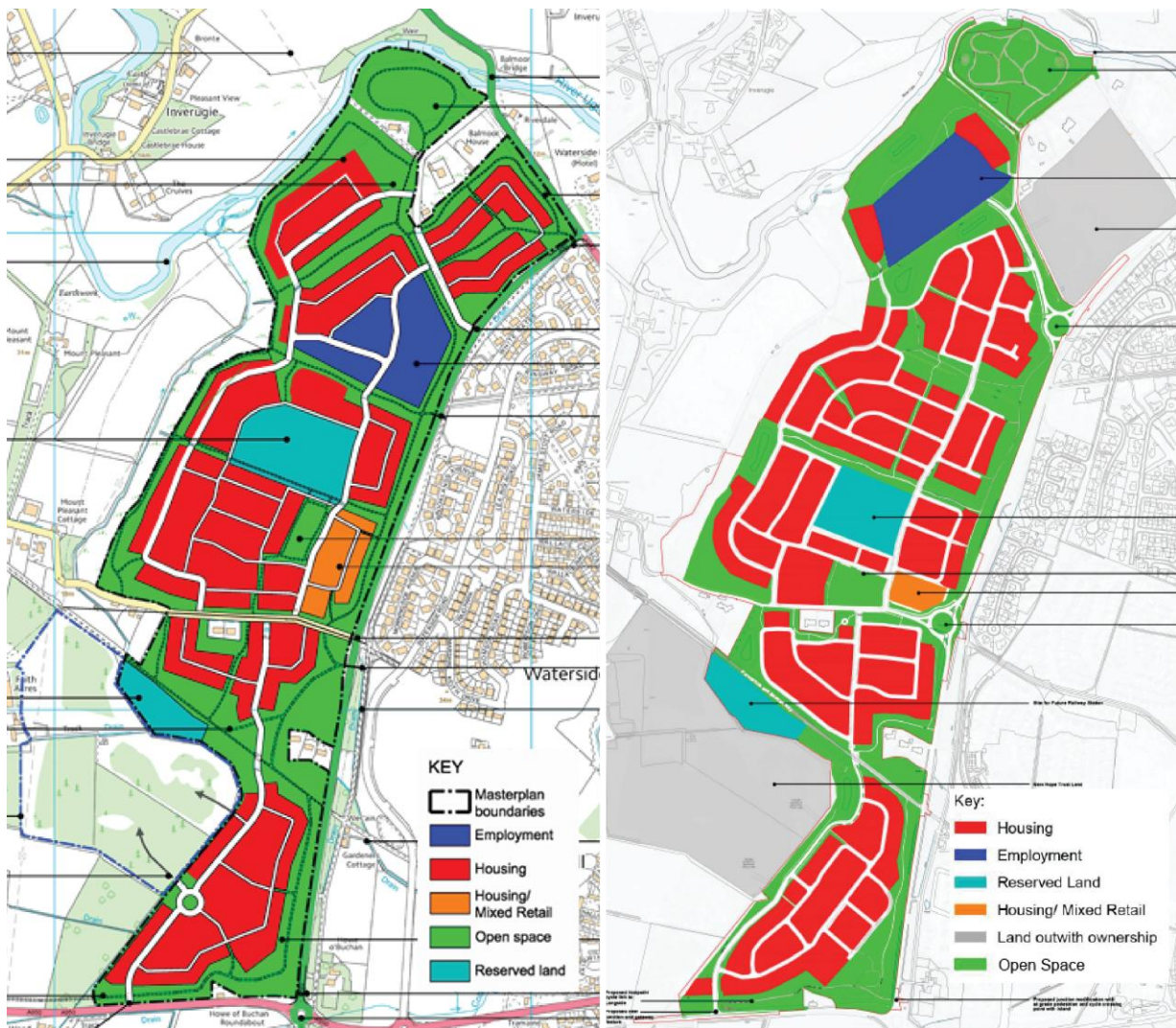


Fig 6: Comparison between approved masterplan (2016) and proposed masterplan zoning diagram

8.3 The proposed masterplan varies from the approved masterplan in the following ways:

- 1) The area of employment land (blue) to the north is proposed to be moved further north westwards.
- 2) The land parcel to the north-east of the site is not included as it is under separate ownership to the applicant. This PPIp application does not preclude the landowner of that site from lodging a PPIp application in accordance with the approved 2016 masterplan.
- 3) Amendment to proposed total housing unit numbers.
- 4) Access points into the site from the A90(T) are proposed via roundabouts and at grade crossings, instead of bridge crossings and T-junctions.
- 5) Minor amendments to phasing, to move the employment land into Phase 4 and bring the proposed primary school forward into Phase 2.

8.4 In terms of (1), the broad location of the employment land is still concurrent with the overall intent of the approved masterplan, in that it remains within the northern area of the site for construction during later phases. The employment land provision is scheduled for Phase 4 development, which has been a considered approach in light of low market demand in recent years for employment land in the area. This is acknowledged in the approved masterplan whereby it states in section 5.11 that “there is no shortage in the supply of employment land in Peterhead and it is not envisaged this land will be required or there will be demand for it at the present time”. Demand will inevitably increase as the proposed development progresses and its relocation is therefore a sensible economic decision for the viability of the site.

8.5 Notwithstanding, the nature of employment land uses (e.g., classes 4, 5, and 6) can give rise to increased noise and activity not necessarily conducive to the protection of residential amenity. The proposed varied employment land location (per (1) above) is therefore considered better placed in the interest of protecting amenity as it is set back further from the denser areas of residential development. The provision of a distributor road in the northern site area, also effectively creates a ‘bypass’ for heavy vehicles to access the employment land directly and avoids the need to travel on the residential tertiary streets, thereby facilitating improved road safety and streetscape amenity. Direct access from the roundabout junction is also more appealing for high profile businesses as it allows for higher and more efficient traffic flows than priority junctions, which is a key feature for modern business and logistics development. Moving the employment land further away from the A90(T) will also be of benefit to the visual amenity of the development, as viewed on approach from the one of the main (northern) entrances, while still allowing for a high level of business exposure from the roundabout. By virtue of generous landscape buffers and an emphasis on high quality house designs and street frontages, the character of the

development will benefit greatly from a welcoming layout, resultant from the considered siting of the employment land to a less visually prominent position.

- 8.6 The employment land also remains broadly compliant with approved masterplan and the settlement statement, in terms of its proposed scale (3.5ha). This is not a significant variation from the 4ha employment land provision indicatively referred to within the masterplan and OP1 allocation / settlement statement. It will therefore still have capacity to fulfil the intent of the Plan, in terms of its nature and intensity of use relative to the wider allocation.
- 8.7 The reason for proposed amendment (2), the removal of the land (6.5ha) from the north east corner of the allocation, is directly related to land ownership. The land in question is not under the control of the applicant and therefore is not deliverable under this application. Given the red line boundary only relates to land within the applicant's site ownership, including this part of the site within the PPIp application is not possible. Nevertheless, the proposed masterplan layout does not seek to replace the approved 2016 masterplan and therefore the 2016 masterplan will remain in effect over this land if a separate PPIp application is lodged by that landowner in the future. Despite this land not being included within the PPIp application, access from the application site into said land is indicatively shown on the site layout in accordance with the 2016 masterplan. This will ensure permeability and future connectivity should there be a future opportunity for its use or development in association with the proposal under a separate PPIp application. For now, its inclusion in the proposal would be remiss, as there is no reasonable prospect of its development.
- 8.8 Whilst the land in the north-eastern corner has capacity to accommodate around 100-150 homes and this contributes to the discrepancy (3) between the indicative housing provision within the approved masterplan (1,114 homes) and the current proposed masterplan (up to 800 homes); it is not a tangible or definitive loss. This is because there is no real prospect of those houses being delivered under this PPIp application due to it being under separate ownership. The indicative capacity of the application site, before factoring in technical constraints as identified by the independent consultants' reports, is therefore around 960 homes. When factoring in other site constraints and NPF4 requirements, the developable area is further reduced. These include but are not limited to: Tree protection zones; areas of flood risk per SEPA and NPF4 climate change guidance; land required for green-blue infrastructure and biodiversity net gain, such as green networks and landscape buffers; large plot sizes to respond to the local market; existing Scottish Water infrastructure; ecology; the F&B Way; and land take for proposed distributor roads / roundabouts. Ultimately, the proposed indicative total of up to 800 homes is a more realistic figure for the extent of deliverable land, based on combined technical and quality design-based site analyses in the context of NPF4.
- 8.9 As described in section 3 of this report, the proposed masterplan varies from the approved one in terms of vehicular and pedestrian access into the site from the A90(T) (point (4) above). The proposal provides three principal access points in

the locations required by the approved Masterplan. The primary point of difference is the use of roundabouts for junctions onto the A90 rather than 'T' junctions. The use of roundabouts has now been accepted by Transport Scotland and is considered to align more with the desires of the Councillors and the Community Council as indicated by the approved masterplan. Overbridges are now no longer required. It was agreed with Transport Scotland that the access strategy would be amended to provide access from the A90 via two roundabout junctions that incorporate adjacent at-grade signalised Toucan crossings. Please refer to the Transport Assessment Addendum for further details including on the phasing for the delivery of the roundabout junctions and at-grade crossings.

- 8.10 Per (5) above, minor amendments to phasing are proposed. These include development of the employment land within phase 4 instead of phase 3; and bringing provision of the primary school forward from phase 3 into phase 2. Justification regarding the employment land phasing relates to lack of market demand and improved site layout and design, per paragraphs 8.4 and 8.5. Where required by the Council, provision of the primary school within phase 2 would respond to an indicative increase in housing provision and therefore schooling demand within phases 1 and 2, relative to the approved masterplan. The change to phasing is also linked to amendments to the overall site layout and design, resultant from the need to accommodate roads infrastructure and land take associated with NPF4 requirements.
- 8.11 Overall, the proposed masterplan maintains a very similar proportion of housing provision and variety of land uses in comparison to the approved masterplan and this generally aligns with the OP1 settlement statement and Policy H1. It indicatively includes land for new community and healthcare uses, a neighbourhood centre, retail, a household waste recycling centre, a primary school, playing fields, open space, parks, and a nature reserve. The proposed amendments primarily respond to technical and infrastructure requirements, site constraints and opportunities, in accordance with the overarching principles of the NPF4. They do not propose a significant variation from the approved masterplan and offer a betterment to the character and amenity of the residential-led scheme by virtue of considered layout and design.

### Technical Matters

- 8.12 Further to the technical reports submitted in February 2022, the following report addendums / updates have been instructed and will be lodged soon (if not already lodged):
- Updated Energy Statement (to demonstrate accordance with ALDP Policy C1)
  - Preliminary Ecological Assessment (including Biodiversity Action Plan) (per the requirements of NPF4 Policies 3, 4 and ALDP Policies E1 and P1)

- Updated Flood Risk Assessment (to accord with NPF4 Policy 22 and ALDP Policy C4)
- Transport Assessment Addendum and supporting appendices (to accord with NPF4 Policy 13 and 15)

The following additional reports will also be provided to suit NPF4 planning policy:

- Statement of Community Benefits (per NPF4 Policy 16(b))
- Waste Management Plan (per NPF4 Policy 12)

8.13 It is intended to provide the above additional / updated documents in accordance with NPF4 and ALDP policy requirements to demonstrate the suitability and viability of the site. Please refer to the relevant and individual supporting documents for full details on how the proposal complies with technical requirements.

#### Regeneration and Growth

8.14 Further to Policy H1 and NPF4 Policy 16, NPF4 Spatial Planning Priorities identifies the Aberdeen to Peterhead growth corridor as a focus for future development. The Spatial Strategy of Section 5 of the ALDP also identifies the OP1 allocation as forming part of the Aberdeen to Peterhead Strategic Growth Area. This Strategic Growth Area is focused on delivering emerging housing allocations. The proposal should therefore be supported on the basis that it seeks to deliver one of these significant housing allocations together with the supporting mixed uses and employment land.

8.15 The site is also located in the Peterhead Regeneration Priority Area and Energetica Corridor whereby there is an emphasis on facilitating economic growth, particularly where it relates to the continued growth of energy-related companies in the North East. Peterhead is particularly recognised under the ALDP Spatial Strategy as “a very successful town but requires early implementation of active travel connections across the A90 to allow that growth to flourish”. This application will deliver these active travel connections in accordance with the Transport Assessment Addendum, which has been prepared in accordance with NPF4 Policy 13 and ALDP Policy RD1. This is compliant with the settlement statement and therefore Policy H1, which requires provision of new and safe travel routes, including upgrades to the A90(T).

#### Character and Amenity

8.16 In accordance with NPF4 Policy 14 and Policy P1 of the ALDP, the Council will only support major developments, or new development on sites identified within the settlement statements as requiring a development framework or masterplan, if they keep to a previously agreed statement(s) on the proposed design for the

site. Development design should demonstrate the six qualities of successful places. These are:

- Distinctive with a sense of local identity through creation of a sense of place and the aesthetics of the design features and elements.
- Safe and pleasant, encouraging both activity and privacy, providing security and protecting amenity.
- Welcoming through visual appeal, style and the creation of a welcoming environment.
- Adaptable to future needs through the balance of land uses, building types, density, sizes and tenures (including housing for people on modest incomes), and the flexibility to adapt to the changing circumstances of occupants.
- Efficient in terms of resources used in terms of waste management, water use, heating and electricity, the use of recycled materials and materials with low embodied energy and responding to local climatic factors associated with cold winds, rain, snow and solar gain.
- Well connected - to create well connected places that promote intermodal shifts and active travel and are easy to move around.

8.17 The proposal indicatively presents a well-designed development which has capacity and intent to include several different house types and land uses, to provide visual interest, and variation in scale and provision to attract and serve a wider market. The proposal is well-connected in that it is immediately adjacent to the existing settlement of Peterhead and will form a suitable extension to it. It is within active travel distance of the town centre, where a variety of services, amenities and public transport links are available to other nearby settlements and Aberdeen City. The proposal will also provide new services and amenities, in the form of a new school, community and health care facilities, retail provisions, and employment land.

8.18 The proposal is distinctive in that it creates a sense of local identity and place through use of landscape-led design and green-blue infrastructure to utilise existing site features in the overall layout and design. The masterplan identifies a street hierarchy and defines different street types to create various characters and street scenes. Given the application is for planning permission in principle, there are no specific design details available at this stage. However, it is intended to utilise a mix of sustainable materials, sympathetic designs, external finishes and colour palettes to complement the existing developed areas of Peterhead and Inverugie, creating continuity in character between existing and new. For example, the masterplan indicates three varying character areas which are largely defined by the open spaces and landscaping contained within them, such as the linear parks, the nature reserve, or the northern park within the northerly areas of the site, the primary school playing fields, village green and neighbourhood centre area in the middle section of the site, and the linear Formartine Buchan Way, and parkland proposed in the southern area. To

support each character area, the proposals could aim to create subtle variances within the building materials and densities along key routes and around key spaces to assist the definition whilst maintaining a visually coherent development.

- 8.19 The proposed house designs will be adaptable to future needs, offering flexibility in their useable internal spaces and accessibility of habitable rooms for the lifetime of the properties. The designs will be appropriate for the scale of the site and relative to the corresponding plot sizes, by virtue of appropriate massing and footprints combined with considerate siting and orientation within the site. These will be designed to reflect the approved updated masterplan and wider pattern of development, and will also mitigate overdevelopment of the site. The plots will relate well to one another in terms of their orientation within the site, offering attractive front garden areas with soft landscaping to create a welcoming environment through visual appeal and style.
- 8.20 The site layout offers an opportunity to create a pleasant setting, prioritising high-quality open spaces, with particular attention paid to the protection of existing trees and soft landscaping. The provision of multiple accesses and strategic distribution of open spaces give due consideration to improved safety, ensuring line of sight from the public spaces and homes to recreational areas. The layout protects amenity in that the dwellings would be suitably set back from the A90(T) and proposed employment land, each with generous curtilages and appropriate boundary treatments.
- 8.21 The proposal will be efficient in terms of resources used, providing electric vehicle charging infrastructure, PV panels, and utilising locally sourced materials and trades. Proposed services to the site will make use of SUDs and public foul sewers, with a connection to the Scottish Water mains water supply. Please refer to supporting technical reports for further details. The proposal also has scope to sensitively integrate the necessary refuse and recycling facilities, cycle storage, low and zero carbon technology, and telecommunications equipment.

#### Landscape and Biodiversity

- 8.22 Policy P1 requires measures to be identified to enhance biodiversity in proportion to the opportunities available and the scale of the development opportunity. The proposed development sets out to ensure biodiversity and landscape enhancements throughout the site. Assessments of protected species and existing trees have also been carried out and appropriate mitigation measures applied, in accordance with NPF4 Policies 3, 4 and 6, and ALDP Policies E1, E2, E3 and PR1. Please refer to the updated PEA and associated Biodiversity Enhancement Plan for full details.

#### Waste

- 8.23 Policy P1 stipulates the necessity for a Site Waste Management Plan to demonstrate that developers have minimised the generation of waste and

maximised reuse and recycling during the construction and operational phases of new development, which may be controlled by conditions. A high-level Waste Management Plan has been provided in support of this application, however, it is expected that full details can be provided at further / detailed planning stages, to accord with the Scottish Government's Zero Waste Plan and the Circular Economy Strategy and ALDP Appendix 15.

## 9. Conclusion

- 9.1 This addendum has provided justification for the proposed development in the context of the NPF4 and ALDP 2023, which were implemented during the assessment of this application. The proposal demonstrates compliance in principle, per NPF4 Policy 16 and ALDP 2023 Policy H1, in that it accords with the approved 2016 masterplan and would see the residential-led mixed-use development of an allocated site, earmarked by the ALDP for residential use, employment land and community facilities. The proposed minor variations to the layout by comparison to the approved masterplan have been set out in the enclosed masterplan review and justified in the context of land ownership issues, lack of market demand for employment land, infrastructure requirements to satisfy Transport Scotland, quality layout and design solutions, and land take from site constraints. Notwithstanding, the proposed masterplan maintains a very similar proportion of housing provision and variety of land uses, by comparison to the approved masterplan and generally aligns with the OP1 settlement statement and Policy H1.
- 9.2 The proposed layout, siting and design of the development demonstrates the six qualities of successful places and will complement the character of the site and wider area. Residential amenity will be protected by virtue of considered, high-quality design and soft landscaping throughout. The development creates connectivity between existing and new open spaces, ensuring permeability and flow of movement.
- 9.3 The proposal addresses biodiversity enhancements, through a landscape-led design and incorporation of new green-blue network and biodiversity corridors. A biodiversity Enhancement Plan will be provided to detail these further, in accordance with NPF4 Policies 3 and 4 and ALDP Policies E1, E2, E3, P1 and PR1. An updated Preliminary Ecological Appraisal will also be provided with any relevant mitigation measures expected to be controlled by condition and to be addressed at further planning stages.
- 9.4 All technical requirements relating to drainage, water supply, access and transport have been addressed and applied to the design accordingly. Associated technical documents have been provided which justify the suitability of the proposals in accordance with ALDP Policy RD1.

- 9.5 The proposal demonstrates compliance with the relevant national and local planning policies and there are no known material considerations which suggest that the application should not be supported.
- 9.6 Should the Planning Authority require further information or wish to discuss the application, please contact [planning@hfm.co.uk](mailto:planning@hfm.co.uk).