

Public Document Pack



To: Councillor Boulton, Convener; Councillor Stewart, Vice Convener; and Councillors Allan, Cooke, Copland, Cormie, Greig, Malik and Avril MacKenzie.

Town House,
ABERDEEN 11 September 2019

PRE-APPLICATION FORUM

The Members of the **PRE-APPLICATION FORUM** are requested to meet in **Committee Room 2 - Town House** on **THURSDAY, 19 SEPTEMBER 2019 at 2.00 pm.**

FRASER BELL
CHIEF OFFICER - GOVERNANCE

B U S I N E S S

- 1 Introduction and Procedure Note (Pages 3 - 6)

MINUTES

- 2 Minute of Previous Meeting of 15 August 2019 - for approval (Pages 7 - 14)

PRE APPLICATION REPORTS

- 3 Mixed-use major development incorporating a new retirement community, the extension to and conversion of Binghill House to a care home (Class 8), new purpose built retirement and residential accommodation (Class 9 houses and flats - up to 140 units) and other supporting uses anticipated to include a small local shop, food & drink or service uses (Classes 1, 2 & 3) and community allotments - Binghill House and Farm, Binghill Road Aberdeen - 190857 (Pages 15 - 22)

- 4 Major residential development of around 100 to 150 units (mix of house types and flats), potentially including facilities consisting of approximately 1000-3000 sqm of class 1(shops), 2(financial, professional and other services) and class 3(food and drink) - Silverburn House , Claymore Drive Aberdeen - 191150 (Pages 23 - 32)

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PRE-APPLICATION FORUM PROCEDURE NOTE AND GUIDANCE FOR MEMBERS

1. This procedure note will operate on a trial basis of the Forum and will be subject to review and amendment during this period.
2. Meetings of the Pre-Application Forum will be held in open public session to enable discussion of all national and major development proposals.
3. Forums will be held as soon as possible after the submission of a Proposal of Application Notice (POAN) for all national and major development proposals and, in all cases, prior to the lodging of any associated planning application (this allows a period of 12 weeks following submission of the POAN).
4. The members of the Planning Development Management Committee will constitute the members of the Pre-Application Forum.
5. Ward Members for the Ward in which a specific pre-application proposal under discussion is located will be invited to the Forum but will be allowed to participate in the Forum only in relation to the specific pre-application proposal in their ward.
6. The relevant Community Council for the prospective development proposal(s) to be discussed will be informed of the date and time of the Pre-Application Forum by Committee Services so that they have the opportunity to attend but will not be permitted to participate in the business of the Forum.
7. If a Forum is required it will take place after formal business of the Planning Development Management Committee is concluded - this will normally be 2pm on the same day as the Planning Development Management Committee. The Forum will be separate from the Committee to emphasise the clear differences in status, process and procedure between the two meetings.
8. The case officer for the pre-application proposal will produce a very brief report (maximum 2-3 sides of A4) for the Forum outlining the proposal and identifying the main planning policies, material considerations and issues associated with it and the key information that will be required to accompany any application. The report will not include any evaluation of the planning merits of the proposal.
9. Agents/applicants will be contacted by Committee Services immediately on receipt of a POAN (or before this date if notified by planning officers of the week that a forthcoming POAN is likely to be submitted) and offered the opportunity to give a 10 minute presentation of their development proposal to the members of the Forum. There will be an opportunity for Councillors to discuss these with the agents/applicants, to ask questions and indicate key issues they would like the applicants to consider and address in their eventual application(s). If an applicant/agent does not respond to this offer within 10 days, or declines the opportunity to give such a presentation, then their proposal will be considered by the Forum without a developer/applicant presentation. Committee Services will notify the case officer of the applicant's response.

10. Case officers (or Team Leader/Manager/Head of Planning) and, if considered necessary, other appropriate officers e.g. Roads Projects Officers, will be present at the Forum. The case officer will give a very brief presentation outlining the main planning considerations, policies and, if relevant and useful, procedures and supporting information that will have to be submitted. Officers will be available to answer questions on factual matters related to the proposal but will not give any opinion on, or evaluation of, the merits of the application as a whole.
11. Members, either individually or collectively, can express concerns about aspects of any proposal that comes before the Forum but (to comply with the terms of the Code of Conduct) should not express a final settled view of any sort on whether any such proposal is acceptable or unacceptable.
12. A minute of the meeting will be produced by Committee Services and made publicly available on the Council website.
13. Members should be aware that the proposal being discussed may be determined under delegated powers and may not come back before them for determination. Any report of handling on an application pursuant to a proposal considered by the Pre-Application Forum will contain a very brief synopsis of the comments made by the Forum but the report itself will be based on an independent professional evaluation of the application by planning officers.
14. Training sessions will be offered to Councillors to assist them in adjusting to their new role in relation to pre-application consultation and its relationship with the Code of Conduct.
15. The applicant/agent will be expected to report on how they have, or have not, been able to address any issues raised by the Pre-Application Forum in the Pre-Application Consultation Report that is required to be submitted with any subsequent planning application.

GUIDANCE FOR MEMBERS

In relation to point 11 on the Procedure Note above, it might be helpful to outline a few points regarding the Councillors Code of Conduct and the Scottish Government's Guidance on the role of Councillors in Pre-Application procedures which will hopefully be helpful to the Members. These were discussed at the Training run by Burness Paull on the 28th of November, 2014.

So very briefly, The Code's provisions relate to the need to ensure a proper and fair hearing and to avoid any impression of bias in relation to statutory decision making processes. Having said that, in terms of the Scottish Government's Guidance on the role of Councillors in Pre-Application procedures:

- Councillors are entitled to express a provisional opinion in advance of a planning application being submitted but only as part of the Council's procedures (as detailed at item 1 to this agenda)

- No views may be expressed once the application has been submitted
- In terms of the role of the Forum, it meets to emphasise an outcome limited to the generation of a provisional view (on behalf of the Forum, rather than individual Members of the Forum) on the pre-application, this will allow:
 - Members to be better informed
 - An Early exchange of views
 - A greater certainty/more efficient processing of applications

Members of the Forum are entitled to express a provisional view, but should do so in a fair and impartial way, have an open mind and must not compromise determination of any subsequent planning application.

In terms of dealing with Pre-Applications, Members of the Forum should:

- Identify key issues
- Highlight concerns with the proposal/areas for change
- Identify areas for officers to discuss with applicants
- Identify documentation which will be required to support application

In terms of the Code of Conduct and any interest that Members of the Forum may have in a pre-application, it is worth reminding Members of the Forum that they must, however, always comply with the *objective test* which states “ *whether a member of the public, with knowledge of the relevant facts, would reasonably regard the interest as so significant that it is likely to prejudice your discussion or decision making in your role as a councillor.*”

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PLANNING DEVELOPMENT MANAGEMENT COMMITTEE PRE-APPLICATION FORUM

ABERDEEN, 15 AUGUST 2019. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE PRE-APPLICATION FORUM. Present:- Councillor Boulton, Convener; Councillor Jennifer Stewart, Vice Convener; and Councillors Allan, Cooke, Copland, Cormie, Greig, Avril MacKenzie and Malik.

Also present as local members:- Councillors Jackie Dunbar and Graham (for item 4)

The agenda and reports associated with this minute can be found [here](#).

Please note that if any changes are made to this minute at the point of approval, these will be outlined in the subsequent minute and this document will not be retrospectively altered.

INTRODUCTION AND PROCEDURE NOTE

1. The Forum had before it the procedure note and guidance for members on the operation of Forum meetings.

The Forum resolved:-

to note the procedure note and guidance for members.

MINUTE OF PREVIOUS MEETING OF 30 MAY 2019

2. The Forum had before it the minute of its previous meeting of 30 May 2019, for approval.

The Forum resolved:-

to approve the minute as a correct record.

LADY HELEN PARKING CENTRE – FORESTERHILL ROAD ABERDEEN - 190993

3. The Forum had before it a report by the Chief Officer – Strategic Place Planning, on a submission of a Proposal of Application Notice by Mackie Ramsay Taylor Architects, on behalf of their client, NHS Grampian, for a proposed major redevelopment of the site consisting of the proposed erection of an Elective Care Centre with associated external works at land to the east of Lady Helen Parking Centre, Foresterhill Road Aberdeen, 190993.

The report advised that the application site extended to 0.9ha and formed part of the Foresterhill Health Campus, located immediately to the north of Phase 1 (Ward Block) building which incorporated the front door to Aberdeen Royal Infirmary (ARI). The recently constructed Lady Helen Parking Centre offered multi-storey car parking facilities to the west of the site.

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The report explained that the proposal involved the construction of an extension to the existing phase 1 ward block at ARI, along with associated service yard, ambulance parking bays and turning spaces, and hard and soft landscaping. The proposed extension was also described as an 'Elective Care Centre' and the submission set out how they intended to provide day patient services for a number of surgical and medical specialities by providing day-case procedures/surgery along with a dedicated endoscopy unit in a single facility. The Elective Care Centre would be capable of providing 'one stop' clinics for Urology, Respiratory and Dermatology along with outpatient Imaging services contained within the proposed extension which would be relocating from other locations within the Foresterhill Health Campus.

The Forum heard from Gerry Donald, Head of Property and Asset Development (NHS Grampian), Manju Patel (Project Director NHS Grampian), Louise McKessock (Clinical Redesign Manager – Elective Care Programme) and Bruce Balance, (Architect – Mackie Ramsay Taylor Architects), in regard to the proposed application. Mr Donald explained that the Scottish Government had recognised the need to change the way that planned care was delivered in the future and had provided funding for a new Elective Care Centre to be developed at the Foresterhill Health Campus. It was hoped that the Elective Care Programme would deliver (a) more facilities and quicker access to services, (b) new improved technology, (c) a greater focus on person-centred care and (d) provide treatment closer to home. It was also noted that the Elective Care Centre would provide (1) Ambulatory facilities for Urology, Dermatology and Respiratory Medicine, (2) Day Surgery facilities and Endoscopy facilities, (3) MRI and CT Scanning facilities and (4) Links to Community Hub facilities.

Mr Balance spoke in relation to the design of the facility and noted that a lot of planning was underway into the logistics of the building. They were aware of the significant green space and through consultation, noted that patients and workers were keen to retain the daffodils in the area. Mr Balance explained that on level 6 there would be plant equipment, which was on level 6 for practical reasons, in order for air constraints of the site and screening would be used at roof level to contain and conceal the plant equipment from view.

The Forum then heard from Mr Gavin Evans, Case Officer who addressed the Forum and provided details regarding the planning aspects of the application and responded to questions from members. Mr Evans explained that as this was classed as a major application in terms of the relevant development hierarchy, there was a statutory requirement for pre-application consultation and submission of a Proposal of Application Notice (PoAN). Mr Evans indicated that a consultation event was taking place on week commencing 19 August 2019 in the local area and highlighted that notices should be issued to neighbouring properties on Ashgrove Road West and Cornhill Road, those being the closest residential properties.

Mr Evans explained that as part of the application, the applicant had been advised that the following information would need to accompany the formal submission:-

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- Pre-Application Consultation Report;
- Design and Access Statement;
- Landscape Strategy and Management Plan;
- Transport Assessment;
- Travel Plan;
- Tree Survey, Arboricultural Impact Assessment and Tree Protection Plan; and
- Water Efficiency Statement.

Mr Evans also highlighted the relevant planning policies in regard to the Local Development Plan 2017.

- Policy D1 – Quality Placemaking by Design
- Policy D2 – Landscape
- Policy I1 – Infrastructure Delivery and Planning Obligations
- Policy T2 – Managing the Transport Impact of Development
- Policy T3 – Sustainable and Active Travel
- Policy CF1 – Existing Community Sites and Facilities
- Policy NE4 – Open Space Provision in New Development
- Policy NE5 – Trees and Woodlands
- Policy R6 – Waste Management Requirements for New Development; and
- Policy R7 – Low and Zero Carbon Buildings and Water Efficiency.

Members then asked a number of questions of both the applicant and the case officer and the following information was noted:-

1. There was a timeline set by the Scottish Government for completion by November 2021 and as a result the applicant hoped to start work in September 2020;
2. They were keen to be a good neighbour to the surrounding properties and as a result would be happy to discuss how this could be achievable in relation to workers parking in the nearby streets; and
3. They were in ongoing discussions with planning officers in regard to the design materials.

The report recommended:-

That the Forum –

- (a) Note the key issues identified;
- (b) If necessary, seek clarification on any particular matters; and
- (c) Identify relevant issues which they would like the applicant to consider and address in any future application.

The Forum resolved:-

- (i) to note the information provided from both the applicant and the case officer; and
- (ii) to thank the presenters for their informative presentation.

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4. The Forum had before it a report by the Chief Officer – Strategic Place Planning, on a submission of a Proposal of Application Notice by Ryden, on behalf of their client, Dandara, for a proposed major development with circa 187 apartments and 3700sqm of retail/commercial space with associated landscaping, open space and infrastructure at Middlefield Triangle, Haudigan Roundabout, Aberdeen, 191138.

The report advised that the application site was located within the residential area of Middlefield and a number of flatted developments stood on the site, which were currently undergoing demolition and once complete the site would be clear. The site was bound to the north by retail units and Great Northern Road/Auchmill Road and to the west by North Anderson Drive and a retail park. The report also stated that it had been confirmed that a new link road would be constructed around the site to the south and west by Transport Scotland, which would link North Anderson Drive to Auchmill Road.

The report explained that the proposal was for a mixed-use development consisting of both residential and commercial/retail development and the residential aspect would consist of approximately 187 units, while the commercial/retail aspect would be approximately 3700sqm of development and both aspects would be supported by open space, landscaping and associated infrastructure.

The Forum heard from Michael Lorimer, Ryden and Neil Young and Gavin Wylie, Dandara, in regard to the proposed application. Mr Young explained that Dandara were an established house builder in Aberdeen and highlighted the importance of development at this site. He also advised that Dandara were attracted to the development opportunity because it provided the opportunity to deliver regeneration and a successful mixed use development on a strategically important gateway site within Aberdeen. Mr Young also noted the excellent links to the site once the Haudigan roundabout improvements had been completed. Mr Young concluded that Dandara had a passion for creating successful places and in order to create a successful place, the Middlefield Triangle must be redeveloped to provide a welcoming, inclusive and sustainable environment that would provide variety and opportunity for people in the locality, improving housing and access to retail opportunities.

Mr Lorimer went on to explain that the Middlefield Triangle site was formed by the major upgrade to the Haudigan roundabout and associated demolition of existing derelict flats. He also advised that the Middlefield was designated as a priority neighbourhood for community regeneration and the site was identified as Opportunity Site OP65 within the Local Development Plan. Mr Lorimer explained that they submitted the Proposal of Application Notice in January and since then held public consultation events in March with 60 attendees and 24 written responses to the proposal. They presented three different options to local residents and the feedback showed that option B was the most preferable which was a balanced development, with reduced housing to 187 units and an increase in the commercial offering. Mr Lorimer also intimated that the commercial aspect would be to the east of the site and there would be a mix of townhouses and apartments, as well as open spaces, playparks and a civic square.

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The Forum then heard from Ms Aoife Murphy, Case Officer, who addressed the Forum and provided details regarding the planning aspects of the application and responded to questions from members.

Ms Murphy provided details on the public consultation events and noted that a drop-in event was held at Henry Rae Community Centre on 7th and 14th March 2019 between 3pm and 8pm and representatives from Dandara and the Design Team were available to discuss and respond to any queries. Ms Murphy also highlighted that as part of the application, the applicant had been advised that the following information would need to accompany the formal submission:-

- Pre-Application Consultation Report
- Design and Access Statement including Visualisations
- Sequential Test
- Retail impact Assessment
- Drainage Impact Assessment
- Noise Impact Assessment
- Transport Assessment
- Travel Plan
- Air Quality Mitigation Measures
- Landscape and Maintenance Plans
- Low and Zero Carbon Buildings and Water Efficiency Statement
- Affordable Housing Delivery Strategy.

Members then asked a number of questions of both the applicant and the case officer and the following information was noted:-

1. There would be a detailed management plan submitted as part of the final application submission;
2. There was interest from retailers for the commercial aspect but details could not be provided at this time due to sensitivity;
3. There would be a maximum of 6 storeys to the blocks of flats and it was aimed to have smaller type family houses, whilst actively trying to meet the Local Development Plan on density;
4. The applicant would look at more open space and greenspace in order to provide more amenity space for the residents;
5. There was still the possibility to test the market in regards to the retail and there could be scope for Class 2 retail, which could be a gym or veterinary surgery;
6. In regard to the shadowing aspect and possible over dominance, that the applicant consider this when submitting the final application;
7. The parking would meet the Council's standards and the applicant would further discuss this with roads officers;
8. The apartments were moved back in the proposed application based on feedback and the applicant would actively listen and act on any further feedback;
9. The applicant would look at a secure play area for children; and
10. The applicant would look at the provision of electric points for vehicles.

The report recommended:-

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That the Forum –

- (a) Note the key issues identified;
- (b) If necessary, seek clarification on any particular matters; and
- (c) Identify relevant issues which they would like the applicant to consider and address in any future application.

The Forum resolved:-

- (i) to request that the applicant consider having a secure play area for children within the finalised application;
- (ii) to request that the applicant look at the provision of electric charging points for vehicles;
- (iii) to request that the applicant continue dialogue with roads officers in regard to adequate parking for the site;
- (iv) to request that the applicant continue to look at the overshadowing aspect and possible over dominance of the site;
- (v) to request that the applicant look at options for more open space and greenspace in order to provide more amenity space for the residents; and
- (vi) to thank Mr Lorimer, Mr Young and Mr Wylie for their informative presentation.

Councillor Marie Boulton - Convener

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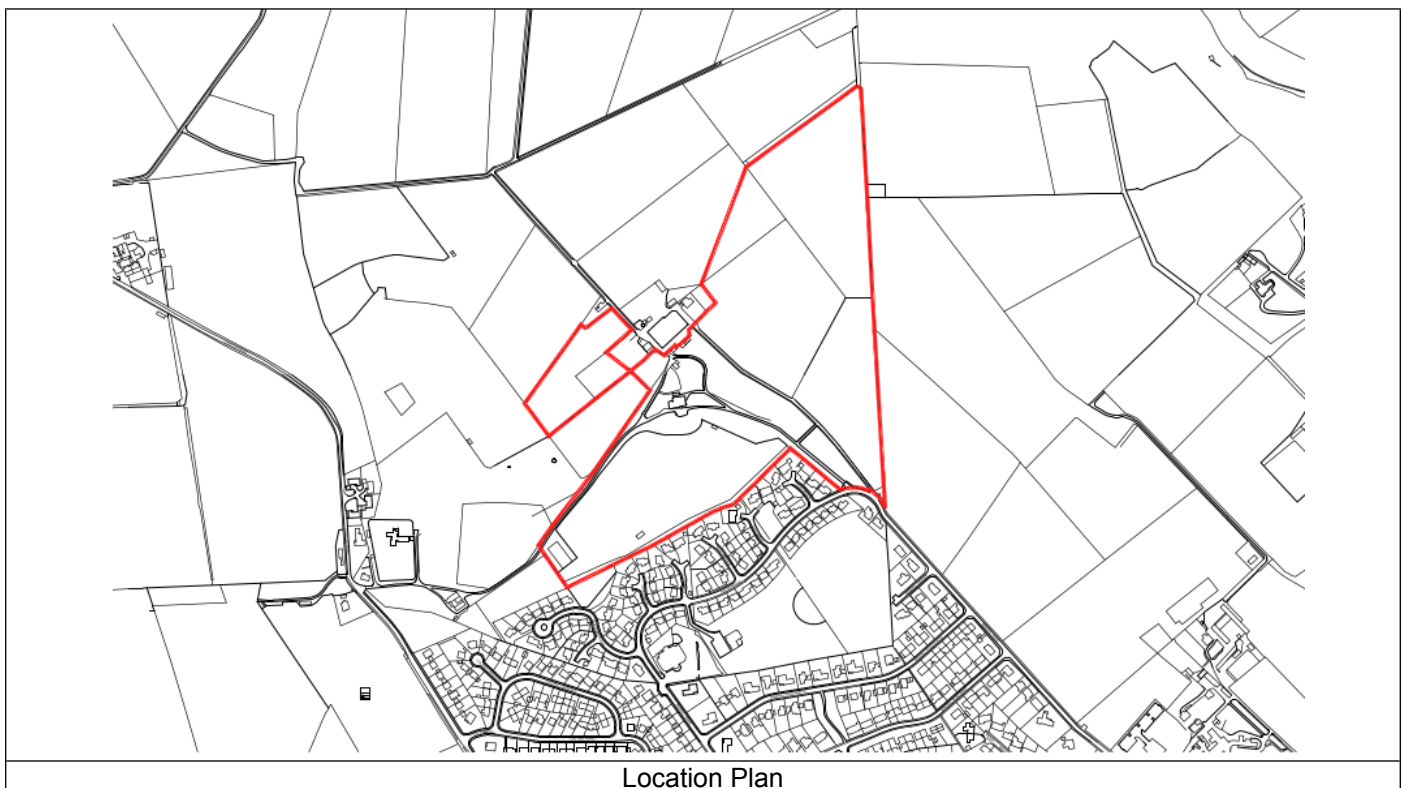


Pre-Application Forum

Report by Development Management Manager

Committee Date: 19th September 2019

Site Address:	Binghill House & Farm, Binghill Road, Milltimber, Aberdeen, AB13 0JL
Application Description:	Mixed-use major development incorporating a new retirement community, the extension to and conversion of Binghill House to a care home (Class 8), new purpose built retirement and residential accommodation (Class 9 houses and flats - up to 140 units) and other supporting uses anticipated to include a small local shop, food & drink or service uses (Classes 1, 2 & 3) and community allotments
Application Ref:	190857/PAN
Application Type	Proposal of Application Notice
Application Date:	28 May 2019
Applicant:	Mrs S Buyers & Donald Farms Ltd
Ward:	Lower Deeside
Community Council:	Cults, Bieldside And Milltimber
Case Officer:	Gavin Clark



Location Plan

RECOMMENDATION

It is recommended that the Forum:

- (i) note the key issues identified;
- (ii) if necessary seek clarification on any particular matters; and
- (iii) identify relevant issues which they would like the applicants to consider and address in any future application.

APPLICATION BACKGROUND

Site Description

The site sits to the immediate north of the settlement of Milltimber and is allocated as both “Green Belt” and Green Space Network” in the adopted Aberdeen Local Development Plan. The site contains Binghill House, a Category “C” listed building, its grounds and adjacent land to the east at Binghill Farm.

Relevant Planning History

Planning permission (Ref: 130408) was approved in August 2014 for alterations to Binghill House to form three residential apartments. An associated application for listed building consent (Ref: 141215) was approved in November 2015. These permissions were not implemented and have since expired.

APPLICATION DESCRIPTION

Description of Proposal

The proposal involves a mixed-use major development incorporating a new retirement community, the extension to and conversion of Binghill House to a care home (Class 8), new purpose built retirement and residential accommodation (Class 9 houses and flats - up to 140 units) and other supporting uses anticipated to include a small local shop, food & drink or service uses (Classes 1, 2 & 3) and community allotments. No details, other than this written description and a “red line” site plan have been submitted in support of this PoAN, however the applicants may have further detail to present to the Pre-Application Forum. Such a proposal would constitute a “Major Development”.

MATERIAL CONSIDERATIONS

National Planning Policy and Guidance

- Scottish Planning Policy
- Historic Environment Policy for Scotland

Aberdeen City and Shire Strategic Development Plan (2014) (SDP)

The purpose of the SDP is to set a spatial strategy for the future development of the Aberdeen City and Shire. The general objectives of the plan are promoting economic growth and sustainable economic development which will reduce carbon dioxide production, adapting to the effects of climate change, limiting the use of non-renewable resources, encouraging population growth, maintaining and improving the region’s built, natural and cultural assets, promoting sustainable communities and improving accessibility.

From the 29 March 2019, the Strategic Development Plan 2014 will be beyond its five-year review period. In the light of this, for proposals which are regionally or strategically significant or give rise to cross boundary issues between Aberdeen City and Aberdeenshire, the presumption in favour of development that contributes to sustainable development will be a significant material consideration in line with Scottish Planning Policy 2014.

The Aberdeen City Local Development Plan 2017 will continue to be the primary document against which applications are considered. The Proposed Aberdeen City & Shire SDP 2020 may also be a material consideration.

Aberdeen Local Development Plan (2017)

- Policy LR1: Land Release Policy;
- Policy LR2: Delivery of Mixed-Use Communities;
- Policy D1: Quality Placemaking by Design;
- Policy D2: Landscape;
- Policy D4: Historic Environment;
- Policy D5: Our Granite Heritage;
- Policy NC4: Sequential Approach and Impact;
- Policy NC5: Out of Centre Proposals;
- Policy NC8: Retail Development Serving New Development Areas;
- Policy I1: Infrastructure Delivery and Developer Obligations;
- Policy T2: Managing the Transport Impact of Development;
- Policy T3: Sustainable and Active Travel;
- Policy T5: Noise;
- Policy H3: Density;
- Policy H4: Housing Mix;
- Policy H5: Affordable Housing;
- Policy NE1: Green Space Network;
- Policy NE2: Green Belt;
- Policy NE4: Open Space Provision in New Development;
- Policy NE5: Trees and Woodland;
- Policy NE6: Flooding, Drainage and Water Quality;
- Policy NE8: Natural Heritage;
- Policy NE9: Access and Informal Recreation;
- Policy R6: Waste Management Requirements for New Developments;
- Policy R7: Low and Zero Carbon Buildings, and Water Efficiency; and
- Policy CI1: Digital Infrastructure.

Supplementary Guidance (SG)

- The Repair and Replacement of Windows and Doors;
- Landscape;
- Conversion of Buildings in the Countryside;
- Planning Obligations;
- Affordable Housing;
- Transport and Accessibility;
- Noise;
- Natural Heritage;
- Trees and Woodland;
- Flooding, Drainage and Water Quality;
- Green Space Network and Open Space; and
- Resources for New Development.

Other Material Considerations

Historic Environment Records: House and garden depicted on historic OS maps. These show the house with small structures to north and west, set in wooded grounds. East of the house is a fountain. To the north of the house is a quadrangular steading (now Binghill Steadings) with an

attached horsemill at the north corner, two small structures to the east and two other buildings to the south. The smaller buildings are now disused and the steading converted to residential use. Now named Bingham House. The house dates from circa 1840 with substantial additions of 1885-1889 and a billiard room extension added in 1900. It is two storey with attic and basement, of three bays and multi-gabled. Built of coursed rubble with tooled granite dressings, with a grey slate roof and wide end stacks with clay cans. Bargeboards to the gables of the principal elevations have an intricately carved grapevine motif. The main entrance has sidelights and fanlights and is set under a gabled timber porch supported on octagonal columns with grapevine motif to the capitals, and wrought iron finial with leaf motif. The interior has high quality plasterwork and intricately carved timber fixtures and fitting to the principal rooms dating to the 1880s. Colonel Alexander Kyle bought the estate in 1808, and it remained in the family's possession until sold in 1885 to Martin Lindsay Hadded who enlarged and altered the house.

The site formed part of the Open Space Audit (2010).

Scheduled Monuments: Bingham House Stone Circle and Cairn: There are two stone circles (scheduled monuments) to the west of the application site.

The access to the site is covered by a Tree Preservation Order (TPO 125: Bingham Road).

EVALUATION

Principle of Development

The site is zoned as both "Green Belt" and "Green Space Network" in the Aberdeen Local Development Plan. Policy NE2 "Green Belt" states that no development will be permitted in the Green Belt for purposes other than those essential for agriculture; woodland and forestry; recreational uses compatible with an agricultural or natural setting; mineral extraction/quarry restoration; or landscape renewal.

The following exceptions (which are of relevance to the application proposed) apply to this policy:

1. Proposals for development associated with existing activities in the green belt will be permitted but only if all of the following criteria are met:
 - a) The development is within the boundary of the existing activity;
 - b) The development is small-scale;
 - c) The intensity of activity is not significantly increased; and
 - d) Any proposed built construction is ancillary to what exists.
2. Buildings in the Green Belt which have a historic or architectural interest, or a valuable traditional character, will be permitted to undergo an appropriate change of use which makes a worthwhile contribution to the visual character of the Green Belt. Please see relevant Supplementary Guidance for detailed requirements.
3. Proposals for extensions of existing buildings, as part of a conversion or rehabilitation scheme, will be permitted in the Green Belt provided:
 - a) The original building remains visually dominant;
 - b) The design of the extension is sympathetic to the original building in terms of massing, detailing and materials, and
 - c) The siting of the extension relates well to the setting of the original building.

All proposals for development in the Green Belt must be of the highest quality in terms of siting, scale, design and materials. All developments in the Green Belt should have regard to other policies

of the Local Development Plan in respect of landscape, trees and woodlands, natural heritage and pipelines and control of major accident hazards.

Policy NE1 (Green Space Network) states that the Council will protect, promote and enhance the wildlife, access, recreation, ecosystem services and landscape value of the Green Space Network, which is identified on the Proposals Map. Proposals for development that are likely to destroy or erode the character and/or function of the Green Space Network will not be permitted and where major infrastructure projects or other developments necessitate crossing the Green Space Network, such developments should maintain and enhance the coherence of the network. In doing so, provision should be made for access across roads for wildlife and outdoor recreation.

Given the proposal indicates aspects of commercial/retail development, Policy NC4 - Sequential Approach and Impact will be used to assess the proposal. The policy advises that significant footfall generating development appropriate to town centres should be located in accordance with the hierarchy and sequential approach as defined in the Local Development Plan and detailed in the Supplementary Guidance Hierarchy of Centres.

Layout, Scale and Design & Impact on Historic Environment

Issues of layout, scale and design will need to be considered against Policy D1 - Quality Placemaking by Design and Policy D2 – Landscape. Policy D1 advises that all development must ensure high standards of design and have a strong and distinctive sense of place which takes into account the context of the surrounding area and will be required to offer opportunities for connectivity which take in to account the character and scale of the development.

Developments that contribute to placemaking will help sustain and enhance the social, economic, environmental and cultural attractiveness of the city. Proposals will be considered against six essential qualities:

- Distinctive
- Welcoming
- Safe and pleasant
- Easy to move around
- Adaptable
- Resource efficient

Policy D2 (Landscape) requires that developments have a strong landscape framework, which “improves and enhances the setting and visual impact of developments, unifies urban form, provides shelter, creates local identity and promotes biodiversity”. Any application must be accompanied by a landscape strategy and management plan, incorporating hard and soft landscaping design specifications.

Policy D4 advises that the Council seeks to protect, preserve and enhance the historic environment in line with Scottish Planning Policy, SHEP (replaced by HEPS) and its own Supplementary Guidance, Conservation Area Character Appraisal and Management Plan. Policy D5 states that the Council seeks retention and appropriate re-use, conversion and adaptation of all granite features, structures and buildings.

Policy H3 – Density, will seek an appropriate density of development on all housing allocations. Densities should have consideration to the site’s characteristics and those of the surrounding area and should create attractive residential environment and safeguard living conditions within the development.

While, Policy H4 - Housing Mix advises that housing development, such as that proposed, will be required to achieve an appropriate mix of sizes, which should reflect the accommodation requirements of specific groups. This mix should include smaller 1- and 2-bedroom units and should be reflected in both the market and affordable housing contributions. This approach helps to create mixed and inclusive communities by offering a choice of housing.

Technical Matters

Developer Obligations:

Development must be accompanied by the infrastructure, services and facilities required to support new or expanded communities and the scale and type of developments proposed. Where additional demands on community facilities or infrastructure that would necessitate new facilities or exacerbate deficiencies in existing provision, the Council will require the developer to meet or contribute to the cost of providing or improving such infrastructure or facilities. The level of infrastructure requirements and contributions will be outlined by the Council, through the Developer Obligations Assessment and will relate to the development, in line with Policy I1 - Infrastructure Delivery and Planning Obligations.

Transport and Accessibility:

With regards to sustainable and active travel, Policies T2 - Managing the Transport Impact of Development and T3 - Sustainable and Active Travel will be used to assess the development. Policy T2 requires all new developments demonstrate that sufficient measures have been taken to minimise traffic generated and to maximise opportunities for sustainable and active travel. In light of what is proposed a Transport Assessment will be required to support the proposal as would a Travel Plan. Parking requirements are also outlined in the Transport and Accessibility Supplementary Guidance as will depend on the number of bedrooms per flats and the gross floor area of the retail and commercial units.

In terms of Policy T3, new developments must be accessible by a range of transport modes, with an emphasis on active and sustainable transport. The internal layout of developments must prioritise walking, cycling and public transport penetration. In addition, links between residential, employment, recreation and other facilities must be protected or improved for non-motorised transport users, making it quick, convenient and safe for people to travel by walking and cycling. With regards to this proposal, links to the site should be looked at from the surrounding road networks.

Noise

Given the location of the development a, it is likely that there will be exposure to noise. As such and as per the requirements of Policy T5 – Noise, a Noise Impact Assessment (NIA) will be required in support of an application.

Affordable Housing:

As per Policy H5 - Affordable Housing, the development (dependant on the types of housing proposed) may be required to contribute no less than 25% of the total number of units as affordable housing. The requirement will be outlined in the Developer Obligations Assessment.

Natural Heritage

As per Policy NE5 – there is a presumption against all activities and development that will result in the loss of, or damage to, trees and woodland that contribute to nature conservation, landscape character, local amenity or climate change adaptation and mitigation. Any proposal would therefore need to ensure compliance with the above.

Policy NE8 advises that direct and indirect effects on sites protected by natural heritage designations, be they international, national or local, are important considerations in the planning process and will need to be carefully considered in any future planning application.

Open Space:

Policy NE4 - Open Space Provision in New Development requires new developments to accommodate an area of open space within the development site. As per the policy the Council require at least 2.8Ha per 1,000 people of meaningful and useful open space. The Supplementary Guidance on Open Space states that open space standards are based on number of residents within a new development, which can be calculated using the average number of people who live in each dwelling. These figures are outlined in the Supplementary Guidance.

With regards to the commercial/retail aspect of the development, the policy does not state a minimum standard, but this will be considered on its own merit.

Drainage:

As per the requirement of Policy NE6 - Flooding, Drainage and Water Quality, a Drainage Impact Assessment (DIA) will be required for both the residential and non-residential aspect of the development. The DIA should detail how surface water and wastewater will be managed. Surface water drainage associated with development must: be the most appropriate available in terms of SuDS; and avoid flooding and pollution both during and after construction.

Access:

Policy NE9 – Access and Informal Recreation advises that developments should include new or improved provision for public access, permeability and/or links to green space for recreation and active travel. There is an existing path network in the vicinity of the site, therefore every effort should be made to show connectivity to these areas.

Waste/Refuse:

All new developments should have sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate. Flatted developments will require communal facilities that allow for the separate storage and collection of these materials. The commercial/retail aspect of the development shall include recycling facilities, where appropriate. Details of storage facilities and means of collection must be included as part of a planning application for any development which would generate waste as per the requirement of Policy R6 - Waste Management Requirements for New Development.

Sustainable Development:

In terms of low and zero carbon, buildings must meet at least 20% of the building regulations carbon dioxide emissions reduction target applicable at the time of the application through low and zero carbon generating technology. With regards to water efficiency, all new buildings are required to use water saving technologies and techniques. This is a requirement of Policy R7 - Low and Zero Carbon Buildings, and Water Efficiency and details should be submitted with any application or would be requested via condition.

PRE-APPLICATION CONSULTATION

The applicants have indicated that a Public Consultation Event was undertaken by the applicant at a drop-in event at Deeside Christian Fellowship Church – Milltimber on the 20th June 2019 between 1pm and 7pm. Representatives of the design team were present to answer questions from members of the public. The exhibition element included display panels providing a background to the site, illustrating the proposals and explaining the planning application process.

NECESSARY INFORMATION TO SUPPORT ANY FUTURE APPLICATION

As part of any application, the following information would need to accompany the formal submission

–

- Pre-Application Consultation Report;
- Design and Access Statement including Visualisations;
- Heritage Statement;
- Sequential Test (and potentially a Retail Impact Assessment);
- Drainage Impact Assessment;
- Noise Impact Assessment;
- Phase 1 Habitat Survey;
- Archaeological Survey;
- Bat Survey;
- Transport Assessment;
- Travel Plan;
- Landscaping and Maintenance Plans;
- Low and Zero Carbon Buildings and Water Efficiency Statement; and
- Affordable Housing Delivery Strategy

RECOMMENDATION

It is recommended that the Forum

- i. note the key issues identified;
- ii. if necessary, seek clarification on any particular matters; and
- iii. identify relevant issues which they would like the applicants to consider and address in any future application.

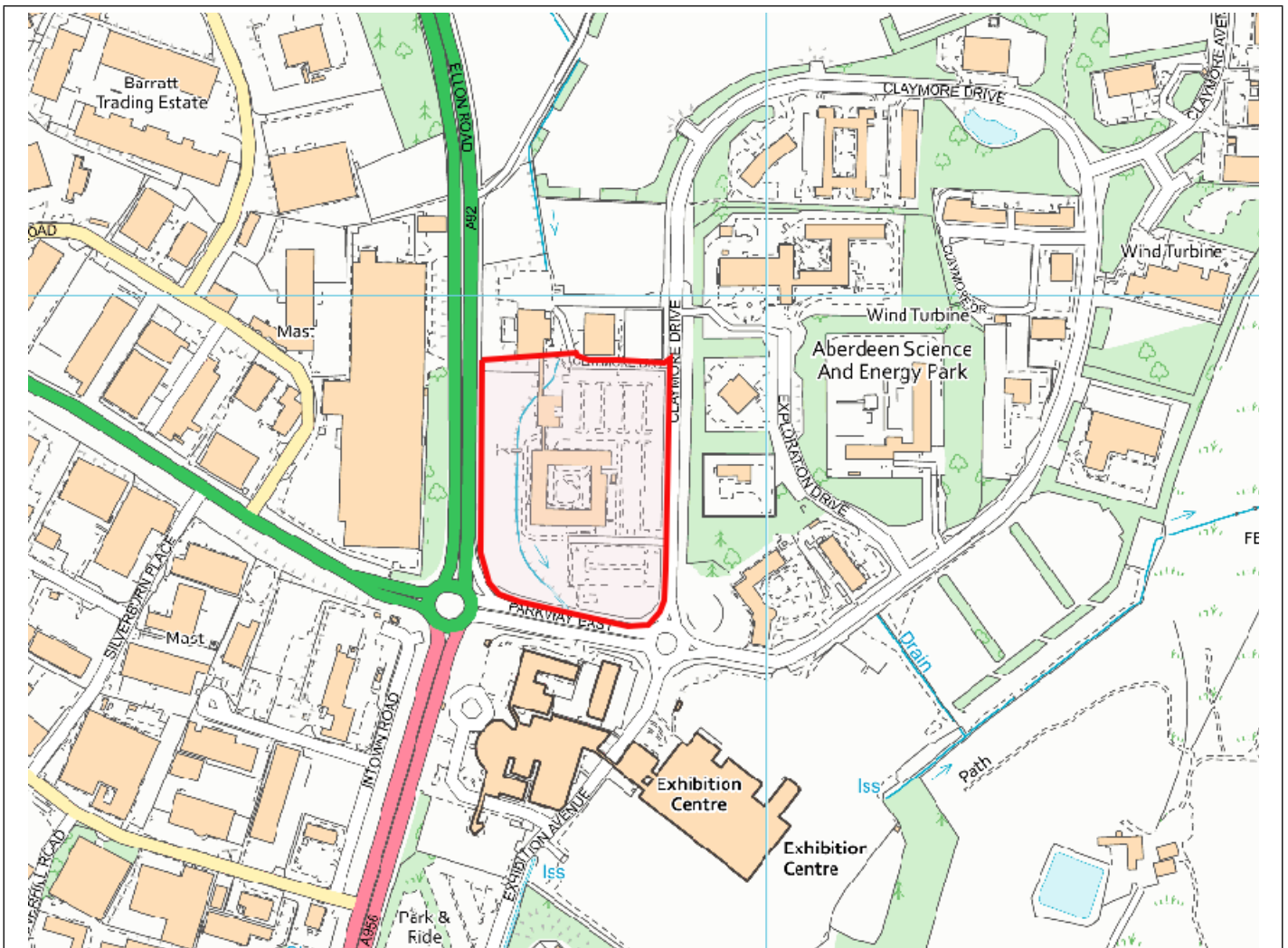


Pre-Application Forum

Report by Development Management Manager

Committee Date: 19th September 2019

Site Address:	Silverburn House, Claymore Drive, Aberdeen, AB23 8GD
Application Description:	Major residential development of around 100 to 150 units (mix of house types and flats), potentially including facilities consisting of approximately 1000-3000 sqm of class 1(shops), 2(financial, professional and other services) and class 3(food and drink)
Application Ref:	191150/PAN
Application Type	Proposal of Application Notice
Application Date:	18 July 2019
Applicant:	Parklands View LLP Per CTL Estates
Ward:	Bridge Of Don
Community Council:	Bridge Of Don
Case Officer:	Gavin Evans



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RECOMMENDATION

It is recommended that the Forum

- (i) Note the key issues identified;
- (ii) If necessary seek clarification on any particular matters; and
- (iii) Identify relevant issues which they would like the applicants to consider and address in any future application.

APPLICATION BACKGROUND

Site Description

The site is that of the former Silverburn House, a recently-demolished office building located in a prominent position on a main route (A92 Ellon Road) into Aberdeen from the north. The site has recently been cleared, but Silverburn house had provided 5 floors of office accommodation, laid out in a series of four interconnected wings, arranged around a central inner courtyard. The building is understood to have been constructed in the 1980s and was formerly occupied by Baker Hughes. The site also included 414 car parking spaces and a separate sports building, though the latter lies outwith the application site. The building was set back from Ellon Road by approximately 50m, with this ground in between planted with grass and trees. The car parking was located to the eastern side of the site, which is estimated to be of approximately 3.7 hectares.

This site forms part of the Aberdeen Energy Park, which lies north of the Aberdeen Exhibition and Conference Centre and on the eastern side of Ellon Road. Silverburn House and the surrounding land to the north and east is identified in the Aberdeen Local Development Plan (ALDP) as 'Specialist Employment Areas', with a focus on Class 4 (business) uses.

To the south of the site lies the Aberdeen Exhibition and Conference Centre, which is zoned within a 'Mixed Use' area and identified as Opportunity Site OP13 in the ALDP. An application for Planning Permission in Principle for the redevelopment of the now-disused AECC facility was submitted in May 2015, proposing '*demolition of existing buildings and erection of a mixed use development to include (approximately 498) residential units, commercial and business use, recycling centre and park and ride facility*'. The Planning Development Management Committee considered this application in December 2015 (and again in May 2018) and expressed a willingness to '*Approve conditionally with permission to be withheld until a legal agreement is entered into to secure: affordable housing; and developer obligations relating to primary education, community facilities, sports and recreation, healthcare, transportation and open space*'.

Beyond the former AECC site lies existing residential development, accessed from via King Robert's Way, from the Ellon Road/North Donside Road roundabout. On the western side of Ellon Road (A92) is the Bridge of Don Industrial Estate, which is zoned for Business and Industrial Use under policy B1 of the ALDP.

APPLICATION DESCRIPTION

Description of Proposal

The submitted Proposal of Application Notice form describes the proposed development as follows:

“Major Development – Residential development of around 100-150 units (mix of house types and flats), potentially including facilities such as medical centre, convenience store, coffee shop, play park”

CONSIDERATIONS

National Planning Policy and Guidance

Scottish Planning Policy (SPP): Scottish Government policy on nationally important land use planning matters.

Designing Streets: Scottish Government policy and technical guidance on street design.

Creating Places: Scottish Government policy statement on architecture and place.

Aberdeen City and Shire Strategic Development Plan (2014) (SDP)

The purpose of the SDP is to set a spatial strategy for the future development of the Aberdeen City and Shire. The general objectives of the plan are promoting economic growth and sustainable economic development which will reduce carbon dioxide production, adapting to the effects of climate change, limiting the use of non-renewable resources, encouraging population growth, maintaining and improving the region's built, natural and cultural assets, promoting sustainable communities and improving accessibility.

From the 29 March 2019, the Strategic Development Plan 2014 will be beyond its five-year review period. In the light of this, for proposals which are regionally or strategically significant or give rise to cross boundary issues between Aberdeen City and Aberdeenshire, the presumption in favour of development that contributes to sustainable development will be a significant material consideration in line with Scottish Planning Policy 2014.

The Aberdeen City Local Development Plan 2017 will continue to be the primary document against which applications are considered. The Proposed Aberdeen City & Shire SDP 2020 may also be a material consideration.

Aberdeen Local Development Plan (2017)

- Policy D1 – Quality Placemaking by Design
- Policy D2 – Landscape
- Policy I1 – Infrastructure Delivery and Planning Obligations
- Policy T2 – Managing the Transport Impact of Development
- Policy T3 – Sustainable and Active Travel
- Policy T4 – Air Quality
- Policy T5 – Noise
- Policy B2 – Specialist Employment Areas
- Policy H3 – Density
- Policy H4 – Housing Mix
- Policy H5 – Affordable Housing
- Policy NE1 – Green Space Network
- Policy NE4 – Open Space Provision in New Development
- Policy NE5 – Trees and Woodlands
- Policy NE6 – Flooding, Drainage and Water Quality

- Policy NE8 – Natural Heritage
- Policy NE9 – Access and Informal Recreation
- Policy R6 – Waste Management Requirements for New Development
- Policy R7 – Low and Zero Carbon Buildings, and Water Efficiency
- Policy CI1 – Digital Infrastructure

Supplementary Guidance and Technical Advice Notes

- Master Plans;
- Energetica;
- Transport and Accessibility;
- Noise;
- Planning Obligations;
- Affordable Housing;
- Landscape;
- Green Space Network and Open Space;
- Trees and Woodland;
- Flooding, Drainage and Water Quality.
- Aberdeen Masterplanning Proces

Other Material Considerations

- Planning Advice Note 67: Housing Quality
- Planning Advice Note 75: Planning for Transport
- Planning Advice Note 83: Master Planning
- Planning Advice Note 1/2011: Planning and Noise

EVALUATION

Principle of Development

The Aberdeen Local Development Plan (ALDP) designates the Silverburn House site and the land to the south and east as 'Specialist Employment Areas'. In such areas, policy B2 applies. Policy B2 sets out that only Class 4 (Business) uses will be permitted, with a focus on activities associated with research, design and development, knowledge-driven industries and related education and training. Policy B2 provides for a mix of Class 4 (Business), Class 5 (General Industrial) and Class 6 (Storage and Distribution) uses at the Aberdeen Energy Park, and allows for facilities that 'directly support business uses' where they would 'enhance the attraction and sustainability of the Specialist Employment Area for investment'.

The terms of policy B2 do not provide for residential development, and the scale of the development proposed is such that it could not reasonably be considered to 'directly support business uses' or enhance the attraction of the Specialist Employment Area for its intended uses. On that basis, the proposal would likely be considered as a significant departure from the Development Plan, necessitating a statutory Pre-Determination Hearing in addition to the usual procedures relating to Pre-Application Consultation and submission of a Proposal of Application Notice for a 'Major' development.

In terms of assessing any such departure, the planning authority's assessment would need to consider the implications of introducing a residential use in this location, which may create conflict

with existing commercial/industrial land uses (both existing and future planned development), along with the implications of losing a significant proportion of a Specialist Employment designation. It should be noted that current difficulties in marketing office accommodation would not in itself justify a residential use in this location.

The Local Development Plan aims to allocate land to meet identified housing needs, and the City's housing land supply is audited each year as part of the Aberdeen City and Aberdeenshire Housing Land Audit (HLA). Such audits aim to establish the extent of any constraints affecting supply, in order to determine whether a five year effective land supply is maintained, based on the housing requirements set out by the Strategic Development Plan. The 2018 HLA identified an 8.1 year supply, which suggests that there is no shortage of available housing land where such residential development might be accommodated. It may also be for the planning authority to consider the extent to which accommodating residential development on land designated for other purposes could serve to undermine the aims of the plan in terms of offering certainty to communities and developers on the location and extent of new residential developments.

Layout and Design

This Proposal of Application Notice was not accompanied by detailed proposals, so this report identifies general principles that would be relevant based on the red line boundary and the detail in the application form provided. As noted above, the principle of residential development on this site is contrary to the provisions of the Development Plan, and any advice on matters of design, scale and layout should be read in that context.

Issues of layout, scale and design will need to be considered against Policy D1 - Quality Placemaking by Design and Policy D2 – Landscape. Policy D1 advises that all development must ensure high standards of design and have a strong and distinctive sense of place which takes into account the context of the surrounding area and will be required to offer opportunities for connectivity which take in to account the character and scale of the development.

Developments that contribute to placemaking will help sustain and enhance the social, economic, environmental and cultural attractiveness of the city. Proposals will be considered against six essential qualities:

- Distinctive
- Welcoming
- Safe and pleasant
- Easy to move around
- Adaptable
- Resource efficient

Policy D2 (Landscape) requires that developments have a strong landscape framework, which “improves and enhances the setting and visual impact of developments, unifies urban form, provides shelter, creates local identity and promotes biodiversity”. Any application must be accompanied by a landscape strategy and management plan, incorporating hard and soft landscaping design specifications.

Notwithstanding issues of principle, the following points should be considered in developing any proposals further:

- The relationship between any development and Ellon Road will be a significant factor influencing its layout. Given the volume of traffic carried by the road and the associated noise, it is likely that a buffer will be required between buildings and the road – the extent of that buffer might be determined by assessment of likely noise levels relative to standard

requirements for residential accommodation. Noise and location relative to the road may undermine the value of any public open space in this location, so the useability of any such spaces will require careful consideration.

- Policy D2 (Landscape) seeks enhancement of landscape setting and promotion of biodiversity. Proposals should include a landscape strategy and management plan, detailing hard and soft landscaping design specifications. In this case, the location of the site relative to an arterial route into the city is of relevance in terms of enhancing that approach.
- Public Open Space provision, with a clearly identifiable open space or play function, must be made on-site wherever practicable. Open space provision should be integrated into the layout, and spaces should be useable and convenient for the homes they serve. Policy NE4 set out standards for the provision of open space in new residential development, with further detail contained in related SG.
- Building heights and form are not provided, so little advice can be offered on these aspects of the proposal. A Design Statement would be required to accompany any application, demonstrating how the proposal has evolved in response to the site context and any constraints. This should have regard for the development frameworks/masterplans previously prepared for the Bridge of Don AECC and employment land at Murcar.
- The relationship between any proposed residential development and the neighbouring land uses will also be a key consideration in assessment of any proposal. The emerging context will be influenced by existing land uses, as yet undeveloped allocations and any planning consents granted, such as that at the Bridge of Don AECC site. Potential conflict between residential use and current and future business and industrial sites will be a major factor, and will influence the layout of any proposals. The response to these factors should be set out as part of a Masterplan and Design and Access Statement.
- On-site car parking provision should generally be made in accordance with the rates set out in the Council's 'Transport and Accessibility' Supplementary Guidance. Whilst sustainable travel is supported, it is recognised that there will be a requirement for car parking sufficient to meet the needs of the development, and this site is located some distance from the City Centre, in the 'outer city' as identified in the Council's SG. Any under-provision of car parking must be adequately justified based on the circumstances of the site, and may necessitate mitigation in terms of measures to support sustainable travel or contribution towards on-site or local car club provision.
- Policy H4 states a requirement for developments over 50 units to include a mix of dwelling types and sizes, in accordance with a masterplan. Provision should be made on site for smaller 1 and 2 bedroom units, along with provision for accessible properties such as bungalows, which are particularly suited to older people or those with mobility issues. If accommodation is not to achieve an appropriate mix, then supporting information will be required to evidence any case that the market does not support a particular form of accommodation in this location.
- As noted above, policy H4 requires a Masterplan to be provided. A clear design strategy is expected to inform and support any proposals, with the masterplan process to be applied to larger sites, such as this. The Aberdeen Masterplanning Process Technical Advice Note sets out expectations for the content of any masterplan document accompanying an application, though it is noted that the full process of adoption as Supplementary Guidance

would not apply, given the significant departure from the Development Plan inherent within this proposal.

- Any Masterplan and Design and Access statement provided in support of an application should address the density of development. Policy H3 requires that residential developments achieve a minimum density of 30 dwellings per hectare (net), and supporting documents should demonstrate what areas have been included in any calculation.
- H5 (Affordable Housing) – No less than 25% of housing units shall be affordable. Further guidance is available in the related SG, with the expectation that these will be delivered onsite.

Transport and Accessibility

With regards to sustainable and active travel, Policies T2 - Managing the Transport Impact of Development and T3 - Sustainable and Active Travel are of relevance. Policy T2 requires that all new developments demonstrate that sufficient measures have been taken to minimise traffic generated and to maximise opportunities for sustainable and active travel.

In terms of Policy T3, new developments must be accessible by a range of transport modes, with an emphasis on active and sustainable transport. The internal layout of developments must prioritise walking, cycling and public transport penetration. In addition, links between residential, employment, recreation and other facilities must be protected or improved for non-motorised transport users, making it quick, convenient and safe for people to travel by walking and cycling.

Proposals are likely to require a Transport Assessment/ Statement and Travel Plan, which should demonstrate that sufficient measures have been taken to minimise traffic generated and maximise opportunities for sustainable and active travel, both internally and in linking the site to its surroundings. 'Safe Route to Schools' are critical in identifying preferred routes between new residential developments and schools infrastructure, and making provision for improvements to pedestrian infrastructure where necessary and linked to the nature and scale of development. Such improvements would be required from the point of first occupations. It is recommended that the applicants liaise with ACC's Roads Development Management team for further advice regarding vehicular access/egress and roads layout, as well as any crossing (pedestrian and multi-modal) points of roads. Passive/Active electric vehicle charging points should be provided in accordance with ACC's 'Transport and Accessibility' SG.

Policy NE9 – Access and Informal Recreation advises that developments should include new or improved provision for public access, permeability and/or links to green space for recreation and active travel. There is an existing path network in the vicinity of the site, therefore every effort should be made to show connectivity to these areas.

Technical Matters

Development must be accompanied by the infrastructure, services and facilities required to support new or expanded communities and the scale and type of developments proposed. Where additional demands on community facilities or infrastructure that would necessitate new facilities or exacerbate deficiencies in existing provision, the Council will require the developer to meet or contribute to the cost of providing or improving such infrastructure or facilities. The level of infrastructure requirements and contributions will be outlined by the Council, through an assessment of Developer Obligations, and will relate to the scale and impacts of the development proposed, in line with Policy I1 - Infrastructure Delivery and Planning Obligations. Early engagement with the Council's Developer Obligations Team is encouraged in order to establish headline requirements and establish the likely scope and extent of any obligations.

Any requirements for improvement to transport infrastructure in the surrounding area would be identified by the Council's Roads Development Management Team.

Given the location of the development relative to a busy main road and existing and future commercial/industrial uses, it is likely that there will be exposure to noise. As such and as per the requirements of Policy T5 – Noise, a Noise Impact Assessment (NIA) will be required in support of any application. The Council's Environmental Health service will be able to advise on the scope and methodology for a Noise Impact Assessment.

As per the requirements of Policy NE6 - Flooding, Drainage and Water Quality, a Drainage Impact Assessment (DIA) will be required in support of any application. The DIA should detail how surface water and wastewater will be managed. Surface water drainage associated with development must: (i) be the most appropriate available in terms of SuDS; and (ii) avoid flooding and pollution both during and after construction.

All new developments should have sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate. Flatted developments will require communal facilities that allow for the separate storage and collection of these materials. The commercial/retail aspect of the development shall include recycling facilities, where appropriate. Details of storage facilities and means of collection must be included as part of a planning application for any development which would generate waste as per the requirement of Policy R6 - Waste Management Requirements for New Development. ACC's Waste Strategy Team can provide feedback on the location of any infrastructure to support waste/recycling storage and collection.

Buildings must meet at least 20% of the building regulations carbon dioxide emissions reduction target applicable at the time of the application through low and zero carbon generating technology. With regards to water efficiency, all new buildings are required to use water saving technologies and techniques. This is a requirement of Policy R7 - Low and Zero Carbon Buildings, and Water Efficiency and details should be submitted with any application or would be requested via condition.

PRE-APPLICATION CONSULTATION

At the time the Proposal of Application was submitted, the applicants had proposed to hold a Pre-Application Consultation event at the sports centre on Claymore Drive, on Tues 8th October, between 12 noon and 7pm.

NECESSARY INFORMATION TO SUPPORT ANY FUTURE APPLICATION

As part of any application, the following information would need to accompany a formal application for planning permission –

- Pre-Application Consultation Report
- Drainage Impact Assessment
- Analysis of Business/Industrial and Housing Land supply
- Details of mitigation of potential conflict between housing and business/industrial uses
- Masterplan
- Design and Access Statement
- Landscape Strategy and Management Plan

- Transport Assessment / Transport Statement (depending on number of units proposed)
- Travel Plan
- Noise Impact Assessment
- Affordable Housing Delivery Strategy
- Tree Survey, Arboricultural Impact Assessment and Tree Protection Plan
- Low and Zero Carbon Buildings and Water Efficiency Statement

RECOMMENDATION

It is recommended that the Forum

- (i) Note the key issues identified;
 - (ii) If necessary, seek clarification on any particular matters; and
 - (iii) Identify relevant issues which they would like the applicants to consider and address in any future application.
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