

# Public Document Pack



To: Councillor Henrickson, Convener; Councillor Bouse, Vice-Convener; and Councillors Alphonse, Blake, Boulton, Cooke, Copland, Cormie, Crockett, Houghton, MacKenzie, McRae and Thomson.

Town House,  
ABERDEEN 16 August 2022

## PRE-APPLICATION FORUM

The Members of the **PRE-APPLICATION FORUM** are requested to meet in **Council Chamber - Town House** on **THURSDAY, 25 AUGUST 2022 at 2.00 pm**. This is a hybrid meeting and Members may also attend remotely.

The meeting will be webcast and a live stream can be viewed on the Council's website. <https://aberdeen.public-i.tv/core/portal/home>

VIKKI CUTHBERT  
INTERIM 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 30 September 2021 (Pages 7 - 14)

## **PRE APPLICATION REPORTS**

3. Proposal of Application Notice for a major residential led, mixed-use development of c. 1,650 homes comprising retail and commercial provision, leisure and community uses and associated infrastructure including access roads, landscaping and engineering works - land at Greenferns, Local Development Plan site OP33 and OP28 - Newhills Aberdeen - 220610 (Pages 15 - 32)

Planning Officer – Gavin Clark

4. Proposal of Application Notice for a major residential led, mixed-use development of c. 1,570 homes comprising retail and commercial provision, leisure and community uses, gypsy travellers' site and associated infrastructure including access roads, landscaping and engineering works - land at Greenferns Landward, Local Development Plan Site OP22, Newhills, Aberdeen - 220611 (Pages 33 - 50)

Planning Officer – Gavin Clark

5. Proposal of Application Notice for a major residential development with associated infrastructure, open space and landscaping - former Cordyce School, Riverview Drive Aberdeen - 220815 (Pages 51 - 68)

Planning Officer – Dineke Brasier

Website Address: [aberdeencity.gov.uk](http://aberdeencity.gov.uk)

Should you require any further information about this agenda, please contact Lynsey McBain, email [lymcbain@aberdeencity.gov.uk](mailto:lymcbain@aberdeencity.gov.uk) or tel 01224 522123

## **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 28<sup>th</sup> 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, 30 September 2021. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE PRE-APPLICATION FORUM.  
Present:- Councillor Boulton, Convener; and Councillors Allan, Cooke, Copland, Cormie and Greig.

Also present as local Members: Councillor MacGregor (for item 3)

**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 20 MAY 2021**

2. The Forum had before it the minute of its previous meeting of 20 May 2021, for approval.

#### **The Forum resolved:-**

to approve the minute as a correct record.

### **PROPOSAL OF APPLICATION NOTICE - MAJOR DEVELOPMENT FOR THE ERECTION OF BATTERY BASED ENERGY STORAGE FACILITY - ON LAND AT RAITHS INDUSTRIAL ESTATE, BY KIRKTON DRIVE, OFF PITMEDDEN ROAD, DYCE - 211081**

3. The Forum had before it a report by the Interim Chief Officer – Strategic Place Planning, on a submission of a Proposal of Application for a major development for the erection of battery based energy storage facility, at land At Raiths Industrial Estate, by Kirkton Drive, Off Pitmedden Road, Dyce, planning reference 211081.

The report advised that the proposal was to erect structures for the housing of energy storage batteries and associated equipment. 49.9MW of energy storage would be provided. The storage batteries would be stacked on racks within approximately 52 no.

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shipping container type structures (13m x 2.5m x 2.6m), which together with transformers and converters, a sub-station and other ancillary equipment and buildings would be contained within a fenced compound. Solid state lithium batteries would be used and the containers would also have air conditioning units for cooling.

The purpose of the facility would be to take excess power from the grid and store it, to then be fed back into the grid for use at times of need. The report stated that the power would largely be from renewable energy sources which would otherwise be switched off when power was in excess of demand. Power would not be generated on site. The report noted that the applicant stated that the site had been selected as it was close to the Dyce grid supply point, which was understood to be to the west at Cothal View. This would be linked by a cable laid within the road.

The Forum heard from Lucy Green, Senior Planner, who addressed the Forum and provided details regarding the planning aspects of the application.

Ms Greene explained that the site was zoned as B1 (Business and Industrial Land) in the Aberdeen Local Development Plan and noted that Policy B1 retains land for office and industrial uses, including Class 4: Business, 5: General Industrial and Class 6: Storage and Distribution. It is stated that conditions may be imposed restricting levels of noise, hours of operation and external storage.

Ms Greene also highlighted Policy R8: Renewable and Low Carbon Energy Developments and advised that the policy supported in principle proposals for the development of renewable and low carbon energy schemes. Although the policy principally envisages renewable energy generating technologies it contained criteria for assessing schemes, indicating support where these involve technology operating efficiently and environmental and cumulative impacts were satisfactorily addressed. The criteria related to the impact on the local environment, landscape and heritage; impact on air quality, tourism and residential amenity.

Ms Greene also noted that the site fell just outside the area zoned for Aberdeen Airport, but within the safeguarding area and as such Policy B4 – Aberdeen Airport would apply. In terms of safeguarding, Policy B4 described the consultation that would take place with the Airport. Aviation impacts should be considered as part of the design of the proposed development in particular matters such as height of buildings, landscaping, impact on communication and navigation systems; bird hazards and lighting.

Ms Greene also made reference to Policies D1 (Quality Placemaking by Design), D2 (Landscape), NE8 (natural heritage), T2 (Managing the Transport Impact of Development) and T3 – (Sustainable and Active Travel).

It was noted 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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- Plans, including layout and elevations;
- Design and Access Statement;
- Landscape Plan, including planting to boundary;
- Tree survey, including protection measures for trees along southern boundary and bat roost potential of any trees proposed to be removed;
- Drainage Impact Assessment and SUDS proposals;
- Preliminary Ecological Assessment;
- Transport Statement and swept path analysis for emergency and refuse vehicles;
- Noise Impact Assessment; and
- Planning Supporting Statement, including setting out how the proposal fits within the national and local policy framework regarding renewable energy and climate change.

The Forum then heard from the applicant/agent and the presenters were as follows:-

- Andrew Hughes – PR & Media Manager, ILI Group; and
- Greig Templeton – Planning Manager, ILI Group.

They explained that (1) the application was for a 49.9MW Energy Storage facility containerised Battery Storage, (2) the development would consist of containers containing batteries and associated equipment, an access track, electricity, meter building and fencing, (3) stores excess energy from the grid, (4) puts electricity back into the grid when required and (5) this helped balance the supply and demand for the grid. It was noted that there would be 52 energy units and 13 converters.

In terms of why the facility was needed, they noted that:-

- Scotland had a target of Net Zero by 2045
- Renewable energy was intermittent, which meant we can't rely on it to meet demand;
- Fossil fuel generators, coal gas and nuclear make up the difference however as these go offline, there will be a need to be able to meet that demand;
- Energy storage would allow them to store renewable energy for when it was needed
- National Grid ESO had estimated there was a need for up to 40GW of energy storage by 2050. The Scottish Energy Strategy, published 2018, supported new energy storage capacity and stated that the Scottish Government would continue to support innovation and deployment in storage and to work to accelerate its penetration across Scotland.

In relation to the site, they explained that the land was located near the Dyce Grid Supply Point (GSP), and there was available capacity at the GSP.

They noted that 12 transformers and converters would be placed between the energy storage units and the power converters would be around 1.6 by 1.4 metres tall, and transformers would be around 2.7 by 2.5 metres tall. However the final equipment and size may vary slightly.

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They also advised that a small site substation was proposed to house SSE switchgear, site switchgear, electricity metering and control equipment and health and safety equipment. This would be a prefabricated GRP building up to 10 metres by 6 metres by 3.2 metres high and the colour would be agreed with the Council.

Members then asked a number of questions of both the applicant and the case officer.

### **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 Committee resolved:-**

- (i) to request that the applicant consider consulting with both first responders and the Scottish Fire and Rescue Service in relation to the proposed development and include any mitigations with their final submission, in order to assist with safety concerns;
- (ii) to note that the development would be monitored remotely 24 hours a day 7 days a week; and
- (iii) to otherwise thank the presenters for their informative presentation.

## **PROPOSAL OF APPLICATION NOTICE - MAJOR RESIDENTIAL DEVELOPMENT (APPROXIMATELY 250 UNITS) OF AFFORDABLE AND PRIVATE HOUSING WITH ASSOCIATED INFRASTRUCTURE, OPEN SPACE, LANDSCAPING, COMMUNITY FACILITIES AND ENERGY CENTRE - LAND AT TILLYOCH, PETERCULTER ABERDEEN**

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 Halliday Fraser Munro on behalf of their client First Endeavour (Tillyoch) LLP, for a major development for a major residential development (approximately 250 units) of affordable and private housing with associated infrastructure, open space, landscaping, community facilities and energy centre - land at Tillyoch, Peterculter Aberdeen, planning reference number 210936.

The report advised that the site was located to the west of Aberdeen City, to the north of Peterculter, and fell within the City's Green Belt. The site extended to approximately 40 hectares and encompassed a large area of agricultural land, woodland currently protected by three Tree Preservation Orders, several individual dwellings and their associated curtilages and the Tillyoch Equestrian Centre.

The report also explained that whilst the site was not allocated within the current Local Development Plan, part of it had been identified within the Proposed Aberdeen Local

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Development Plan 2020, as an Opportunity Site OP53, as a housing opportunity for 250 houses. The report noted that the extent of OP53 was substantially smaller (15.25Ha) than the red line site boundary provided with the current Proposal of Application Notice.

The report also noted that the Proposal of Application Notice boundary also included two Opportunity Sites, designated in the current Aberdeen Local Development Plan 2017, OP109: Woodend and OP52: Malcolm Road for 19 and 8 homes respectively. The site is bound by roads on all sides, with Malcolm Road (B979) forming the site's west boundary, Culter House Road to the east and Bucklerburn Road to the south and an unknown road to the north.

The Forum heard from Ms Aoife Murphy, Senior Planner who addressed the Forum and provided details regarding the planning aspects of the application.

Ms Murphy explained that the application site was close to the boundary with Aberdeenshire and was bound by public roads, and also advised of the relevant planning policies. Ms Murphy advised that the application was a departure from the Aberdeen Local Development Plan and it also conflicted with Policy NE2 – Green Belt.

In terms of consultation, Ms Murphy advised that public consultation was undertaken by the applicant via an online event on Wednesday 18 August 2021, and noted that that public exhibition was available to view from 11 August until 1 September 2021 with comments/feedback requested by 1 September 2021. Ms Murphy advised that a further consultation event was held on 25 August 2021, due to issues with the publicity of the previous events.

It was noted 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;
- Justification for the loss of green infrastructure / development on Green Belt land;
- Drainage Impact Assessment;
- Flood Risk Assessment;
- Ecological Impact Assessment;
- Habitats Regulations Appraisal;
- Construction Environmental Management Plan;
- Transport Assessment;
- Travel Plan;
- Tree Survey Report, Arboricultural Impact Assessment and a Tree Protection and Mitigation Plan;
- Landscape Scheme and Maintenance Plans;
- Low and Zero Carbon Buildings and Water Efficiency Statement;
- Affordable Housing Delivery Strategy; and
- Waste Strategy Plan

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The Forum then heard from Julie Robertson, Halliday Fraser Munro, agent, and advised that the application site was located immediately to the north of Peterculter and to the east of Malcolm Road, and the site was currently an equestrian centre with existing stable buildings, hard standing, associated paddocks and existing dwelling. The current equestrian access was from Culter House Road and the proposed residential access would be from Malcolm Road. The site encompasses an area of ancient woodland in the southeast of the site which would be retained; and the site had easy access to Peterculter and Aberdeen with access to local bus services.

In regards to the site context, Ms Robertson explained that with a previous application, the feedback was that more private housing was required and also to maintain connections to Peterculter. Ms Robertson advised that there would be a creation of a village green and well defined public realm, with a bus stop and landscaping buffers.

Ms Robertson also provided detail on planning considerations in relation to the application. Ms Robertson noted that there would be a housing mix, with 25% affordable housing provision and also the retention of ancient woodland and access to the green network. Ms Robertson also spoke about a walkable neighbourhood and the emergence of a 20 minute neighbourhood through NPF4. It was noted that the main features of a 20 minute neighbourhood were:-

- Local employment opportunities
- Local health facilities and services
- Local schools
- Lifelong learning opportunities
- Local playgrounds and parks
- Green streets and spaces
- Community gardens
- Sport and recreation facilities
- Safe streets and spaces
- Affordable housing options
- Ability to age in place
- Housing diversity
- Local transport network
- Local employment opportunities and
- Well connected to the public transport, jobs and services within the region.

In relation to consultation, and following on from what Ms Murphy advised, Ms Robertson explained that 668 neighbour notifications were posted, posters were provided to local business (both hand delivered and posted), the Community Council was notified along with local elected members and an online exhibition board was available to view for 4 weeks with paper copies available upon request. It was noted that the website had 1067 visits with 792 individual unique views and over 80 participants in the consultation through feedback forms, emails, phone calls and engagement events.

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

- A tree survey was currently being undertaken to ascertain the amount of trees that would be lost and the figure was unknown at present;
- They were currently looking at what community facilities there would be and to see what would be appropriate;
- In response to a question about acute traffic issues in the local area, Ms Robertson advised that a Traffic Assessment was also being carried out and following this they would look at it, assess and investigate the impact on the road network;
- Early discussions were taking place with bus operators for a link into the site and to look at ways to accommodate buses in the development;
- It was noted that through the Transport Assessment, the Tree Survey and the Environmental Assessment, they could investigate the possibility of replanting on the road as part of the design process;

### **The report recommended:-**

That the Forum –

- (d) note the key issues identified;
- (e) 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 Committee resolved:-**

- (i) to request that the applicant carry out an archaeological survey;
- (ii) to request that the applicant investigate the infrastructure for Electric Vehicle Charging point in every property;
- (iii) to request that the applicant examine appropriate drainage scheme for the site;
- (iv) to request that the applicant consider the key points above; and
- (v) to thank the presenters for their informative presentation.

- **Councillor Marie Boulton, Convener**

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# Pre-Application Forum

Major residential led, mixed-use development of c. 1,650 homes comprising retail and commercial provision, leisure and community uses and associated infrastructure including access roads, landscaping and engineering works

Land At Greenferns, LDP Sites OP33 And OP28, Newhills, Aberdeen

220610/PAN

# Location Plan



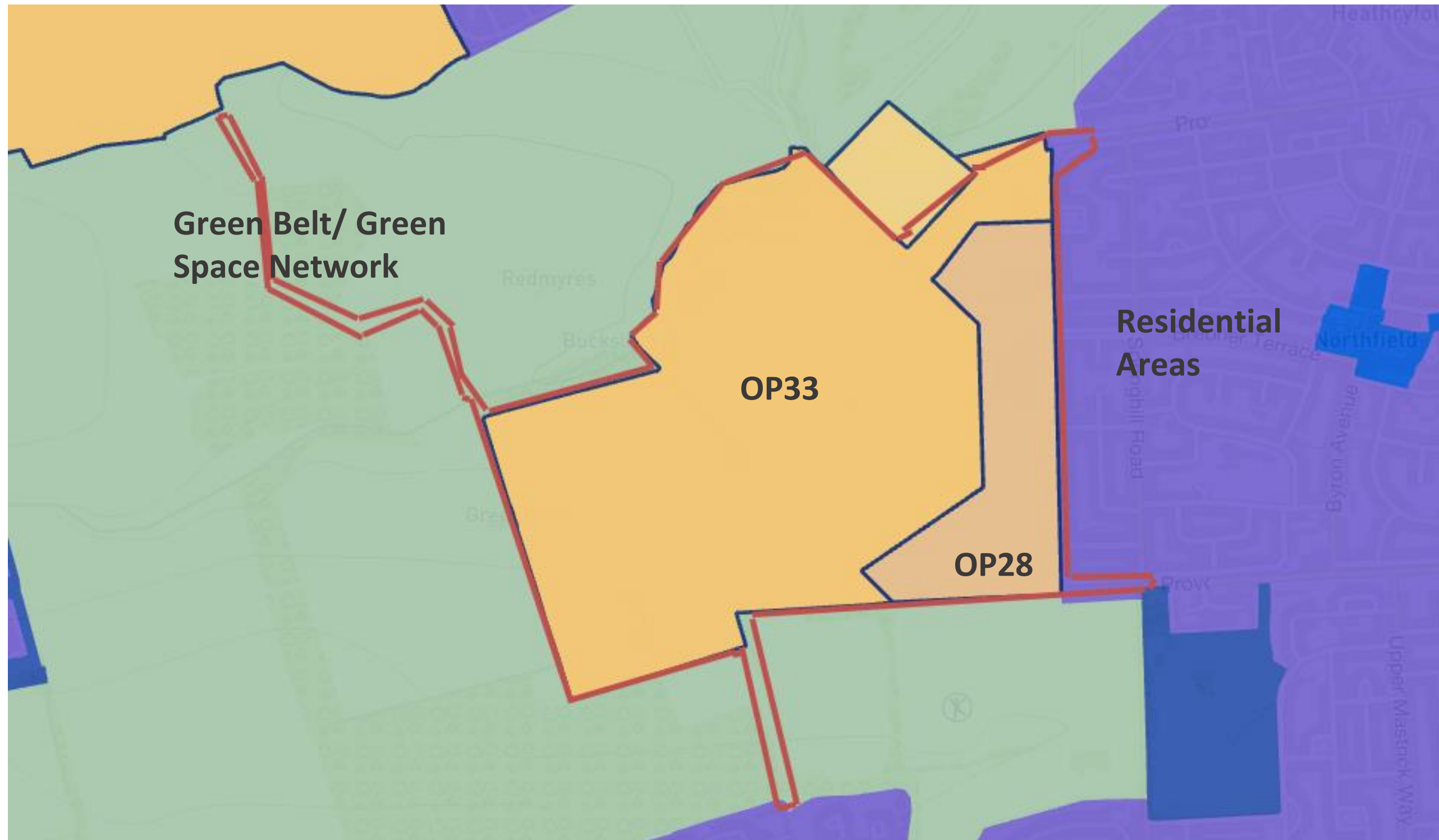


# Aerial Photo – Location Plan

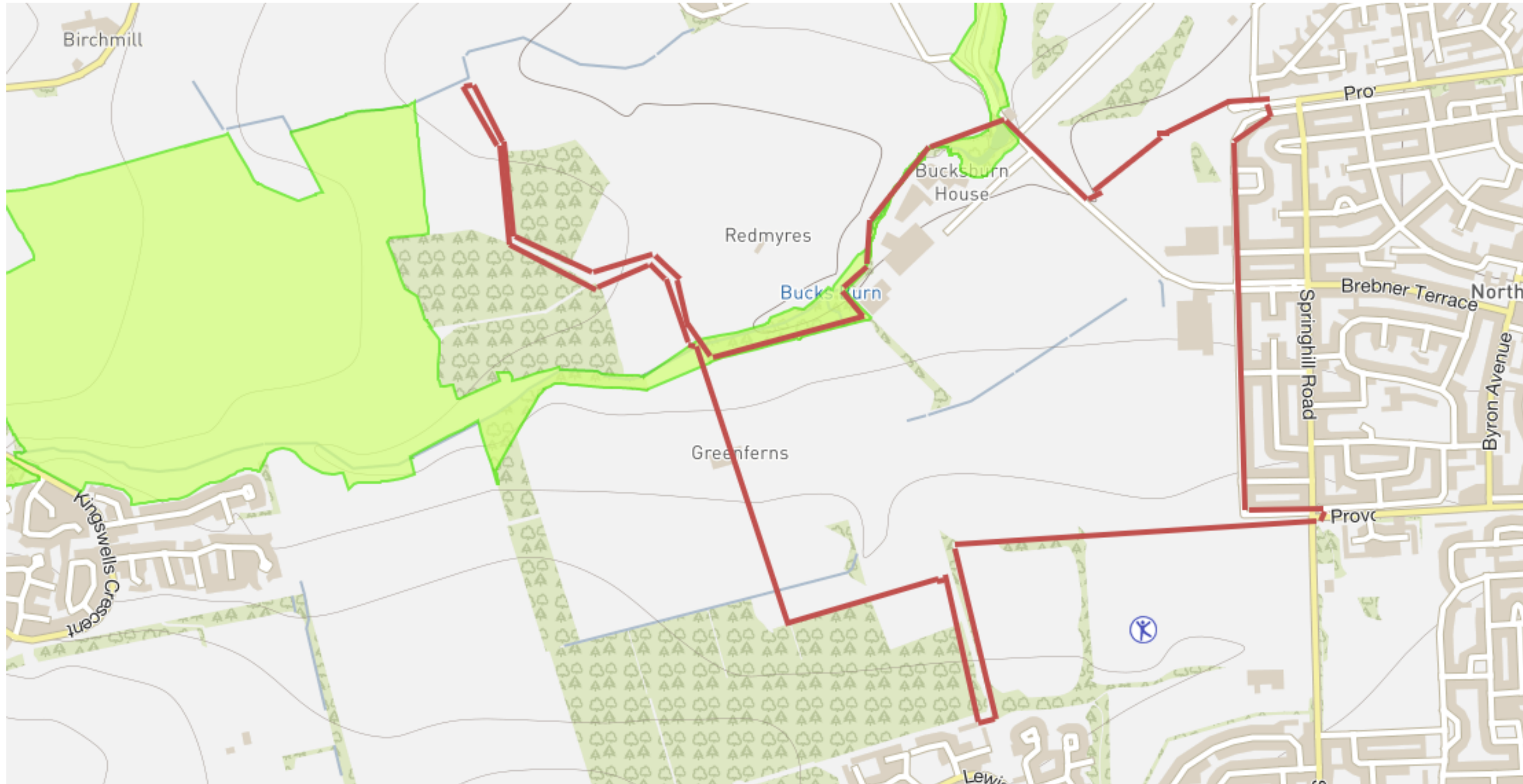




# Current ALDP Zonings and OP Sites

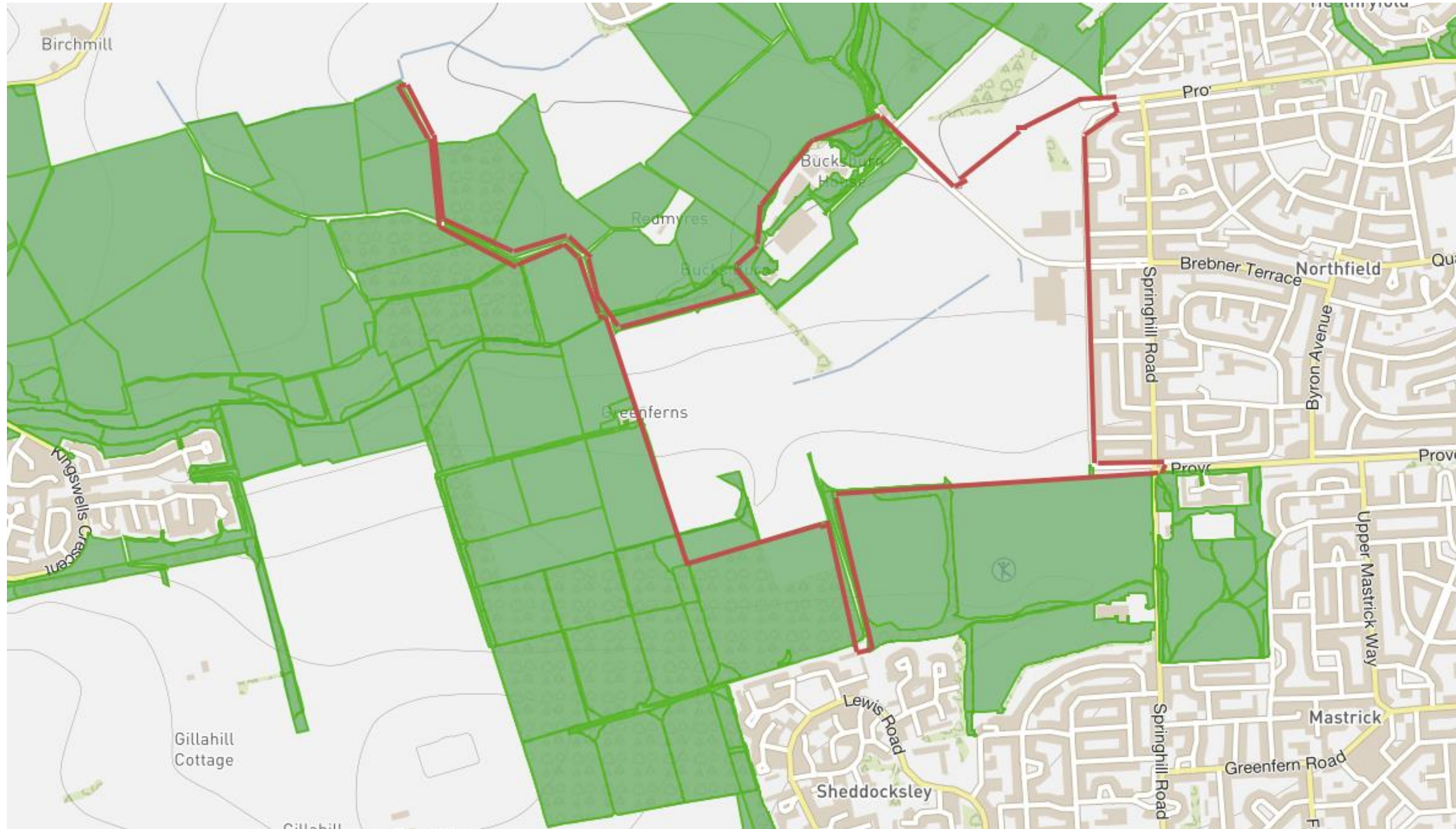


# Local Nature Conservation Sites



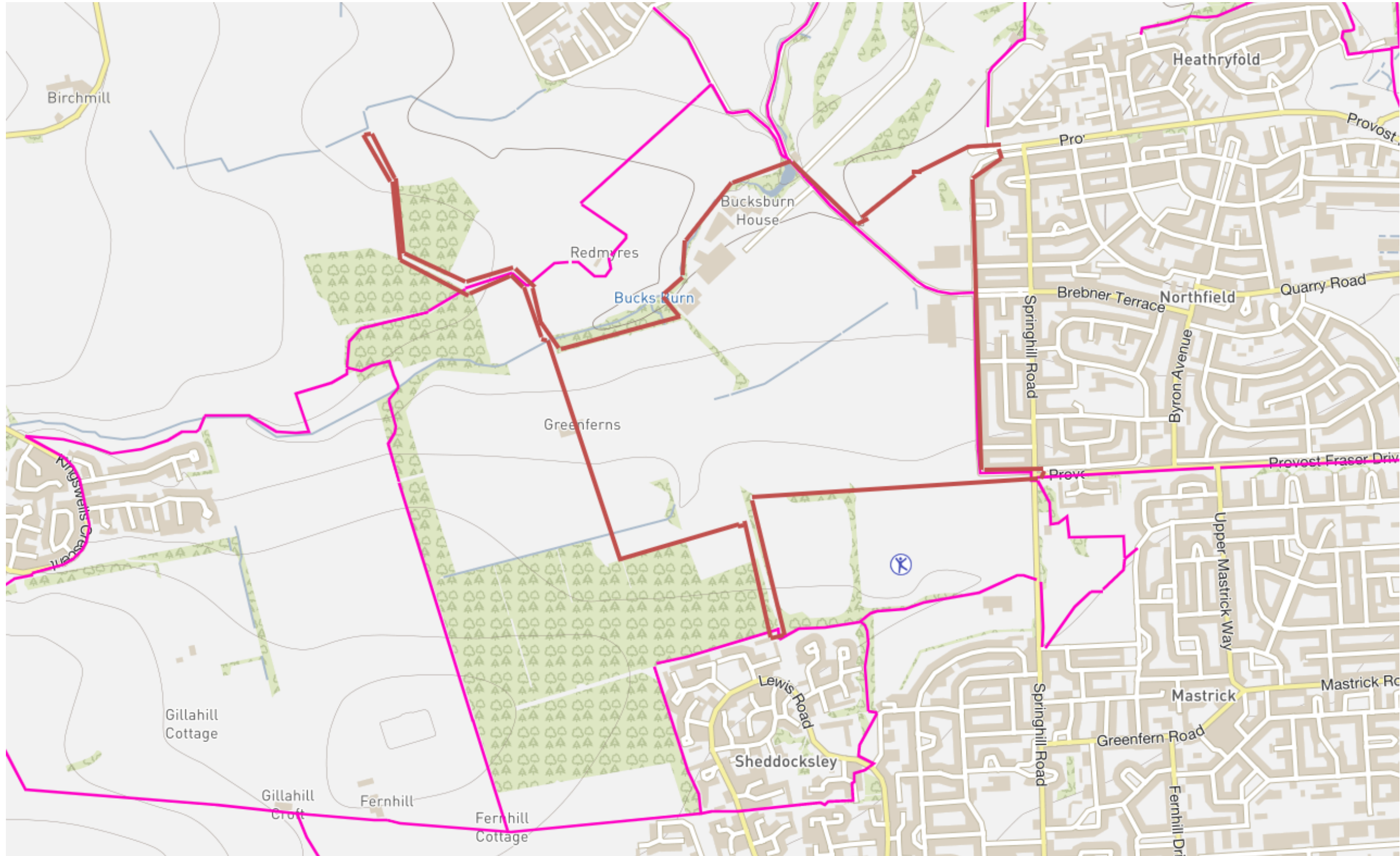


# Green Space Network





# Core Paths



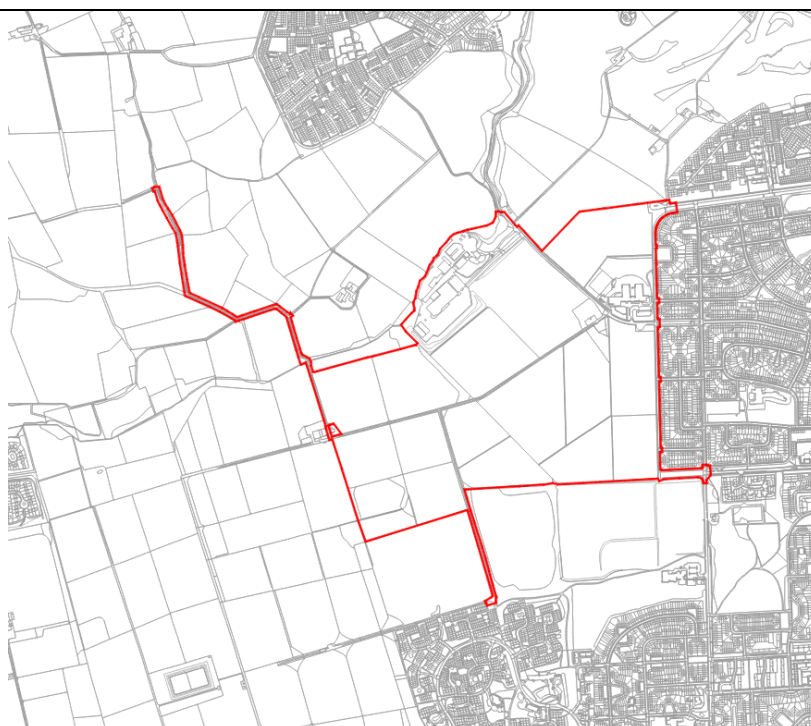


## Pre-Application Forum

Report by Development Management Manager

**Meeting Date: 25th August 2022**

<b>Site Address:</b>	Land At Greenferns, LDP Sites OP33 And OP28, Newhills, Aberdeen
<b>Description of Proposal:</b>	Major residential led, mixed-use development of c. 1,650 homes comprising retail and commercial provision, leisure and community uses and associated infrastructure including access roads, landscaping and engineering works
<b>Notice Ref:</b>	220610/PAN
<b>Notice Type:</b>	Proposal of Application Notice
<b>Notice Date:</b>	13 May 2022
<b>Applicant:</b>	Aberdeen City Council
<b>Ward:</b>	Kingswells/Sheddocksley/Summerhill
<b>Community Council:</b>	Northfield
<b>Case Officer:</b>	Gavin Clark



### RECOMMENDATION

It is recommended that the Forum –

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

## **BACKGROUND**

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### **Site Description**

The application site extends to approximately 79.9 hectares and is located on the western edge of Aberdeen, to the west of the established residential area of Northfield and south of the Bucks Burn. The application site is identified within the adopted Aberdeen Local Development Plan 2017 as Opportunity Sites OP28 and 33 for around 1470 homes and 10 hectares of employment land. OP28 at the edge of Northfield comprises recent development including the Heathryburn and Orchard Brae Schools. The Enermech commercial site lies within the allocation at the northern edge.

### **Relevant Planning History**

A Screening Opinion (Ref: 220427/ESC) was submitted on the 31<sup>st</sup> March 2022 in relation to a proposed residential-led mixed use development including approximately 1650 homes, employment use, neighbourhood centre comprising local retail and commercial provision, leisure and community uses and associated infrastructure including new and upgraded access roads, landscaping, open space and engineering works. The Planning Service responded to this request on the 14<sup>th</sup> April 2022 advising that an Environmental Impact Assessment (EIA Report) would be required to accompany any future planning application for the site.

A Scoping Opinion (Ref: 220478/ESP) was also submitted on the 31<sup>st</sup> March 2022 in relation to the above proposals. The Planning Service responded to this on the 10<sup>th</sup> May 2022 advising on the level of information which would be required to be submitted with an EIA Report.

## **DESCRIPTION**

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### **Description of Proposal**

The proposal relates to a major residential led, mixed-use development of c. 1,650 homes comprising retail and commercial provision, leisure and community uses and associated infrastructure including access roads, landscaping and engineering works.

## **MATERIAL CONSIDERATIONS**

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### **Legislative Requirements**

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that where, in making any determination under the planning acts, regard is to be had to the provisions of the Development Plan and that determination shall be made in accordance with the plan, so far as material to the application unless material considerations indicate otherwise.

### **National Planning Policy and Guidance**

- Scottish Planning Policy (SPP)
- National Planning Framework 3 (NPF3)

### **Development Plan**

#### Aberdeen City and Shire Strategic Development Plan (2020)

The current Strategic Development Plan for Aberdeen City and Shire was approved by Scottish Ministers in September 2020 and forms the strategic component of the Development Plan.

#### Aberdeen Local Development Plan (2017)

Section 16 (1)(a)(ii) of the Town and Country Planning (Scotland) Act 1997 requires that, where there is a current local development plan, a proposed local development plan must be submitted to Scottish Ministers within 5 years after the date on which the current plan was approved. From 21 January 2022, the extant local development plan will be beyond this 5-year period. The



Proposed Aberdeen Local Development Plan 2020 has been submitted to the Planning & Environmental Appeals Division at the Scottish Government in July 2021. The formal examination in public of the Proposed Local Development Plan 2020 has commenced with reporters appointed. Material consideration will be given to the Proposed Local Development Plan 2020, in the context of the progress of its examination, in the assessment of planning applications.

Given the extant local development plan is beyond its five-year review period consideration, where relevant, weight should be given to paragraph 33 of the Scottish Planning Policy (2014) which states: “Where relevant policies in a development plan are out-of-date or the plan does not contain policies relevant to the proposal, then the presumption in favour of development that contributes to sustainable development will be a significant material consideration.”

The following policies are relevant:

- Policy LR1: Land Release Policy
- Policy LR2: Delivery of Mixed-Use Communities
- OP28 and OP33: Greenferns
- Policy D1: Quality Placemaking by Design
- Policy D2: Landscape
- 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 B4: Aberdeen Airport
- Policy H1: Residential Areas
- 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 Woodlands
- Policy NE6: Flooding, Drainage and Water Quality
- Policy NE8: Natural Heritage
- Policy NE9: Access and Informal Recreation
- Policy R2: Degraded and Contaminated Land
- Policy R6: Waste Management Requirements for New Developments
- Policy R7: Low and Zero Carbon Buildings, and Water Efficiency
- Policy CI1: Digital Infrastructure

#### **Supplementary Guidance**

- Landscape
- Planning Obligations
- Affordable Housing
- Transport and Accessibility
- Air Quality
- Noise
- Natural Heritage
- Trees and Woodlands
- Flooding, Drainage and Water Quality
- Green Space Network and Open Space
- Resources for New Development
- Newhills Development Framework

## **Proposed Aberdeen Local Development Plan (2020)**

The Proposed Aberdeen Local Development Plan (Proposed ALDP) was approved at the Council meeting of 2 March 2020. A period of representation in public was undertaken from May to August 2020 and the Proposed ALDP has since been submitted to the Scottish Government Planning and Environmental Appeals Division for Examination in Public. The Proposed ALDP constitutes the Council's settled view as to what the final content of the next adopted ALDP should be and is now a material consideration in the determination of planning applications. The Aberdeen Local Development Plan 2017 will continue to be the primary document against which applications are considered. The exact weight to be given to matters contained in the Proposed ALDP (including individual policies) in relation to specific applications will depend on whether – such matters have or have not received representations as a result of the period of representations in public for the Proposed ALDP; the level of representations received in relation to relevant components of the Proposed ALDP and their relevance of these matters to the application under consideration.

The foregoing can only be assessed on a case-by-case basis. In this case, the following policies within the PALDP are of relevance, however it is noted that there is no fundamental change in the zoning of the land.

- LR1: Land Release Policy
- LR2: Delivery of Mixed-Use Communities
- OP28 and OP33: Greenferns
- WB1: Healthy Developments
- WB2: Air Quality
- WB3: Noise
- WB5: Changing Place Toilets
- NE1: Green Belt
- NE2: Green and Blue Infrastructure
- NE3: Our Natural Heritage
- NE4: Our Water Environment
- NE5: Trees and Woodland
- D1: Quality Placemaking
- D2: Amenity
- D4: Landscape
- D5: Landscape Design
- R2: Degraded and Contaminated Land
- R5: Waste Management Requirements for New Development
- R6: Low and Zero Carbon Buildings, and Water Efficiency
- H1: Residential Areas
- H3: Density
- H4: Housing Mix and Need
- H5: Affordable Housing
- I1: infrastructure Delivery and Planning Obligations
- T2: Sustainable Transport
- T3: Parking
- CI1: Digital Infrastructure
- B3: Aberdeen Airport and Perwinnes Radar

## **EVAULATION**

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### **Principle of Development**

The site has been identified as OP28 and OP33 (both identified as Greenferns) in the Aberdeen Local Development Plan. OP28, which extends to 13.7 hectares presents an opportunity for 120

homes. The site requires a joint Development Framework with OP33 Greenferns adopted as SG and advises that the site may be at risk of flooding. A Flood Risk Assessment is therefore required to accompany future development proposals. OP33, which extends to 60.4 hectares provides an opportunity for the development of 1350 homes and 10 hectares of employment land on a Council owned site. This site may also be at risk of flooding and a flood risk assessment will be required to accompany any future development proposals for this site. The ALDP also advises that proposals for a Special Needs School and extension to Enermech will need to be accommodated in a masterplan.

The site is zoned as LR1 (Land Release Policy) in the Aberdeen Local Development Plan. This advises that *“Housing and employment development on existing allocated sites and housing sites allocated in Phase 1 (2017-2026) will be approved in principle within areas designated for housing or employment. Development on an allocated site or in close proximity to an allocation that jeopardises the full provision of the allocation will be refused.”*

Policy LR2 advises that *“developments including provision for both housing and employment land will be required to service the employment land along with the associated phases of the housing development. This means that the road, water, gas and electricity infrastructure will need to be considered for the whole site.”*

Parts of the site are designated as “Green Space Network”. Policy NE1 Green Space Network advises 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.

The red line area has been extended beyond the LDP allocations to include two proposed potential accesses to the site (to the north and south), currently existing tracks. These are located within the Green Belt. Policy NE2 of the ALDP advises: 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.

OP28 is also designated as a “residential area” within the ALDP. Policy H1 advises that within existing residential areas (H1 on the Proposals Map) and within new residential developments, proposals for new development and householder development will be approved in principle if it: does not constitute over development; does not have an unacceptable impact on the character and amenity of the surrounding area; does not result in the loss of valuable and valued areas of open space. Open space is defined in the Aberdeen Open Space Audit 2010; and complies with Supplementary Guidance.

It goes on to state that, within existing residential areas, proposals for non-residential uses will be refused unless: they are considered complementary to residential use; or it can be demonstrated that the use would cause no conflict with, or any nuisance to, the enjoyment of existing residential amenity

### **Density**

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. It is noted that the proposal is for 1,650 houses, whilst the LDP allocations are for a total of 1,470. This matter would require to be considered against relevant policies through a formal application.

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.

Policy H5 - Affordable Housing advises that housing developments such as this will be required to contribute no less than 25% of the total number of units as affordable housing. The requirement will be determined by the proposed number of residential units, will be outlined in the Council's Developer Obligations Assessment and secured by a Legal Agreement.

### **Layout, Siting and Design**

Issues of siting and design will need to be considered against Policy D1 - Quality Placemaking by Design and Policy D2 - Landscape. Both Policy D1 and Policy NE2 require all development to have high standards of design and have a strong and distinctive sense of place which considers 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 and 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.

### **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 and associated guidance.

### **Transportation Impacts**

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. 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.

Policy T3 requires 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.

### **Open Space and Accessibility**

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.

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.

### **Natural Heritage**

Policy NE5 - Trees and Woodlands advises that there is a presumption against all activities and development that will result in the loss of, or damage to, trees and woodlands that contribute to nature conservation, landscape character, local amenity or climate change adaptation and mitigation. It is likely that any application would need to be supported by a Tree Survey Report, Arboricultural Impact Assessment and a Tree Protection and Mitigation Plan. Appropriate measures should be taken to ensure the protection and long-term management of existing trees and new planting both during and after construction.

The protection, preservation and enhancement of natural heritage, in terms of both sites and species, are important aims of both the current and Proposed Plans. As such all new development should seek to protect geodiversity and enhance biodiversity, which may include restoring degraded habitats, and must avoid further habitat fragmentation. Therefore, it is likely that as per the requirements of Policy NE8 - Natural Heritage an Environmental Impact Assessment, which would include various relevant surveys would be required to support the proposal and consider all species, both protected and otherwise.

### **Noise**

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

### **Flooding and Drainage**

The ALDP aims to manage and reduce flood risk by ensuring that new development does not take place on areas susceptible to flooding and incorporates appropriate and sustainable surface water management measures. As such and as per the wording of both OP28 and OP33 and Policy NE6 - Flooding, Drainage and Water Quality, a Flood Risk Assessment is required to support the development.

Furthermore, a Drainage Impact Assessment (DIA) will also be required to support the proposal. 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.

### **Other Technical Matters**

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.

Policy B4 (Aberdeen Airport) states that any development falling within safeguarded areas identified on the airport safeguarding map will be subject to consultation with Aberdeen Airport Safeguarding Team. Any proposed development must not compromise the safe operation of the airport. Matters such as the height of buildings, external lighting, landscaping, bird hazard management and impact on communication and navigation equipment will be taken into account in assessing any potential impact.

Policy R2 (Degraded and Contaminated Land) advises that The City Council will require that all land that is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use.

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.

Policy CI1 - Digital Infrastructure requires all new residential and commercial development to have access to modern, up-to-date high-speed communications infrastructure.

### **Proposed Aberdeen Local Development Plan 2020**

The majority of the policies in the Proposed Aberdeen Local Development Plan 2020 substantively reiterate those in the adopted Local Development Plan, apart from Policy D2 - Amenity, which seeks to ensure the provision of an appropriate level of amenity for the development as well as any existing development.

### **PRE-APPLICATION CONSULTATION**

The applicants have proposed a hybrid public consultation strategy. This involved an initial virtual consultation undertaken via a dedicated website; thereafter a more traditional face-to-face public drop in exhibition would be held.

Mailshots were circulated to all properties within a 50m radius of the application site boundary on the 6<sup>th</sup> June 2022. Ward Councillors were also provided with details of these events and posters and a leaflet drop was undertaken around public buildings and local businesses in close proximity to the site. An advertisement was also placed in the Press and Journal on the week commencing 13<sup>th</sup> June 2022. On the same day a dedicated consultation website went live, displaying details of: the proposal; the proposed virtual and public events; and how participate, and instruction of how to provide feedback on the proposed development.

The virtual event took place on Tuesday 22<sup>nd</sup> June 2022 between 3pm and 7pm, with feedback provided up until Friday 29<sup>th</sup> July 2022, when the initial consultation closed.

### **NECESSARY INFORMATION TO SUPPORT ANY FUTURE APPLICATION**

As part of any application, the applicant has been advised that the following information would need to accompany the formal submission –

- Environmental Impact Assessment
- Pre-Application Consultation Report

- Design and Access Statement
- Flood Risk Assessment
- Ecological Impact Assessment
- Badger Survey
- Drainage Impact Assessment
- Site Survey of Existing Water Features
- Archaeological Survey
- Construction Environment Management Plan
- Transport Assessment
- Travel Plan
- Tree Survey Report, Arboricultural Impact Assessment and Tree Protection and Management Plan
- Landscape Scheme and Maintenance Plans
- Landscape and Visual Impact Assessment
- Low and Zero Carbon Buildings and Water Efficiency Statement
- Affordable Housing Delivery Strategy
- Waste Strategy/ Management Plan

## **RECOMMENDATION**

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It is 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 applicants to consider and address in any future application.

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# Pre-Application Forum

Major residential led, mixed-use development of c. 1,570 homes comprising retail and commercial provision, leisure and community uses, gypsy travellers site and associated infrastructure including access roads, landscaping and engineering works

Land At Greenferns Landward, LDP Site OP22, Newhills, Aberdeen

220611/PAN

# Location Plan



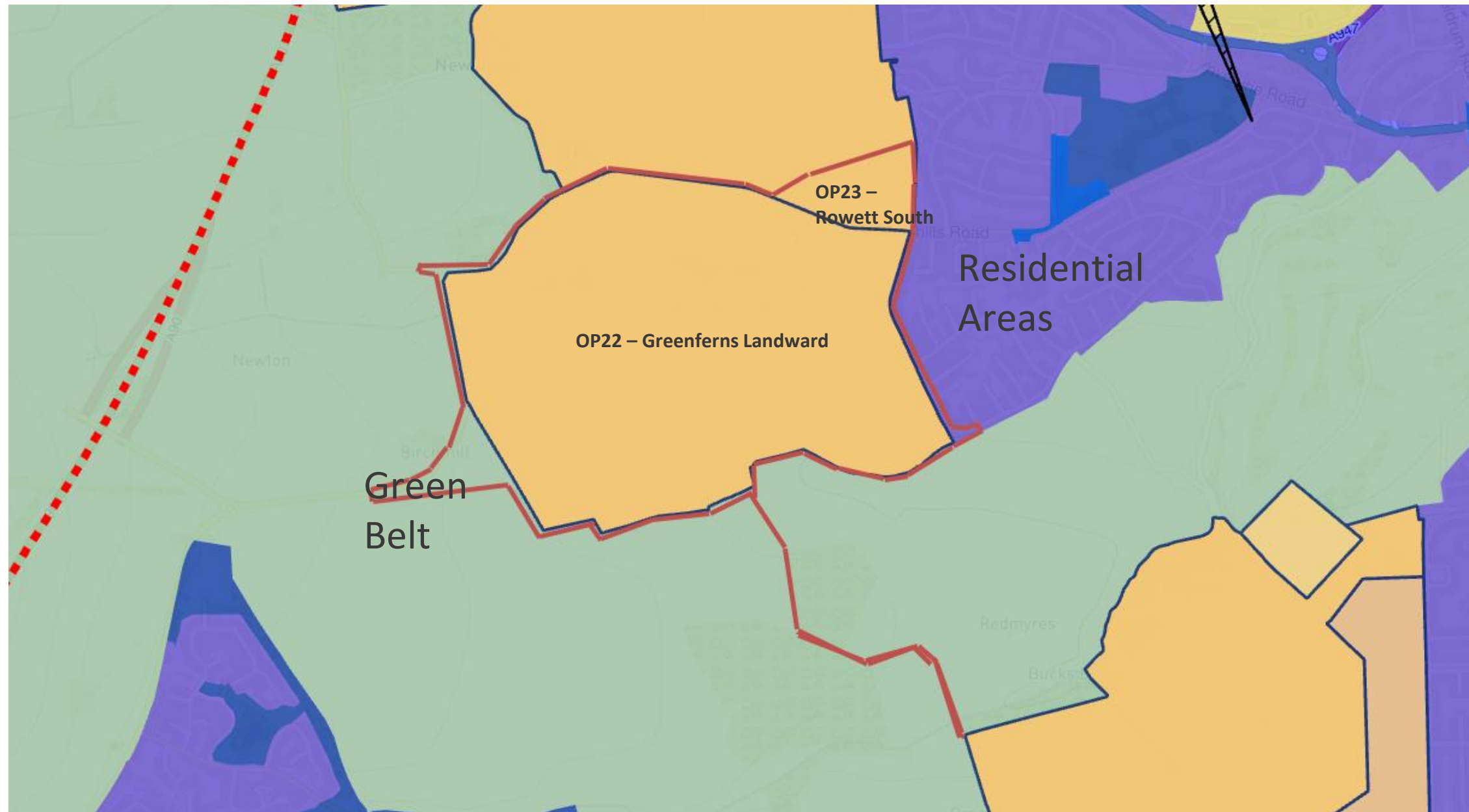


# Aerial Photo – Location Plan





# Current ALDP Zonings and OP Sites

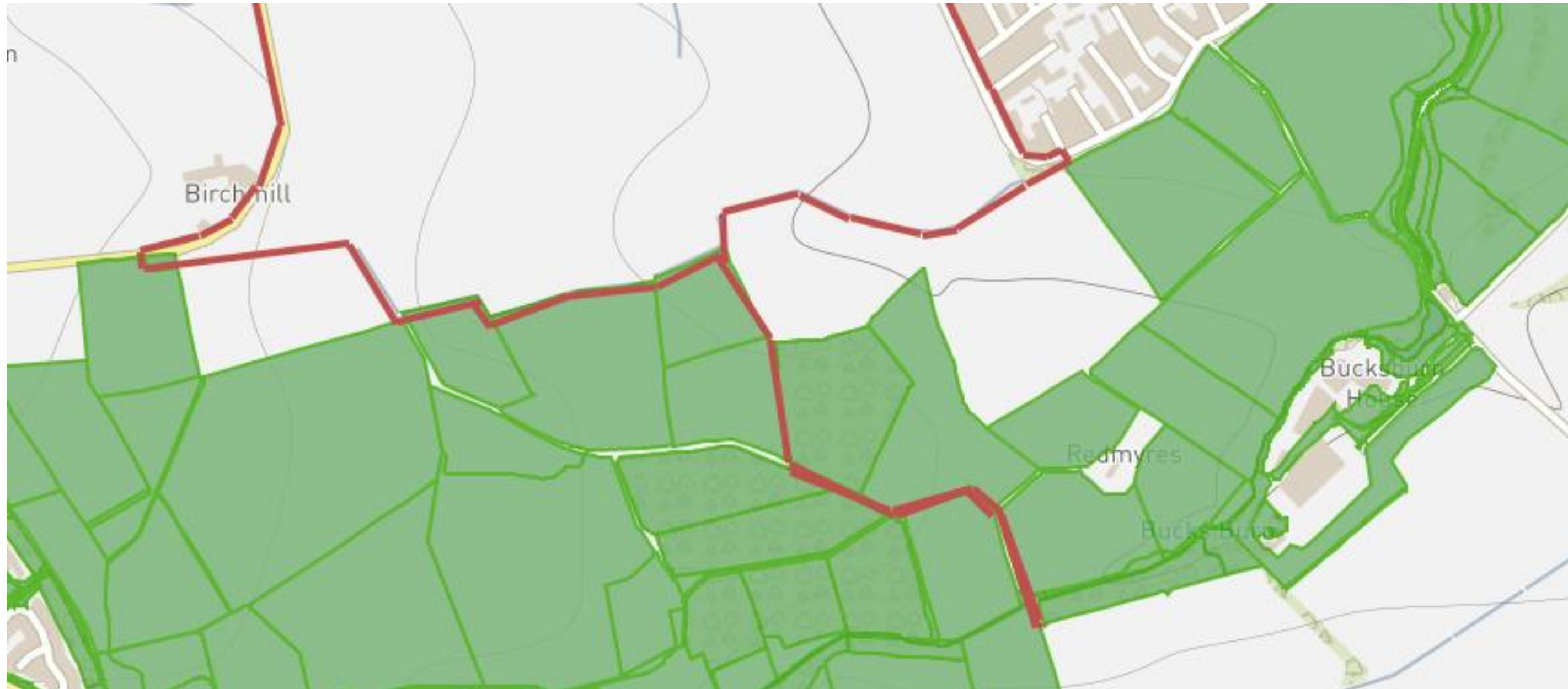


# Local Nature Conservation Sites





# Green Space Network





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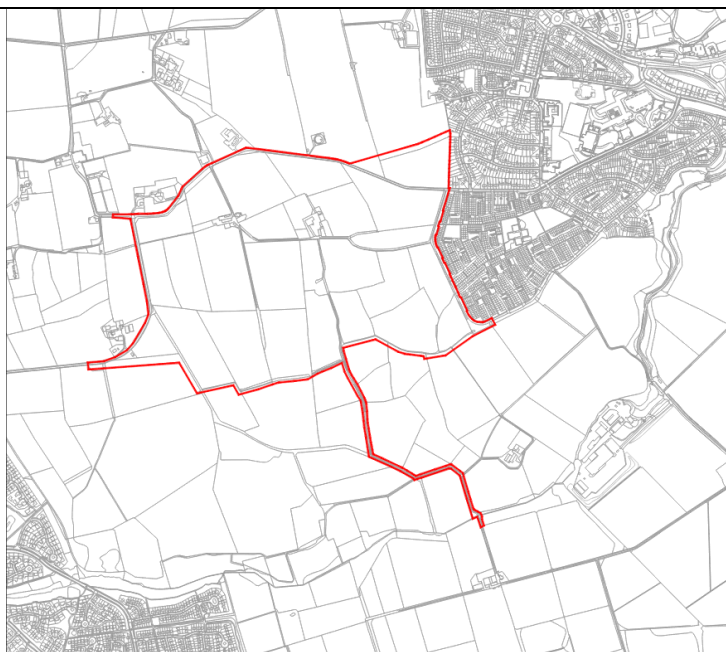


## Pre-Application Forum

Report by Development Management Manager

**Meeting Date: 25<sup>th</sup> August 2022**

<b>Site Address:</b>	Land at Greenferns Landward, LDP Site OP22, Newhills, Aberdeen
<b>Description of Proposal:</b>	Major residential led, mixed-use development of c. 1,570 homes comprising retail and commercial provision, leisure and community uses, gypsy travellers' site and associated infrastructure including access roads, landscaping and engineering works
<b>Notice Ref:</b>	220611/PAN
<b>Notice Type:</b>	Proposal of Application Notice
<b>Notice Date:</b>	13 May 2022
<b>Applicant:</b>	Aberdeen City Council
<b>Ward:</b>	Dyce/Bucksburn/Danestone
<b>Community Council:</b>	Bucksburn And Newhills
<b>Case Officer:</b>	Gavin Clark



## RECOMMENDATION

It is recommended that the Forum –

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

## **BACKGROUND**

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### **Site Description**

The future application site extends to approximately 69.6 hectares and is located within the Newhills area to the north of Aberdeen. The site is located and is bounded by the existing residential area of Newhills Avenue to the east and Kepplehills Road to the north. Kepplehills Road connects with the A96 approximately 1km north of the site, which in turn connects onto the AWPR, which passes approximately 500m to the west of the application site boundary. The site is identified within the adopted Aberdeen Local Development Plan 2017 as Opportunity Site (OP) 22, for around 1500 homes and 10ha of employment land.

### **Relevant Planning History**

A Screening Opinion (Ref: 220425/ESC) was submitted on the 31<sup>st</sup> March 2022 for the proposed residential-led, mixed use development comprising approximately 1570 homes, local neighbourhood retail and commercial provision, education, leisure and community uses, gypsy traveller site and associated infrastructure including new and upgraded access roads, landscaping, open space and engineering works. The Planning Service responded to this request on the 20<sup>th</sup> April 2022 advising that an Environmental Impact Assessment (EIA) Report would be required to accompany any future planning application.

A Screening Opinion (Ref: 220479/ESP) was submitted on the 31<sup>st</sup> March 2022 for the same proposal. The Planning Service responded to this request on the 10<sup>th</sup> May 2022 advising of what required to be scoped into the required Environmental Impact Assessment.

## **DESCRIPTION**

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### **Description of Proposal**

The proposal relates to a major development comprising of a Major residential led, mixed-use development of c. 1,570 homes comprising retail and commercial provision, leisure and community uses, gypsy travellers' site and associated infrastructure including access roads, landscaping and engineering works.

## **MATERIAL CONSIDERATIONS**

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### **Legislative Requirements**

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that where, in making any determination under the planning acts, regard is to be had to the provisions of the Development Plan and that determination shall be made in accordance with the plan, so far as material to the application unless material considerations indicate otherwise.

### **National Planning Policy and Guidance**

- Scottish Planning Policy (SPP)
- National Planning Framework 3 (NPF3)

### **Development Plan**

#### Aberdeen City and Shire Strategic Development Plan (2020)

The current Strategic Development Plan for Aberdeen City and Shire was approved by Scottish Ministers in September 2020 and forms the strategic component of the Development Plan.

#### Aberdeen Local Development Plan (2017)

Section 16 (1)(a)(ii) of the Town and Country Planning (Scotland) Act 1997 requires that, where there is a current local development plan, a proposed local development plan must be submitted

to Scottish Ministers within 5 years after the date on which the current plan was approved. From 21 January 2022, the extant local development plan will be beyond this 5-year period. The Proposed Aberdeen Local Development Plan 2020 has been submitted to the Planning & Environmental Appeals Division at the Scottish Government in July 2021. The formal examination in public of the Proposed Local Development Plan 2020 has commenced with reporters appointed. Material consideration will be given to the Proposed Local Development Plan 2020, in the context of the progress of its examination, in the assessment of planning applications.

Given the extant local development plan is beyond its five-year review period consideration, where relevant, should be given to paragraph 33 of the Scottish Planning Policy (2014) which states: “Where relevant policies in a development plan are out-of-date or the plan does not contain policies relevant to the proposal, then the presumption in favour of development that contributes to sustainable development will be a significant material consideration.

The following policies are relevant –

- Policy LR1: Land Release Policy
- Policy LR2: Delivery of Mixed-Use Communities
- OP22: Greenferns Landward
- OP21: Rowett South
- Policy D1: Quality Placemaking by Design
- Policy D2: Landscape
- 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 B4: Aberdeen Airport
- Policy H1: Residential Areas
- Policy H3: Density
- Policy H4: Housing Mix
- Policy H5: Affordable Housing
- Policy H7: Gypsy and Traveller Requirements for New Residential Developments
- Policy NE1: Green Space Network
- Policy NE2: Green Belt
- 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 R2: Degraded and Contaminated Land
- Policy R6: Waste Management Requirements for New Developments
- Policy R7: Low and Zero Carbon Buildings, and Water Efficiency
- Policy CI1: Digital Infrastructure

#### **Supplementary Guidance**

- Landscape
- Planning Obligations
- Affordable Housing
- Transport and Accessibility
- Air Quality
- Noise
- Natural Heritage
- Trees and Woodlands

- Flooding, Drainage and Water Quality
- Green Space Network and Open Space
- Resources for New Development
- Newhills Development Framework

### **Proposed Aberdeen Local Development Plan (2020)**

The Proposed Aberdeen Local Development Plan (Proposed ALDP) was approved at the Council meeting of 2 March 2020. A period of representation in public was undertaken from May to August 2020 and the Proposed ALDP has since been submitted to the Scottish Government Planning and Environmental Appeals Division for Examination in Public. The Proposed ALDP constitutes the Council's settled view as to what the final content of the next adopted ALDP should be and is now a material consideration in the determination of planning applications. The Aberdeen Local Development Plan 2017 will continue to be the primary document against which applications are considered. The exact weight to be given to matters contained in the Proposed ALDP (including individual policies) in relation to specific applications will depend on whether – such matters have or have not received representations as a result of the period of representations in public for the Proposed ALDP; the level of representations received in relation to relevant components of the Proposed ALDP and their relevance of these matters to the application under consideration.

The foregoing can only be assessed on a case-by-case basis. In this case, the following policies within the PALDP are of relevance, however it is noted that there is no fundamental change in the zoning of the land.

- LR1: Land Release Policy
- LR2: Delivery of Mixed-Use Communities
- OP22: Greenferns Landward
- OP21: Rowett South
- WB1: Healthy Developments
- WB2: Air Quality
- WB3: Noise
- WB5: Changing Place Toilets
- NE2: Green and Blue Infrastructure
- NE3: Our Natural Heritage
- NE4: Our Water Environment
- NE5: Trees and Woodland
- D1: Quality Placemaking
- D2: Amenity
- D4: Landscape
- D5: Landscape Design
- R2: Degraded and Contaminated Land
- R5: Waste Management Requirements for New Development
- R6: Low and Zero Carbon Buildings, and Water Efficiency
- H3: Density
- H4: Housing Mix and Need
- H5: Affordable Housing
- H6: Gypsy and Traveller Caravan Sites
- I1: infrastructure Delivery and Planning Obligations
- T2: Sustainable Transport
- T3: Parking
- CI1: Digital Infrastructure
- B3: Aberdeen Airport and Perwinnes Radar

### **EVAULATION**

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## **Principle of Development**

The site is allocated as OP 22 (Greenferns Landward) in the Aberdeen Local Development Plan. OP22, which extends to 69.6 hectares provides an opportunity for 1500 homes on Council owned land. A joint Development Framework with OP21 Rowett South and OP20 Craibstone South has been approved. A site-specific Masterplan is underway. Burnbrae Moss District Wildlife Site lies adjacent to the southern boundary of this site.

A small section within the PoAN site boundary is located within OP21 (Rowett South). This allocation, which is currently under construction, related to an overall development of 1940 homes, which required a joint Development Framework with OP20 Craibstone South and OP22 Greenferns Landward.

The site is zoned as LR1 (Land Release Policy) in the Aberdeen Local Development Plan. This advises that *“Housing and employment development on existing allocated sites and housing sites allocated in Phase 1 (2017-2026) will be approved in principle within areas designated for housing or employment. Development on an allocated site or in close proximity to an allocation that jeopardises the full provision of the allocation will be refused.”*

Policy LR2 advises that *“developments including provision for both housing and employment land will be required to service the employment land along with the associated phases of the housing development. This means that the road, water, gas and electricity infrastructure will need to be considered for the whole site.”*

Part of the western side of the application site boundary is designated as Green Belt. Policy NE2 advises 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. It goes on to state that essential infrastructure (such as electronic communications infrastructure, electricity grid connections, transport proposals identified in the LDP, or roads planned through the master planning of opportunity sites) will only be permitted if it cannot be accommodated anywhere other than the Green Belt.

It is noted that a small part of the site (the access to the south) is designated as “Green Space Network”. Policy NE1 advises 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.

## **Density**

Policy H3 - Density, will seek an appropriate density of development on all housing allocations and it is noted that the current proposal indicates a proposed higher number of dwellings than the current proposed allocation. 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. 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.

Policy H5 - Affordable Housing advises that housing developments such as this will be required to contribute no less than 25% of the total number of units as affordable housing. The requirement will be determined by the proposed number of residential units, will be outlined in the Council’s Developer Obligations Assessment and secured by a Legal Agreement.

## **Layout, Siting and Design**

Issues of siting and design will need to be considered against Policy D1 - Quality Placemaking by Design and Policy D2 - Landscape. Both Policy D1 and Policy NE2 require all development to have high standards of design and have a strong and distinctive sense of place which considers 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 and 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.

## **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 and associated guidance.

## **Transportation Impacts**

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. 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.

Policy T3 requires 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.

## **Open Space and Accessibility**

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.

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.

## **Natural Heritage**

Policy NE5 - Trees and Woodlands advises that there is a presumption against all activities and development that will result in the loss of, or damage to, trees and woodlands that contribute to nature conservation, landscape character, local amenity or climate change adaptation and mitigation. It is likely that any application would need to be supported by a Tree Survey Report, Arboricultural Impact Assessment and a Tree Protection and Mitigation Plan. Appropriate measures should be taken to ensure the protection and long-term management of existing trees and new planting both during and after construction.

The protection, preservation and enhancement of natural heritage, in terms of both sites and species, are important aims of both the current and Proposed Plans. As such all new development should seek to protect geodiversity and enhance biodiversity, which may include restoring degraded habitats, and must avoid further habitat fragmentation. Therefore, it is likely that as per the requirements of Policy NE8 - Natural Heritage an Environmental Impact Assessment, which would include various relevant surveys would be required to support the proposal and consider all species, both protected and otherwise.

## **Noise**

Given the location of the development in relation to the flightpath of Aberdeen International Airport, 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.

## **Gypsy Traveller Requirements**

Policy H7 advises that Sites listed below are required, as part of the 25% affordable housing contribution, to make contributions towards the provision of sites for Gypsies and Travellers. The contribution will be for small sites of six pitches, with a net area of approximately 0.5 hectares.

Sites: Grandhome, Newhills Expansion (Craibstone, Rowett South and Greenferns Landward), Countesswells, **Greenferns** and Loirston. Within Grandhome, the Newhills Expansion and Loirston sites, the provision must be provided on site. On the remaining sites the provision will take the form of a commuted sum, as set out in Supplementary Guidance, at a rate of 15 units calculated as follows (0.5ha at 30units/ha).

## **Flooding and Drainage**

The ALDP aims to manage and reduce flood risk by ensuring that new development does not take place on areas susceptible to flooding and incorporates appropriate and sustainable surface water management measures. As such and as per the wording of OP22 and Policy NE6 - Flooding, Drainage and Water Quality, a Flood Risk Assessment is required to support the development.

Furthermore, a Drainage Impact Assessment (DIA) will also be required to support the proposal. 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.

## **Other Technical Matters**

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.

Policy B4 (Aberdeen Airport) states that any development falling within safeguarded areas identified on the airport safeguarding map will be subject to consultation with Aberdeen Airport Safeguarding Team. Any proposed development must not compromise the safe operation of the airport. Matters such as the height of buildings, external lighting, landscaping, bird hazard management and impact on communication and navigation equipment will be taken into account in assessing any potential impact.

Policy R2 (Degraded and Contaminated Land) advises that The City Council will require that all land that is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use.

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.

Policy CI1 - Digital Infrastructure requires all new residential and commercial development to have access to modern, up-to-date high-speed communications infrastructure.

### **Proposed Aberdeen Local Development Plan 2020**

The majority of the policies in the Proposed Aberdeen Local Development Plan 2020 substantively reiterate those in the adopted Local Development Plan, apart from Policy D2 - Amenity, which seeks to ensure the provision of an appropriate level of amenity for the development as well as any existing development.

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## **PRE-APPLICATION CONSULTATION**

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The applicants have proposed a hybrid public consultation strategy. This involved an initial virtual consultation undertaken via a dedicated website; thereafter a more traditional face-to-face public drop in exhibition would be held.

Mailshots were circulated to all properties within a 50m radius of the application site boundary on the 6<sup>th</sup> June 2022. Ward Councillors were also provided with details of these events and posters and a leaflet drop was undertaken around public buildings and local businesses in close proximity to the site. An advertisement was also placed in the Press and Journal on the week commencing 13<sup>th</sup> June 2022. On the same day a dedicated consultation website went live, displaying details of: the proposal; the proposed virtual and public events; and how participate, and instruction of how to provide feedback on the proposed development.

An additional in-person event will take place in the form of a public drop-in exhibition following the school holidays in late August/ early September. Details of the venue for this are still to be agreed and will be published on the consultation website and advertised in the local press and in local buildings. Community Councils, Local Ward Members and neighbouring residents within 50m of the application site boundary will receive further details and a formal invitation to this event.

The virtual event took place on Wednesday 23<sup>rd</sup> June 2022 between 3pm and 7pm, with feedback provided up until Friday 29<sup>th</sup> July 2022, when the initial consultation closed.

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## **NECESSARY INFORMATION TO SUPPORT ANY FUTURE APPLICATION**

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As part of any application, the applicant has been advised that the following information would need to accompany the formal submission –



- Environmental Impact Assessment
- Pre-Application Consultation Report
- Design and Access Statement
- Flood Risk Assessment
- Ecological Impact Assessment
- Badger Survey
- Drainage Impact Assessment
- Site Survey of Existing Water Features
- Archaeological Survey
- Construction Environment Management Plan
- Transport Assessment
- Travel Plan
- Tree Survey Report, Arboricultural Impact Assessment and Tree Protection and Management Plan
- Landscape Scheme and Maintenance Plans
- Landscape and Visual Impact Assessment
- Low and Zero Carbon Buildings and Water Efficiency Statement
- Affordable Housing Delivery Strategy
- Waste Strategy/ Management Plan

## **RECOMMENDATION**

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It is 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 applicants to consider and address in any future application.

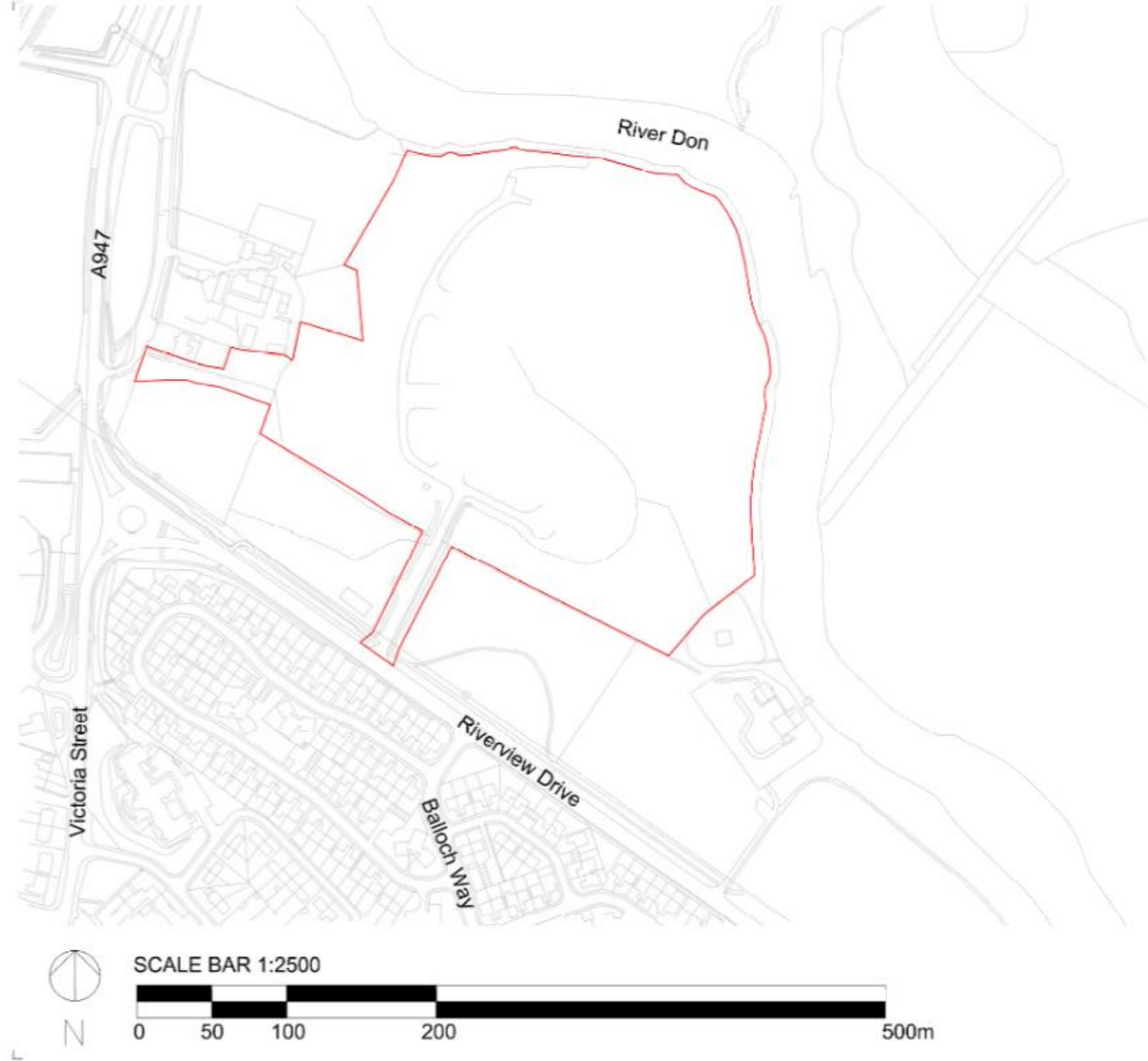
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# Pre-Application Forum

**Major residential development with associated  
infrastructure, open space and landscaping  
Former Cordyce School, Riverview Drive, Dyce**

220815/PAN

# Location Plan





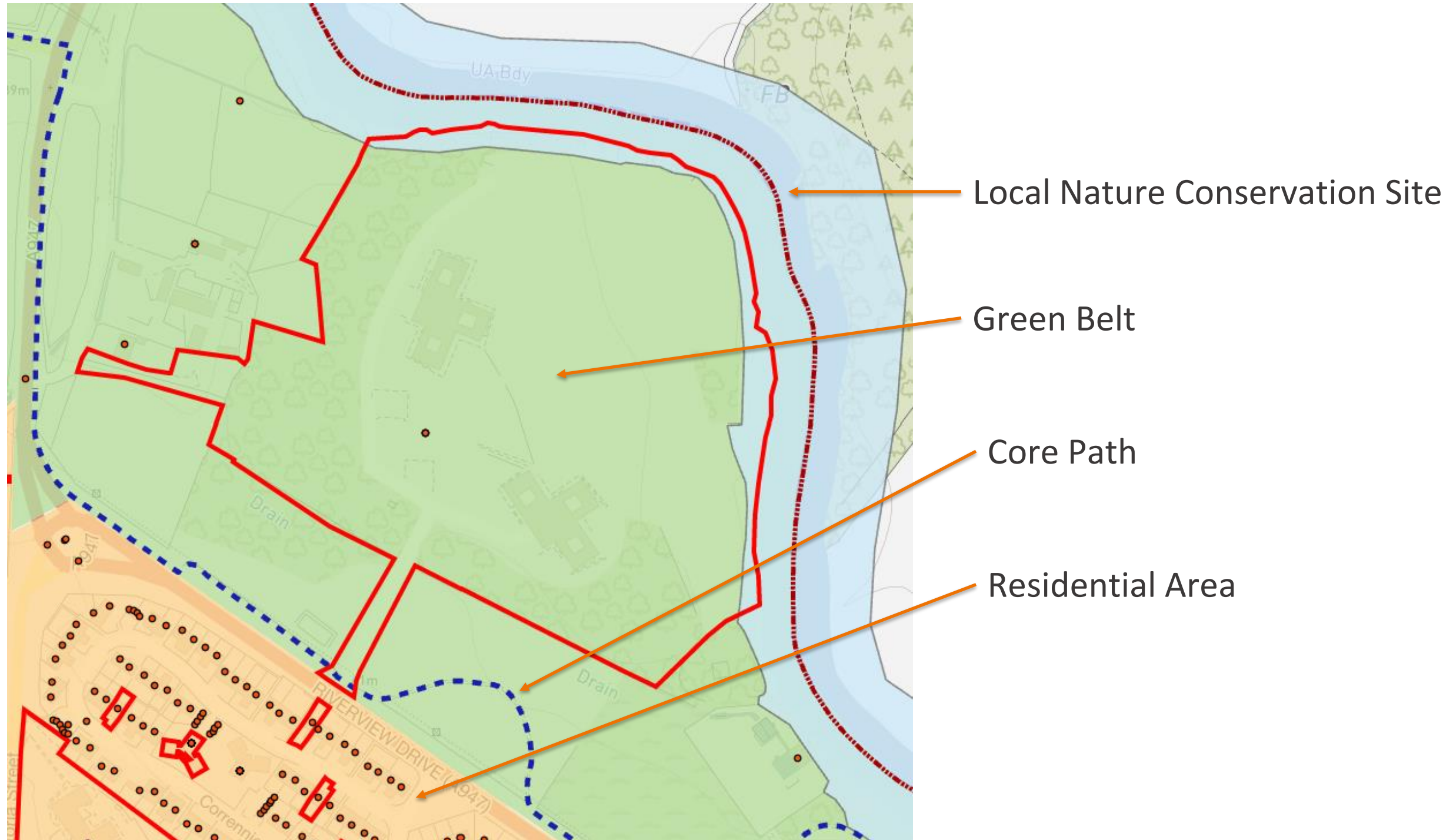
# Aerial Photo



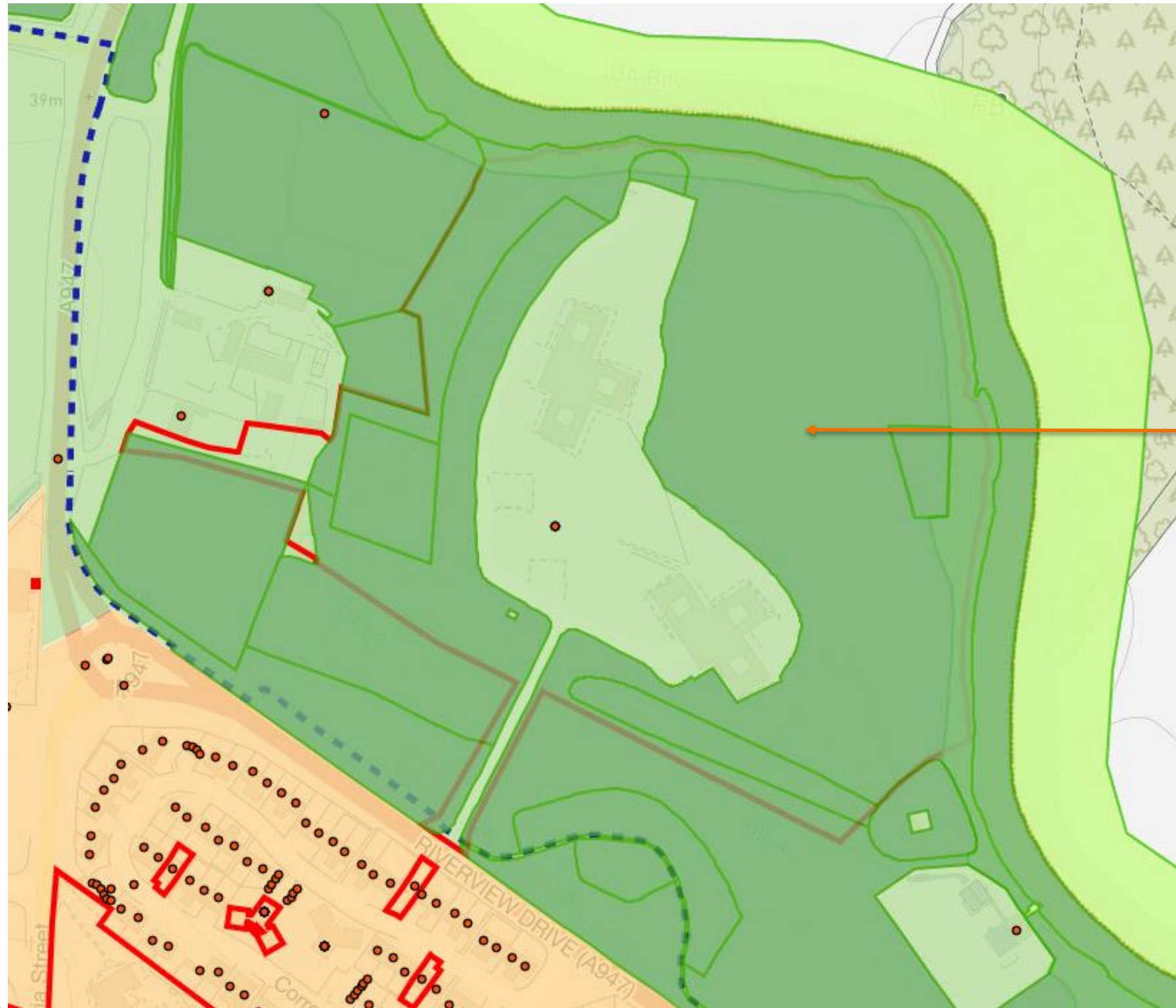
© Google



# 2017 Aberdeen Local Development Plan Allocation



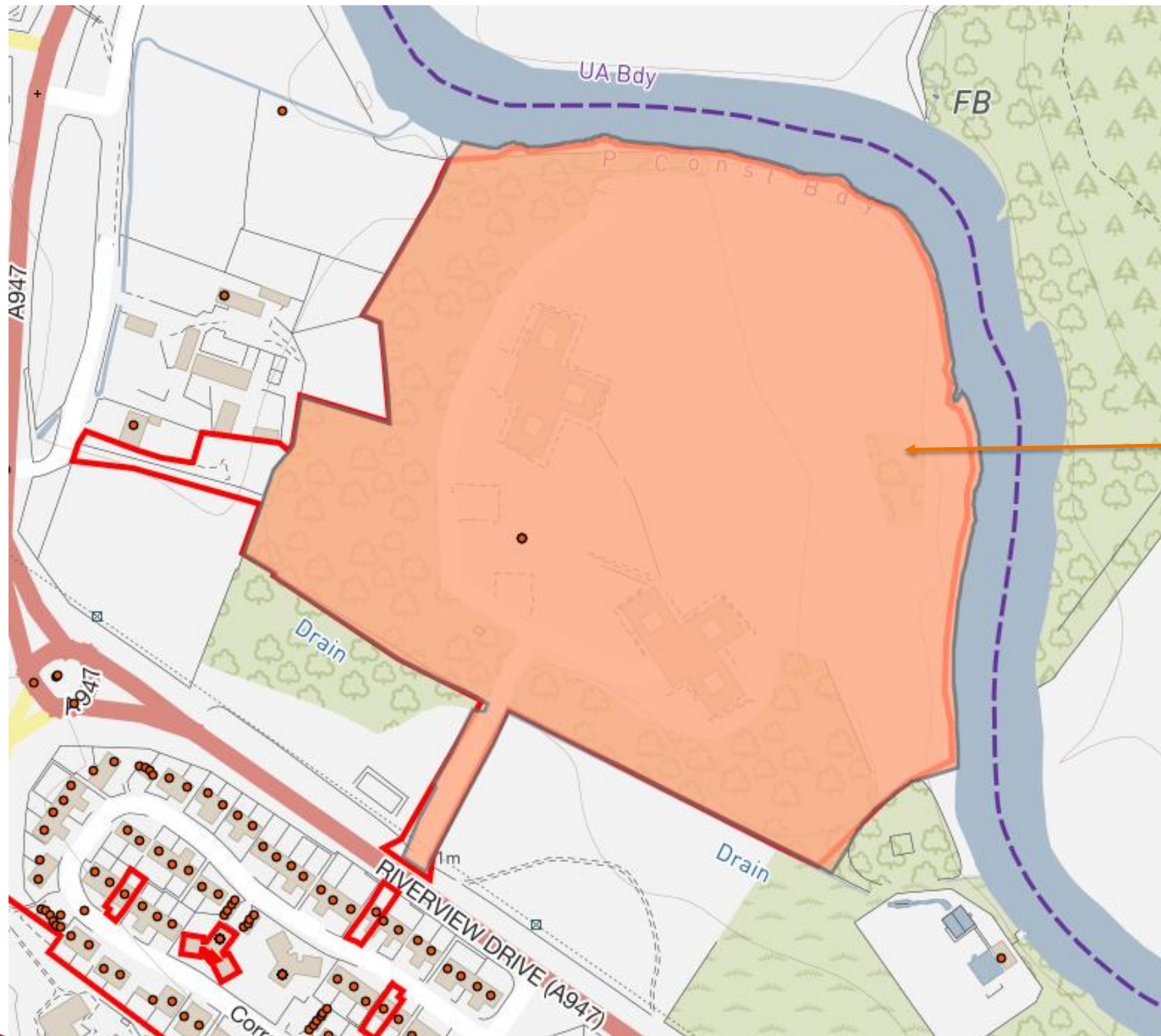
# Green Space Network



Green Space Network



# 2020 Proposed Local Development Plan



OP14: Cordyce School



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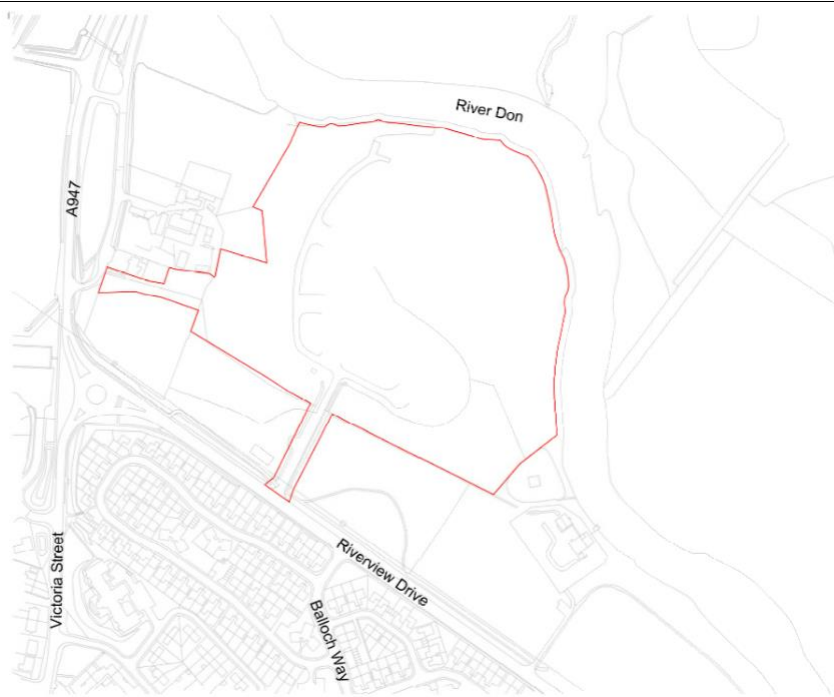


## Pre-Application Forum

Report by Development Management Manager

**Meeting Date: 25 August 2022**

<b>Site Address:</b>	Former Cordyce School, Riverview Drive, Dyce, Aberdeen AB21 7NF
<b>Description of Proposal:</b>	Major residential development with associated infrastructure, open space and landscaping
<b>Notice Ref:</b>	220815/PAN
<b>Notice Type:</b>	Proposal of Application Notice
<b>Notice Date:</b>	27 June 2022
<b>Applicant:</b>	Barratt And David Wilson Homes
<b>Ward:</b>	Dyce/Bucksburn/Danestone
<b>Community Council:</b>	Dyce And Stoneywood
<b>Case Officer:</b>	Dineke Brasier



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## **RECOMMENDATION**

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It is 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 applicants to consider and address in any future application.

## **BACKGROUND**

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### **Site Description**

The proposed development site is an irregular shaped area extending to c.7.9ha and is located in the green belt. The site is bounded by the River Don to its north and east, and mature trees to its south and west. Beyond the tree belt to the south is Riverview Drive, which provides a direct connection to the residential area, shops and community facilities in Dyce. To its west are some scattered buildings, including some residential dwellings and farm buildings, with the A947 – Oldmeldrum Road beyond.

The site was previously occupied by the Cordyce Special Needs School and associated facilities, including playground and playing fields. The school closed in 2018 following the opening of the Orchard Brae School, and all buildings have since been demolished, following fire damage, with all rubble removed off site. An existing access road leads to Riverview Drive. There is a distinct level difference between the relatively flat area that was previously occupied by the school buildings and associated playing fields and the river to the north and east, which lies at a lower level. In addition to the tree belts to the south and west, within the site are some further groups of trees. There is a footpath running along the riverbank.

### **Relevant Planning History**

A Proposal of Application Notice (PoAN) was submitted for this proposal under planning reference 220815/PAN on 27<sup>th</sup> June 2022. Details submitted included the intention to undertake a public consultation event, but no details of when this would take place were submitted. The PoAN therefore remains pending until further information is available.

## **DESCRIPTION**

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## Description of Proposal

A major residential development of approximately 90 dwellings with associated infrastructure, open space and landscaping.

## MATERIAL CONSIDERATIONS

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### Legislative Requirements

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that where, in making any determination under the planning acts, regard is to be had to the provisions of the Development Plan and that determination shall be made in accordance with the plan, so far as material to the application unless material considerations indicate otherwise

### Development Plan

#### Aberdeen City and Shire Strategic Development Plan (2020)

The current Strategic Development Plan for Aberdeen City and Shire was approved by Scottish Ministers in September 2020 and forms the strategic component of the Development Plan. No issues of strategic or cross boundary significance have been identified.

#### Aberdeen Local Development Plan (2017)

Section 16 (1)(a)(ii) of the Town and Country Planning (Scotland) Act 1997 requires that, where there is a current local development plan, a proposed local development plan must be submitted to Scottish Ministers within 5 years after the date on which the current plan was approved. From 21 January 2022, the extant local development plan will be beyond this 5-year period. The Proposed Aberdeen Local Development Plan 2020 has been submitted to the Planning & Environmental Appeals Division at the Scottish Government in July 2021. The formal examination in public of the Proposed Local Development Plan 2020 has commenced with reporters appointed. Material consideration will be given to the Proposed Local Development Plan 2020, in the context of the progress of its examination, in the assessment of planning applications.

Given the extant local development plan is beyond its five-year review period consideration, where relevant, weight should be given to paragraph 33 of the Scottish Planning Policy (2014) which states: "Where relevant policies in a development plan are out-of-date or the plan does not contain policies relevant to the proposal, then the presumption in favour of development that contributes to sustainable development will be a significant material consideration.

The following policies are relevant –

- NE2: Green Belt
- D1: Quality Placemaking by Design
- D2: Landscape
- I1: Infrastructure Delivery and Planning Obligation
- T2: Managing the Transport Impact of Development
- T3: Sustainable and Active Travel
- B4: Aberdeen Airport
- H3: Density
- H4: Housing Mix
- H5: Affordable Housing
- NE1: Green Space Network

- NE4: Open Space Provision in New Development
- NE5: Trees and Woodland
- NE6: Flooding, Drainage and Water Quality
- NE8: Natural Heritage
- NE9: Access and Informal Recreation
- R6: Waste Management Requirements for New Developments
- R7: Low and Zero Carbon Building and Water Efficiency
- C11: Digital Infrastructure

## **Supplementary Guidance**

Affordable Housing  
 Flooding, Drainage and Water Quality  
 Green Space Network and Open Space  
 Natural Heritage  
 Planning Obligations  
 Resources for New Development  
 Transport and Accessibility  
 Trees and Woodlands

## **Proposed Aberdeen Local Development Plan (2020)**

The Proposed Aberdeen Local Development Plan (Proposed ALDP) was approved at the Council meeting of 2 March 2020. A period of representation in public was undertaken from May to August 2020 and the Proposed ALDP has since been submitted to the Scottish Government Planning and Environmental Appeals Division for Examination in Public. The Proposed ALDP constitutes the Council's settled view as to what the final content of the next adopted ALDP should be and is now a material consideration in the determination of planning applications. The Aberdeen Local Development Plan 2017 will continue to be the primary document against which applications are considered. The exact weight to be given to matters contained in the Proposed ALDP (including individual policies) in relation to specific applications will depend on whether –

- such matters have or have not received representations as a result of the period of representations in public for the Proposed ALDP;
- the level of representations received in relation to relevant components of the Proposed ALDP and their relevance of these matters to the application under consideration.

The foregoing can only be assessed on a case-by-case basis.

The following policies are relevant –

- LR1: Land Release
- WB1: Health Developments
- NE2: Green and Blue Infrastructure
- NE3: Natural Heritage
- NE4: Our Water Environment
- NE5: Trees and Woodland
- D1: Quality Placemaking
- D2: Amenity
- D4: Landscape
- D5: Landscape Design
- R5: Waste Management Requirements in New Development
- R6: Low and Zero Carbon Buildings and Water Efficiency
- H3: Density
- H4: Housing Mix and Need
- H5: Affordable Housing



- I1: Infrastructure Delivery and Planning Obligations
- T2: Sustainable Transport
- T3: Parking
- C11: Digital Infrastructure
- B3: Airport and Perwinnes Radar

## **EVALUATION**

### **Principle of Development**

The site is currently located in land designated as green belt in the 2017 Aberdeen Local Development Plan, and as such, policy NE2 (Green Belt) would apply. This policy is very restrictive and generally does not allow development apart from that essential for agriculture; woodland and forestry; recreational uses compatible with an agricultural or natural setting; mineral extraction/ quarry restoration; or landscape renewal.

However, following the closure of the Cordyce School in 2018, the site is now allocated in the 2020 Proposed Local Development Plan as OP14. The accompanying text to this proposed allocation sets out that the site could be suitable for a number of uses, including housing (50-100 units); a garden centre; and a health and fitness village. As part of the Proposed LDP consultation process, a total of six representations were received in relation to this proposed allocation, which thus forms part of the currently ongoing Examination of the proposed local plan. The allocation of the site is thus a material consideration, but the weight that can be afforded to the Proposed LDP is limited at this time. This situation will change following receipt of the Report of Examination and subsequent Adoption of the Aberdeen Local Development Plan 2023, anticipated to be in early 2023. The timing of any formal application submission is therefore important.

It should be noted that in both the current and proposed local development plan, the site is covered by a Green Space Network designation around the brownfield development area, and policy NE1 would apply. This policy sets out that the Council will protect, promote and enhance the wildlife, access, recreation, ecosystem services and landscape value of the Green Space Network, and that proposals for development that are likely to destroy or erode the character and/or function of the Green Space Network will not be permitted. Development which has a negative impact on existing wildlife habitats and connections, or other features of value to natural heritage, open space, landscape and recreation, should be mitigated through enhancement of the Green Space Network.

### **Layout, Scale and Design**

Issues of layout, scale and design will need to be considered against policy D1 (Quality Placemaking by Design). This policy advises that all development must ensure high standards of design, and have a strong and distinctive sense of place which takes account of the context of the surrounding area, and will be required to offer opportunities for connectivity, which take into account the character and scale of the development, and how it will sit within this wider context.

Proposals will be considered against six essential qualities:

1. Distinctive;
2. Welcoming;
3. Safe and pleasant;
4. Easy to move around;
5. Adaptable; and
6. Resource efficient.

Given the setting of the site immediately adjacent to the River Don in a relatively undeveloped area to the north east of Riverview Drive and the main settlement of Dyce, policy D2 (Landscape) will also be important. This policy sets out that developments will have a strong landscape framework which improves and enhances the setting and visual impact of the development, unifies

urban form, provides shelter, creates local identity and promotes biodiversity.

Policies H3 (Density) and H4 (Housing Mix) are both relevant. Policy H3 seeks an appropriate density of development on all residential development sites. It sets out that a minimum density of 30 dwellings per hectare is required for sites exceeding 1ha, but that consideration should be given to the site's characteristics and those of the surrounding area to achieve an acceptable level of development. Policy H4 sets out that housing developments of more than 50 units are required to achieve an appropriate mix of dwelling types and sizes.

Policy NE4 (Open Space Provision in New Development) sets out that new open space should be provided as part of any development, with a minimum of 2.8ha of meaningful and useful open space provided per 1000 people delivered. Public or communal open space should be provided in all residential developments.

### **Natural Environment**

The site is adjacent to and includes part of the River Don Corridor Local Nature Conservation Site (LNCS) along its edge with the river. It contains and borders onto areas of woodland and mature trees to the west and south, with additional tree clusters located centrally within the site. Due to the presence of the trees and the river, the site is considered a suitable bat habitat. Taking this together, policies NE5 (Trees and Woodland) and NE8 (Natural Heritage) apply.

NE5 sets out that there is a presumption against all activities and development that will result in the loss of, or damage to, trees and woodlands that contribute to nature conservation, landscape character, local amenity or climate change adaptation and mitigation. It also sets out that the majority of development sites offer opportunities for the planting of trees and hedgerows.

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Policy NE8 sets out that direct and indirect effects on sites protected by natural heritage designations are important considerations in the planning process. Development that is likely to impact on a locally designated site, including LNCS, should seek to address this through careful design and mitigation measures. In addition, development should seek to avoid any detrimental impact on protected species through the carrying out of surveys and submission of protection plans describing appropriate mitigation measures where necessary.

Part of the site is included in the SEPA flood risk maps, and may be liable to flooding. Policy NE6 (Flooding, Drainage and Water Quality) sets out that a Flood Risk Assessment will be required to ensure that the proposed development would not increase the risk of flooding both on the development site, or in the surrounding area. This will thus need to be submitted with any application on the site.

### **Transport and Access**

Policy T2 (Managing the Transport Impact of Development) sets out that all new development must demonstrate that sufficient measures have been taken to minimise traffic generated and to maximise opportunities for sustainable and active travel. Under policy T3 (Sustainable and Active Travel) it must be demonstrated that all new development should be accessible by a range of transport modes, with an emphasis on active and sustainable transport, including consideration of its position in relation to active bus, cycle and pedestrian routes. Furthermore, policy NE9 (Access and Informal Recreation) sets out that new development should not compromise the integrity of existing or potential recreational opportunities including general access rights to land and water, Core Paths, other paths and rights of way; and that, wherever possible, developments should include new or improved provision for public access, permeability and/or links to green space for recreation and active travel.

### **Technical Matters**

#### *Waste*

Policy R6 (Waste Management Requirements for New Developments) sets out that all new

developments should have sufficient space for the storage of general waste, recyclable materials and compostable wastes. Details of storage facilities and means of collection must be included as part of the planning application submission.

#### *Sustainable Development*

Policy R7 (Low and Zero Carbon Buildings, and Water Efficiency) sets out that all new buildings must meet at least 20% of the building regulations carbon dioxide emissions reduction target applicable at the time of the application through the installation of low and zero carbon generating technologies. Furthermore, all new buildings are required to use water saving technologies and techniques.

#### *Digital Infrastructure*

Policy C11 (Digital Infrastructure) sets out that all new residential development will be expected to have access to modern, up-to-date high-speed communications infrastructure.

#### *Aberdeen Airport*

The site falls within the Aberdeen Airport Safeguarding Map, and will thus be subject to consultation with Aberdeen Airport Safeguarding Team. Any proposed development must not compromise the safe operation of the airport. Matters such as the height of buildings, external lighting, landscaping, bird hazard management and impact on communication and navigation equipment will be taken into account in assessing any potential impact.

#### **Developer Obligations**

Policy I1 (Infrastructure Delivery and Planning Obligations) sets out that 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 a development will place 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. In addition, policy H5 (Affordable Housing) sets out that all residential development of 5 or more units are required to contribute no less than 25% of the total number of units as affordable housing.

### **PRE-APPLICATION CONSULTATION**

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In 220815/PAN, the applicant has indicated that, as a minimum, they will undertake a public consultation event and set up a dedicated website. These events are expected to take place late Summer/ early Autumn 2022, but no further details have been submitted at this stage. The results of any pre-application consultation will need to be submitted as part of the Pre-Application Consultation Report, which will form part of the planning application.

### **NECESSARY INFORMATION TO SUPPORT ANY FUTURE APPLICATION**

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

- Design and Access Statement, including visualisations;
- Flood Risk Assessment;
- Landscape Strategy;
- Preliminary Ecological Appraisal, including Bat Roost Potential for trees;
- Planning Statement;
- Pre-Application Consultation Report;
- Transport Assessment/Transport Statement;
- Travel Plan; and

- Tree Survey and Arboricultural Impact Assessment;

## **RECOMMENDATION**

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It is 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 applicants to consider and address in any future application.