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To: Councillor McRae, Convener; Councillor Bouse, Vice-Convener; and Councillors Alphonse, Boulton, Clark, Cooke, Copland, Farquhar, Lawrence, Macdonald, Radley, Thomson and Tissera.

Town House,
ABERDEEN 14 September 2023

PRE-APPLICATION FORUM

The Members of the **PRE-APPLICATION FORUM** are requested to meet in **Council Chamber - Town House** on **THURSDAY, 21 SEPTEMBER 2023 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>

JENNI LAWSON
INTERIM CHIEF OFFICER – GOVERNANCE (LEGAL)

B U S I N E S S

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

MINUTES

2. Minute of Previous Meeting of 24 August 2023 - for approval (Pages 7 - 10)

PRE APPLICATION REPORTS

3. Proposal of Application Notice - battery storage units with associated infrastructure, control and switch building, containers and associated works including access - land at Rigifa Farm, Cove Road Aberdeen (Pages 11 - 16)

Planning Officer: Gavin Clark

EHRIAs related to reports on this agenda can be viewed [here](#)

To access the Service Updates for this Committee please click [here](#)

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Should you require any further information about this agenda, please contact Lynsey McBain, email lymcbain@aberdeencity.gov.uk or tel 01224 067344

PRE-APPLICATION FORUM **PROCEDURE NOTE AND GUIDANCE FOR MEMBERS**

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

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

GUIDANCE FOR MEMBERS

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

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

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

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

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

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

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

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

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PLANNING DEVELOPMENT MANAGEMENT COMMITTEE PRE-APPLICATION FORUM

ABERDEEN, 24 August 2023. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE PRE-APPLICATION FORUM. Present:- Councillor McRae, Convener; Councillor Bouse, Vice-Convener; and Councillors Alphonse, Blake, Boulton, Clark, Cooke, Copland, Farquhar, Radley and Thomson.

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 25 MAY 2023

2. The Committee had before it the minute of the previous meeting of 25 May 2023, for approval.

The Committee resolved:-

to approve the minute as a correct record

LAND AT COAST ROAD, ST FITTICK'S PARK/ GREGNESS HEADLAND/DOONIES FARM, ABERDEEN - 230707

3. The Forum had before it a report by the Chief Officer – Strategic Place Planning, on a submission of a Proposal of Application on behalf of ETZ Ltd, for the proposed business/industrial development (class 4/5/6); road infrastructure; active travel connections; landscaping and environmental works including drainage and other infrastructure, at land at Coast Road, St Fittick's Park/ Gregness Headland/Doonies Farm Aberdeen.

The report advised that development would consist of the erection of buildings and laying of external hard surfaced yard areas in business / office, industrial and / or

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storage and distribution use. This would be likely to include creating levels areas and buildings of relatively large footprint, representing a substantial change to the current undeveloped nature of the land. It was noted that the end users of the development were unknown and it was not therefore possible to provide further details about characteristics of the development at this stage.

The development site consisted of three linked areas – St Fittick’s Park (A), Gregness (B) and Doonies (C), and these areas were allocated for development in the Aberdeen Local Development Plan 2023.

The St Fitticks Park (A) area covered 15.5ha and includes the south east area of the park, with the Tullos Burn and wetlands, adjacent woodland, open space and a recreational area. The Scheduled Ancient Monument of St Fittick’s Church is close to the northern boundary of this site.

Gregness (B) covered an area of 8.67ha and was immediately adjacent to the coast and to a Site of Special Scientific Interest (SSSI), designated for geological reasons, with the Coast Road forming the boundary to the west. It was formerly coastal grassland but had been used more recently as a storage and production area in association with the construction of the new South Harbour in Nigg Bay immediately to the north of the site. Gregness was also covered by the Balnagask to Cove (Site 1) Local Nature Conservation Site (LNCS) designation. The LNCS included mixed habitats supporting herb rich grasslands, heathland, rocky cliffs, insect fauna and nesting sea birds. Access onto the south breakwater is taken through this site.

Doonies (C) included a granite farmhouse and steading together with fields used by Doonies Rare Breeds Farm, a visitor attraction that was to close in August 2023. Two linear areas connect the main site to Peterseat Drive which was within the northern part of the Altens Industrial Area, to allow for potential future access linkages.

The River Dee Special Area of Conservation lies to the north of St Fittick’s Park.

Footpaths, including core paths, the railway, cycle routes and Coast Road run through the sites. Residential areas in Balnagask and Torry lie close to the St Fitticks Park site to the north west and further away to the south of Doonies (Burnbanks Village).

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

Mr Greene provided details on the relevant planning policies noting the policies that were relevant to the proposed application in regards to the Local Development Plan (2020) and National Planning Framework.

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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- Health Impact Assessment
- Air Quality Impact Assessment
- Natural Heritage Assessment (see requirements of Policy NE3)
- Preliminary Ecological Appraisal (PEA);
- Protected and Notable Species Report;
- Wintering Birds Survey;
- Breeding Birds Survey.
- Habitats Regulations Appraisal ;
- Tree Survey and Arboricultural Impact Assessment
- Construction environmental management plan
- Flood Risk Assessment
- Drainage Impact Assessment
- Replacement Planting and Protection Plan
- Landscape Strategy and Plan
- Design Strategy
- Transport Assessment
- Travel plans
- Landscape and Visual Assessment;
- Heritage Assessment.

The Committee then heard from Henry Farrar, agent for the application and Neil Young and Martin Forbes, applicants.

Mr Farrar began the presentation by explaining that the Aberdeen Local Development Plan was adopted in June 2023 following an extensive process of consultation, and along with National Planning Framework 4 (NPF4), it comprised the Development Plan for Aberdeen.

Mr Farrar outlined that Policy B5 (Energy Transition Zone) provided a presumption in favour of the development, production, assembly, storage and or distribution of infrastructure required to support renewable energy related industries.

He also indicated that Opportunity Site 56 (OP56), along with OP61 would support renewable energy transition related industries in association with Aberdeen South Harbour, and noted that any development must have a functional association with the South Harbour which precluded it being located elsewhere.

In relation to OP61 (Doonies), Mr Farrar advised that this site along with OP56 would support renewable energy transition related industries in association with Aberdeen South Harbour. He explained that a joint masterplan was required for OP56, OP61 and OP62 and should consider the extent of developable/ undevelopable areas including mitigation measures around habitats and core path networks, options for waste-water treatment and measures to avoid, minimise, mitigate and compensate potential impacts on biodiversity and greenspace.

Mr Farrar advised that a Masterplan for Energy Transition Zone had been prepared and submitted to Council in Spring 2023, and following a meeting of Planning Development Management Committee in June 2023, an 8 week consultation had been ongoing. Also

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a Planning Permission in Principle application was being prepared for key sites at St Fitticks Park, Gregness and Doonies and these were aligned to the principles established through the Masterplan process.

In terms of consultation and awareness, Mr Farrar advised that three local consultation events had been held between December 2021 and November 2022 and two statutory pre-application consultation events in June and August 2023. Wider consultation had included meeting with Torry Community Council, site walkovers and visits with local representatives, online and email engagement plus ongoing future engagement with ETZ with schools and local groups. Mr Farrar noted that the focus of the feedback and comments were around the principle of the development and loss of greenspace within St Fittick's Park, local amenity, ecology and biodiversity, cumulative impacts of development and also local traffic concerns and transport.

Mr Farrar advised that the proposals would be subject to a full Environmental Impact Assessment (EIA) and this would consider a wide range of environmental topic areas. A Strategic Biodiversity Action Plan was also being prepared to include a range of measures to support overall enhancement of biodiversity across the site and integrate with surrounding landscape and habitats. It was noted that a Health Impact Assessment, full Transport Assessment and a Flood Risk Assessment were all currently being prepared. Subject to the completion of the technical assessments and the conclusion of the Masterplan consultation, the planning application submission was anticipated to be submitted in late September 2023.

The Forum then asked questions of both Ms Greene and the applicants/agent.

The report recommended:-

that the Forum –

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

The Forum resolved:-

- (i) to thank Mr Farrar, Mr Young and Mr Forbes for their informative presentation; and
- (ii) to note the information provided at the meeting.

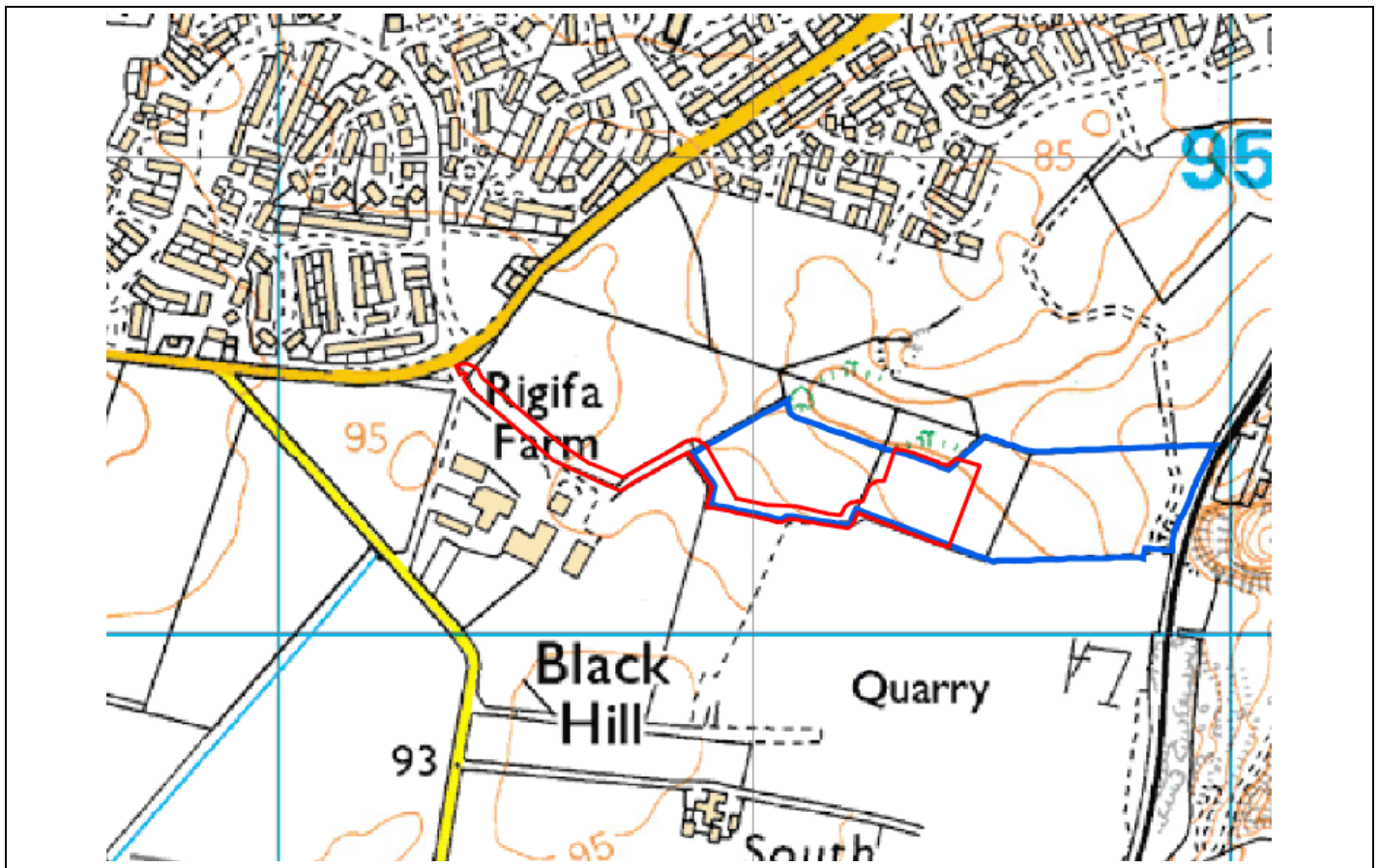
PROPOSED BATTERY STORAGE UNITS WITH ASSOCIATED INFRASTRUCTURE, CONTROL AND SWITCH BUILDING, CONTAINERS AND ASSOCIATED WORKS INCLUDING ACCESS - LAND AT RIGIFA FARM, COVE ROAD, ABERDEEN

4. The Convener advised that this item would be heard at the next meeting on 21 September 2023.

- **Councillor Ciaran McRae, Convener**

 <p>ABERDEEN CITY COUNCIL</p>	<h2>Pre-Application Forum</h2>
	<p>Report by Development Management Manager</p>
	<p>Meeting Date: 24th August 2023</p>

Site Address:	Land at Rigifa Farm, Cove Road, Aberdeen, AB12 3LR
Description of Proposal:	Proposed battery storage units with associated infrastructure, control and switch building, containers and associated works including access
Notice Ref:	230397/PAN
Notice Type:	Proposal of Application Notice
Notice Date:	30 March 2023
Applicant:	Sustainability Unlimited LLP
Ward:	Kincorth/Nigg/Cove
Community Council:	Cove And Altens
Case Officer:	Gavin Clark



RECOMMENDATION

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.

APPLICATION BACKGROUND

Site Description

The application site extends to approximately 13000sqm and is located within the green belt to the immediate south of the settlement of Cove (approximately 130m) and to the immediate north of Blackhills Quarry. The surrounding area is fairly open in nature and slopes gradually from west to east eventually leading toward the North Sea, to the east. A community woodland is located to the north of the site along with a reservoir.

Relevant Planning History

None

APPLICATION DESCRIPTION

Description of Proposal

The Proposal of Application Notice relates to the installation of battery storage units with associated infrastructure, control and switch building containers and associated works, including access. No site layout plan has been submitted, but the supporting documents indicate that the development would consist of multiple units totalling 49.9 megawatts, with the connection to the substation via a 300m long underground cable. Access would be via the existing entrance to the offices associated with Blackhills Quarry.

MATERIAL CONSIDERATIONS

Legislative Requirements

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

Development Plan

National Planning Framework 4

National Planning Framework 4 (NPF4) is the long-term spatial strategy for Scotland and contains a comprehensive set of national planning policies that form part of the statutory development plan. The relevant provisions of NPF4 that require consideration in terms of this application are –

- Policy 1 (Tackling the Climate and Nature Crises)
- Policy 2 (Climate, Mitigation and Adaptation)
- Policy 3 (Biodiversity)

- Policy 4 (Natural Places)
- Policy 5 (Soils)
- Policy 8 (Green Belt)
- Policy 11 (Energy)
- Policy 13 (Sustainable Transport)
- Policy 14 (Design, Quality and Place)
- Policy 22 (Flood Risk and Water Management)
- Policy 23 (Health and Safety)

Aberdeen Local Development Plan (2023)

The following policies are relevant –

- OP55 (Blackhills Quarry)
- Policy D1 (Quality Placemaking)
- Policy D2 (Amenity)
- Policy D4 (Landscape)
- Policy NE1 (Green Belt)
- Policy NE2 (Green and Blue Infrastructure)
- Policy NE3 (Natural Heritage)
- Policy R7 (Renewal and Low Energy Developments)
- Policy WB3 (Noise)

PRINCIPLE OF DEVELOPMENT

Principle of Development

Policy 11 (Energy) of National Planning Framework 4 (NPF4) expresses support for all forms of renewable, low-carbon and zero emissions technologies, including battery energy storage systems. The Policy goes on to state that:

- Development proposals will only be supported where they maximise net economic impact, including local and community socio-economic benefits such as employment, associated businesses and chain supply opportunities.
- In addition, project design and mitigation will demonstrate how the following impacts are addressed:
 - impacts on communities and individual dwellings, including, residential amenity, visual impact, noise and shadow flicker.
 - significant landscape and visual impacts, recognising that such impacts are to be expected for some forms of renewable energy. Where impacts are localised and/ or appropriate design mitigation has been applied, they will generally be considered to be acceptable.
 - public access
 - impacts on aviation and defence interests including seismological recording.
 - impacts on road traffic and on adjacent trunk roads, including during construction.
 - effects on hydrology, the water environment and flood risk.
 - biodiversity including impacts on birds.
 - proposals for the decommissioning of developments, including ancillary infrastructure, and site restoration.
 - the quality of site restoration plans including the measures in place to safeguard or guarantee availability of finances to effectively implement those plans, and cumulative impacts.

In considering these impacts, significant weight will be placed on the contribution of the proposal to renewable energy generation targets and on greenhouse gas emissions reduction targets.

In addition to the above, Policy R7 (Renewable and Low Energy Developments) of the Aberdeen Local Development Plan 2023 (ALDP 2023) states that *“renewable and low carbon energy schemes will be encouraged and supported in principle, where the technology can operate efficiently, and the environmental and cumulative impacts can be satisfactorily addressed”*. Of the relevant criteria that the policy contains, it goes on to explain that proposals are required *“to not – cause significant harm to the local environment, including landscape character and the character and appearance of listed buildings and conservation areas; or have a significant adverse impact on the amenity of dwellinghouses”*.

In addition, Policy 1 (Climate and Nature Crises) of NPF4 requires decision makers to give significant weight to the global climate and nature crises when considering nature proposals. Battery storage would support Scotland’s transition to renewable energy, a major part of addressing climate change. The proposal would therefore attract support from this policy.

Policy 2 (Climate Mitigation and Adaptation) of NPF4 requires development proposals to be designed and sited to minimise lifecycle greenhouse gas emissions as far as possible, and to adapt to current and future risks from climate change and Policy 3 (Biodiversity) of NPF4 requires proposals for local development *“to include appropriate measures to conserve, restore and enhance biodiversity, in accordance with national and local guidance. Measures should be proportionate to the nature and scale of development.”*

Policy 4 (Natural Places) of NPF4 advises *“Development proposals which by virtue of type, location or scale will have an unacceptable impact on the natural environment, will not be supported.”* Policy 5 (Soils) advises that: *“Development proposals will only be supported if they are designed and constructed: (i) In accordance with the mitigation hierarchy by first avoiding and then minimising the amount of disturbance to soils on undeveloped land; and (ii) in a manner that protects soil from damage including from compaction and erosion, and that minimises soil sealing.”*

Land Use Zoning

The site is zoned as Green Belt in the ALDP 2023. NPF4 Policy 8 (Green Belts) applies and has the aim of encouraging, promoting and facilitating compact urban growth and use the land around our towns and cities sustainably. More specifically, development proposals will only be supported if they fall into one of the categories listed and particular requirements are met. In the case of the current proposal, it would likely fall into the category of *“minerals developments and renewable energy developments”*. Battery storage could potentially be considered as essential infrastructure or as a renewable energy development. That being said, it is not entirely clear that the energy stored at the site would be generated in a renewable way, rather than being generated from traditional power stations. Further information will be needed from the applicant in this regard, in form of a supporting planning statement submitted with a future planning application to determine whether this part of policy would support the development.

The second element of Policy 8 of NPF4 requires the following to be demonstrated –

1. why a green belt location is essential and why it cannot be located on an alternative site out with the green belt
2. the purpose of the green belt at this location is not undermined
3. the proposal is compatible with the surrounding established countryside and landscape character

4. the proposal has been designed to ensure it is on an appropriate scale, massing and external appearance, and uses materials that minimise visual impact on the green belt as far as possible; and
5. there will be no significant long-term impacts on the environmental quality of the green belt.

Policy NE1 (Green Belt) of the ALDP 2023 advises that “development in areas defined as Green Belt on the Proposals Map will not be supported. Exceptions to this general presumption will only be supported where the proposal... is related to the generation of renewable energy (wind turbine, solar farm or hydro scheme) and/ or heat”.

It is also noted that part of the site bounds OP55 (Blackhills Quarry), where planning permission was granted in 2013 to continue hard rock extraction and processing. Any proposals would therefore need to ensure that they had no adverse impact on the operation of the quarry.

Layout, Siting and Design

In terms of design, Policy 14 (Design, Quality and Place) of NPF4 requires development proposals to be designed to improve the quality of an area whether in urban or rural locations and regardless of scale. Development proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places, will not be supported.

Policy D1 advises that all development must ensure high standards of design and have a strong and distinctive sense of place which takes into account the context of the surrounding area and will require to offer opportunities for connectivity which take account the character and the scale of 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 (Amenity) of the ALDP 2023 also seeks that “development will be designed to: ensure that external lighting minimises light spillage into adjoining areas and the sky.”

Policy D4 (Landscape) of the ALDP 2023 outlines that new developments will have a strong landscape framework that improves and enhances the setting and visual impact of the development, unifies urban form, provides shelter, creates local identity, and promotes biodiversity. To secure high quality development, new development should include a landscape strategy and management plan incorporating hard and soft landscaping design specifications. The level of detail required will be appropriate to the scale of development.

Policy NE2 (Green and Blue Infrastructure) of the ALDP 2023 advises that Development proposals will seek to protect, support and enhance the Green Space Network. This broadly encompasses the wildlife, biodiversity, ecosystem services & functions, access, recreation, landscape and townscape value of the Green Space Network. Development that does not achieve this will not be supported.

Noise

Policy 23 (Health and Safety) of NPF4 indicates that *“Development proposals that are likely to raise unacceptable noise issues will not be supported. The agent of change principle applies to noise sensitive development. A Noise Impact Assessment may be required where the nature of the proposal or its location suggests that significant effects are likely.”*

Policy WB3 (Noise) of the ALDP 2023 requires that there will be a presumption against noise generating developments, being located to noise sensitive developments, such as existing or

proposed housing, with suitable mitigation measures in place to reduce the impact of noise to an acceptable level.

Transport

Policy T2 (Sustainable Transport) of the ALDP 2023 advises that *“new developments must demonstrate that sufficient measures have been taken to minimise traffic generated and to maximise opportunities for sustainable and active travel.”*

Health and Safety

Policy 23 (Health and Safety) of NPF4 aims to protect people and places from environmental harm and mitigate risks arising from safety hazards. The Planning Service is aware of concern surrounding battery storage and their associated fire risk, as well as recent incidents with such facilities in the UK and abroad. Therefore, as part of any planning application the applicant has been asked to submit details of the measures which would be employed to mitigate such a risk.

Flooding and Drainage

Policy 22 (Flood Risk and Water Management) of NPF4 and Policy NE4 (Our Water Environment) of the ALDP 2023 relate to surface water drainage and in summary require all new developments to incorporate Sustainable Urban Drainage Systems (SUDS) to manage surface water; presume no surface water connection to the combined sewer; and to minimise the area of impermeable surface.

PRE-APPLICATION CONSULTATION

In terms of pre-application consultation, the applicants advised that two in person public consultation events were to take place, along with an online event. The Planning Service responded to the Proposal of Application Notice advising that local Councillors should be advised of the event, providing further guidance on the details of the proposed online event, and identify neighbouring properties which should be advised of the event and local premises where details of the proposed events should be advertised.

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 –

- Design and Access Statement
- Drainage Assessment
- Noise Assessment
- Planning Statement
- Pre-Application Consultation Report

RECOMMENDATION

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.