

# Public Document Pack



To: Councillor McRae, Convener; Councillor Greig, Vice-Convener; and Councillors Alphonse, Boulton, Clark, Copland, Farquhar, Lawrence and Macdonald.

Town House,  
ABERDEEN 8 May 2024

## PRE-APPLICATION FORUM

The Members of the **PRE-APPLICATION FORUM** are requested to meet in **Committee Room 2 - Town House on WEDNESDAY, 15 MAY 2024 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>

ALAN THOMSON  
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 21 September 2023 - for approval (Pages 7 - 12)

### **PRE APPLICATION REPORTS**

3. Proposed battery storage units with associated infrastructure, control and switch building, containers and associated works including access - land north of Aryburn Farm, Dyce, Aberdeen - 230869

Planning Officer: Gavin Clark

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 067344

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

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

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

### **GUIDANCE FOR MEMBERS**

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

ABERDEEN, 21 September 2023. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE PRE-APPLICATION FORUM. Present:- Councillor McRae, Convener; Councillor Bouse, Vice-Convener; and Councillors Alphonse, Boulton, Clark, Cooke, Copland, Farquhar, Macdonald, Radley and Thomson.

Also present as local Members: Councillor Nicoll.

**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 24 AUGUST 2023**

2. The Forum had before it the minute of the previous meeting of 24 August 2023, for approval.

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

to approve the minute as a correct record.

## **BATTERY STORAGE UNITS WITH ASSOCIATED INFRASTRUCTURE, CONTROL AND SWITCH BUILDING, CONTAINERS AND ASSOCIATED WORKS INCLUDING ACCESS - LAND AT RIGIFA FARM, COVE ROAD ABERDEEN - 230397**

3. The Forum had before it a report by the Chief Officer – Strategic Place Planning, on the submission of a Proposal of Application by Sustainability Unlimited LLP, for the proposed installation of battery storage units with associated infrastructure, control and switch building, containers and associated works including access at land at Rigifa Farm, Cove Road Aberdeen, planning reference 230397.

The report advised that in terms of the site description, the application site extended to approximately 13000sqm and was 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 was fairly open in nature and sloped gradually from west to east eventually leading towards the North Sea, to the east. A community woodland was located to the north of the site along with a reservoir.

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The Proposal of Application Notice related to the installation of battery storage units with associated infrastructure, control and switch building containers and associated works, including access. No site layout plan had been submitted, but the supporting documents indicated 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.

The Forum heard from Mr Gavin Clark, Senior Planner, who addressed the Forum and provided details regarding the planning aspects of the application.

Mr Clark provided details on the relevant planning policies noting that the following policies were relevant to the proposed application in regards to the Local Development Plan (2023):-

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

In terms of National Planning Framework 4, the following policies were relevant:-

- 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)

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

The Committee then heard from Mr David Bowman, agent for the proposed development.

Mr Bowman began the presentation by explaining that Battery Energy Storage (BESS) had a key part to play in ensuring homes and businesses could be powered by more green energy, even when the sun was not shining or wind not blowing. He noted that battery storage technologies were essential to speeding up the replacement of fossil fuels with renewable energy and explained that battery storage systems would play an increasingly pivotal role in allowing energy supplies to meet electricity demands.

Mr Bowman advised that in terms of consultation, the applicant carried out in person and online Pre Application consultations during May 2023 which identified the following salient items to be addressed by the feedback:-

- Strategic Importance of Quarry and its operations;
- Biodiversity and removal of trees/ other habitats;
- Fire safety
- Noise
- Benefit for the local community

Mr Bowman explained why the green belt location had been identified and why no alternative sites were suitable.

- BESS was considered as essential infrastructure and/or was a renewable energy development;
- The distance to the sub-station with available capacity;
- Various site constraints;
- Available land; and
- Assessment of the quality of the agricultural land and justification for its loss.

In terms of noise, Mr Bowman advised that the applicant had undertaken a detailed Noise Impact Assessment for the site and were awaiting pre submission feedback from the Council's Environmental Health Service.

- A total of 12 noise sensitive receptors were included in the assessment within a Study Area of 500m of the noise generating area of the application site;

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- Levels at each receptor were below the Night Noise Guideline value set out in the WHO Night-Time Guidelines; and
- The noise levels at all receptors were below the target NR25 Noise Rating Curve.

In terms of visual impact, Mr Bowman explained that the applicant had undertaken a detailed Landscape and Visual Appraisal for the site and the following was noted:-

- There was proposed mitigation and infill planting would be introduced to field boundaries where required;
- Mitigation planting would be an enhancement to the landscape structure which would add to the characteristics of the surrounding landscape character;
- At the end of the Proposed Development's lifespan, the predicted effects were reversible as the land would be returned to its former pastoral use, similar in form to its current state; and
- The introduction of mitigation/infill planting to the western, eastern and northern boundaries of the application site would be recommended in a Landscape and Ecology Management Plan.

In regards to fire risk, Mr Bowman stated that there were perceived fire risks associated with BESS which included:-

- Thermal runaway;
- Deep-seated fires; and
- Faulty battery management control systems.

However he indicated that these perceived risks were unlikely to occur with the modern BESS units and their infrastructure. In addition the following mitigations would be considered and deployed were appropriate in the monitoring, protecting and managing fire risk.

- Control Panel technology;
- Detection (Heat, Smoke, Gas, etc);
- Ventilation control; and
- Battery Separation and Containment.

Mr Bowman also advised that the proposed development would strictly adhere to current regulations and standard practices and all equipment used at the site would undergo rigorous testing to ensure full compliance with the necessary electrical and safety regulations. This approach would guarantee that the proposed development meets the highest industry standards and ensures the safety and reliability of the energy storage system.

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In relation to lighting, Mr Bowman indicated that there would no lighting on site which would illuminate the development on a permanent basis and there were plans for motion sensitive security lighting around the substation only. The CCTV would use infrared to switch on and off.

Mr Bowman also advised that the applicant was liaising with the nearby Cove Youth Football and Community Youth Club on potential areas where the applicant could support and enhance their work in the local community. The applicant had also reached out to and was awaiting a response from the Cove & Altens Community Council.

The Committee then asked various questions of the Planning Officer and Mr Bowman and the following information was noted:-

- That the applicant would address in the final report any road closures that may be required during construction;
- To request that the feedback received from the second consultation event be circulated;
- In regards to mitigations against anti social behaviours on the site, it was noted that infra red lights would be used as well as CCTV, and the agent would liaise with the applicant in regards to extending the protections;
- The agent advised that they had communicated with the local Community Council, Cove Youth Football and Community Youth Club as well as the Cove Woodland Trust;
- In terms of fire safety, there would be an operational and maintenance agreement that would be put in place to ensure safety;
- Mitigating fencing would be put in place to ensure noise levels were kept to a minimum; and
- Existing trenching would be used for connections to the substation and it would be made clear in the final application the depth of the trenching.

### **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:-**

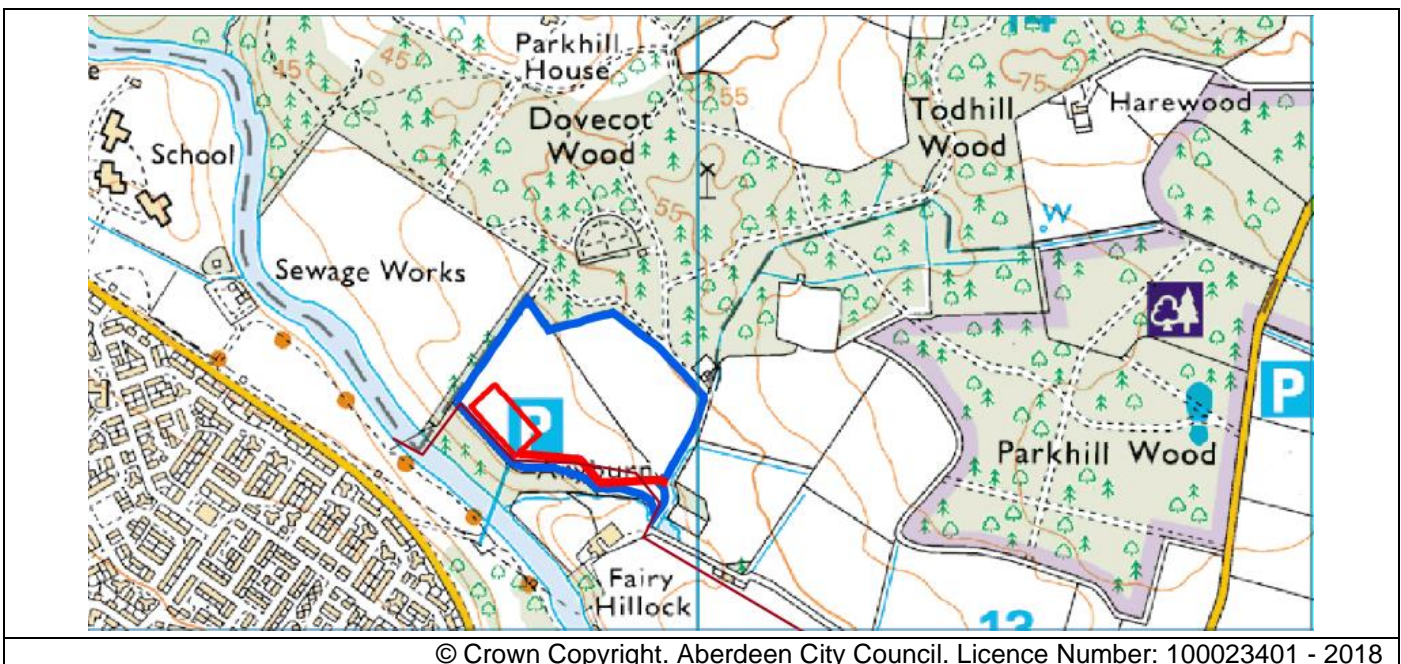
- (i) to thank Mr Bowman for his informative presentation; and
- (ii) to request that the applicant consider the points raised above.

- **Councillor Ciaran McRae, Convener**

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 <p><b>ABERDEEN</b> CITY COUNCIL</p>	<h2>Pre-Application Forum</h2>
	<p>Report by Development Management Manager</p>
	<p><b>Meeting Date: 15<sup>th</sup> May 2024</b></p>

<b>Site Address:</b>	Land North of Aryburn Farm, Dyce, Aberdeen, AB21 0HS
<b>Description of Proposal:</b>	Proposed battery storage units with associated infrastructure, control and switch building, containers and associated works including access
<b>Notice Ref:</b>	230869/PAN
<b>Notice Type:</b>	Proposal of Application Notice
<b>Notice Date:</b>	28 July 2023
<b>Applicant:</b>	Sustainability Unlimited LLP
<b>Ward:</b>	Dyce/Bucksburn/Danestone
<b>Community Council:</b>	Dyce And Stoneywood



## **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 site relates to an area of an agricultural field extending to approximately 0.74 hectares. It is located approximately 975m to the west of Whitestripes Road and approximately 1km to the east of the A947; the settlement of Dyce is located approximately 210m to the south, separated by a commercial woodland and the River Don. The surrounding area on the north side of the river is predominantly agricultural and wooded in nature, but does include a number of residential properties including South Lodge and Gean Cottage located to the immediate north of the site. A grouping of farm buildings and associated farm cottage (Aryburn Farm) are located to the immediate south-east.

### **Relevant Planning History**

A Screening Opinion (Ref: 221557/ESC) for the erection of containerised battery storage units, control building, switch room, inverter containers, lighting and associated works was issued in January 2023 confirming that an Environmental Impact Assessment was not required.

## **APPLICATION DESCRIPTION**

### **Description of Proposal**

The submitted Proposal of Application Notice relates to the provision of multiple containerised battery storage units totalling 33 megawatts of export capacity along with associated infrastructure, control building, switch room, inverter containers, lighting and other associated works. The connection to the Dyce (Cothal View) substation to the west would be by an underground cable, approximately 1.5km in length.

## **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 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 –

- 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 in supporting 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: In accordance with the mitigation hierarchy by first avoiding and then minimising the amount of disturbance to soils on undeveloped land; and 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 exception 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 renewal energy developments”*. Given the emphasis placed on achieving net zero targets, it is accepted that battery storage could be considered as essential infrastructure or as a renewable energy development. At this stage it is not clear if the energy stored at the site would be generated in a renewable way, rather than being generated from more traditional, non-renewable sources. Further information will be required in this regard.

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 directly associated with essential infrastructure such as telecommunications, electricity grid connections, transport proposals identified in the Plan or roads planned through masterplanning of sites, if they cannot be accommodated anywhere other than the Green Belt”*.



## **Layout, Siting and Design & Impact on Trees**

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.

In addition, issues of layout, scale and design will need to be considered against Policy D1 Quality Placemaking, D2: Amenity and D4: Landscape of the ALDP 2023. 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: make the most of any opportunities offered by the site to optimise views and sunlight through appropriate siting, layout and orientation; ensure that occupiers are afforded adequate levels of amenity in relation to daylight, sunlight, noise, air quality and immediate outlook; ensure that occupiers are afforded adequate levels of amenity in relation to daylight, sunlight, noise, air quality and immediate outlook; have a public face to the street to ensure natural surveillance, and active street frontages; ensure that refuse and recycling facilities, cycle storage, low and zero carbon technology, plant and services are sensitively integrated into the design; 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.

## **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 will be required 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 within the site.

## **PRE-APPLICATION CONSULTATION**

In terms of pre-application consultation, the applicants have proposed two separate in person public consultation events, 14 days apart from each other along with an online event. The Planning Service responded to the Proposal of Application Notice request in August 2023 advising of the requirements of the public events (including an appropriate location within the city boundaries), that local Councillors should be notified of the event and neighbouring properties which should be advised of the event.

## **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 Impact 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.