

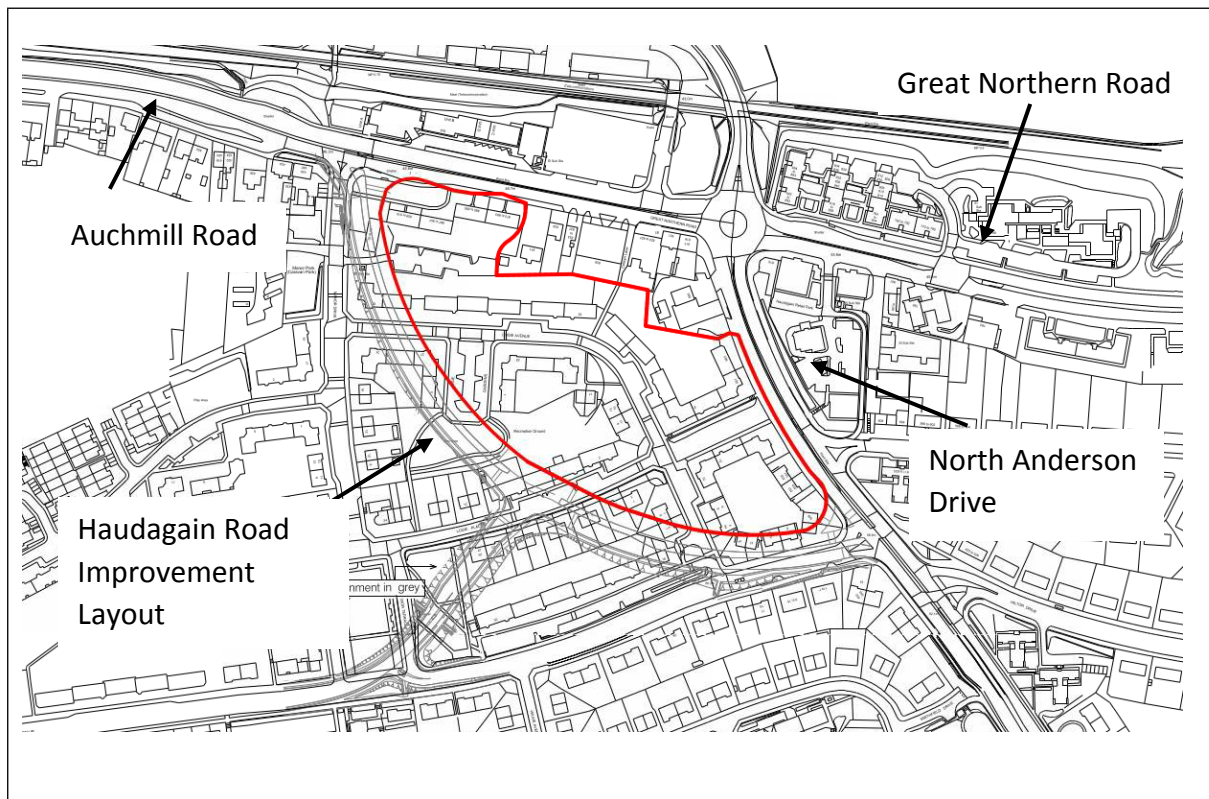


Pre-Application Forum

Report by Development Management Manager

Committee Date: 15 August 2019

Site Address:	Middlefield Triangle, The Haudagain, North Anderson Drive, Aberdeen
Application Description:	Major development with Circa 187 apartments and 3,700sqm of retail/commercial space with associated landscaping, open space and infrastructure
Application Ref:	191138/PREAPP
Application Type	Pre-Application Enquiry
Application Date:	16 July 2016
Applicant:	Dandara Ltd
Ward:	Northfield/Mastrick North
Community Council:	Northfield
Case Officer:	Aoife Murphy



APPLICATION BACKGROUND

Site Description

The site is located within the residential area of Middlefield. A number of flatted developments stood on the site, but they are currently undergoing demolition and once complete the site will be cleared. The site is bound to the north by retail units and Great Northern Road/Auchmill Road and to the west by North Anderson Drive and a retail park beyond and is currently bound to the south and west by residential properties.

It has been confirmed that a new link road will be constructed around the site to the south and west by Transport Scotland, which will link North Anderson Drive to Auchmill Road.

Relevant Planning History

A Proposal of Application Notice (POAN) was submitted and agreed for this proposal under planning reference 190100/PAN on 13 February 2019.

APPLICATION DESCRIPTION

Description of Proposal

Proposed is a mixed-use development consisting of both residential and commercial/retail development. Based on the information submitted the residential aspect would consist of approximately 187 units, while the commercial/retail aspect would be approximately 3,700sqm of development. Both aspects would be supported by open space, landscaping and associated infrastructure.

MATERIAL CONSIDERATIONS

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)

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

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

APPLICATION REF: 191138/PREAPP

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

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

Aberdeen Local Development Plan (2017)

Policy D1 - Quality Placemaking by Design

Policy D2 - Landscape

Policy NC4 - Sequential Approach and Impact

Policy I1 - Infrastructure Delivery and Planning Obligations

Policy T1 - Land for Transport

Policy T2 - Managing the Transport Impact of Development

Policy T3 - Sustainable and Active Travel

Policy T4 - Air Quality

Policy T5 - Noise

Policy H1 - Residential Areas

Policy H3 - Density

Policy H4 - Housing Mix

Policy H5 - Affordable Housing

Policy NE4 - Open Space Provision in New Development

Policy NE6 - Flooding, Drainage and Water Quality

Policy NE9 - Access and Informal Recreation

Policy R6 - Waste Management Requirements for New Development

Policy R7 - Low and Zero Carbon Buildings, and Water Efficiency

Policy CI1 - Digital Infrastructure

The site occupies approximately 4.34ha and is identified as Opportunity Site OP65 - Haudagain Triangle, Middlefield in the Local Development Plan. The Opportunity Site designation states that following road improvements in this area, land will become vacant and surplus. The policy that relates to this allocation is Residential/Land for Transport.

Supplementary Guidance

- Landscape
- Hierarchy of Centres
- Planning Obligations
- Affordable Housing
- Transport and accessibility
- Air Quality
- Noise
- Flooding, Drainage and Water Quality
- Resources for New Development

Other Material Considerations

APPLICATION REF: 191138/PREAPP

Airport Safeguarding - All buildings, structures, erections and works exceeding 45 metres in height (147.6 feet) require consultation with Aberdeen International Airport.

Airport Safeguarding – All applications for developments likely to attract birds and all applications connected with aviation use require consultation with Aberdeen international Airport.

Cycle Network – Haudagain: North Anderson Drive to Great Northern Road.

Historic Environment Record – Middlefield – Site of a house and farmstead. The OS 1st edition map, on which it is names Middlefield House, shows a complex of buildings arranged around a court with two other long ranges to the south, one with attached horsemill. There had been a number of alterations and additions by the time of the 2nd edition map and the horsemill had been removed. A trial trenching evaluation was carried out by Headland Archaeology in July 2017 in advance of road improvements. This recorded cobbled surfaces, a wall cut and a metalled surface, which are thought to relate to the 19th century buildings. Site Condition – Destroyed. Dated 01/06/2018.

NATS Safeguarding – Perwinnes Hill Radar Technical Site Safeguarding – Development 45m above ground level require consultation to Civil Aviation Authority (CAA).

Open Space:

- Site is within 800m buffer of Heathery Fold allotment.
- Site is within 400m buffer for play spaces.
- Site is within natural green space of 2Ha and 5Ha buffer.
- Site is within 400m buffer of local open space.
- Site is within 600m buffer of neighbourhood open space

No paths record within the site, but paths are located in close proximity

Flood Risk: Pockets across the centre and east of the site are identified as being at risk of flooding from surface water, as identified on the SEPA Flood Map.

CONSIDERATIONS

Principle of the Proposal

The site lies within the residential area of Middlefield, as such Policy H1 - Residential Areas applies. For the residential aspect of this development Policy H1 advises that proposals for new residential development would be supported in principle, as long as it;

1. does not constitute over development;
2. does not have an unacceptable impact on the character and amenity of the surrounding area;
3. 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
4. complies with Supplementary Guidance.

APPLICATION REF: 191138/PREAPP

For the commercial/retail aspect of this development H1 advises that proposals for non-residential uses would be supported if they are:

1. considered complementary to the residential use; or
2. it can be demonstrated that the use would cause no conflict on with, or nuisance to, the enjoyment of existing residential properties.

Given the proposal includes aspects of commercial/retail development, Policy NC4 - Sequential Approach and Impact will be used to assess the proposal. The policy advises that significant footfall generating development appropriate to town centres should be located in accordance with the hierarchy and sequential approach as defined in the Local Development Plan and detailed in the Supplementary Guidance Hierarchy of Centres. However, OP65 is not located within a defined centre nor is it allocated for this type of development, as such the proposal fails to comply with this policy. Proposals such as this should not detract significantly from the vitality or viability of any centre and it is considered that this development may cause harm to nearby district or neighbourhood centres.

Layout, Scale and Design

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

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

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

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

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

While, Policy H4 - Housing Mix advises that housing development, such as that proposed, will be required to achieve an appropriate mix of sizes, which should reflect

the accommodation requirements of specific groups. This mix should include smaller 1 and 2 bedroom units and should be reflected in both the market and affordable housing contributions. This approach helps to create mixed and inclusive communities by offering a choice of housing.

Technical Matters

Developer Obligations:

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

Transport and Accessibility:

The land to the south and west, which surround the site are required for the Haudagain Roundabout Improvements as per Policy T1 - Land for Transport.

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

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

Air Quality:

The site is located adjacent an Air Quality Management Area (AQMA), therefore developments should not have detrimental impact on the existing air quality. As such mitigation measures for preventing the impact both on the AQMA and from the AQMA on the new development will need to be taken into account. The type of measure will depend on the nature and scale of the development and examples of measures have been outlined in the Air Quality Supplementary Guidance.

Noise:

APPLICATION REF: 191138/PREAPP

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

Affordable Housing:

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

Open Space:

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

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

Drainage:

As per the requirement of Policy NE6 - Flooding, Drainage and Water Quality, a Drainage Impact Assessment (DIA) will be required for both the residential and non-residential aspect of the development. The DIA should detail how surface water and waste water will be managed. Surface water drainage associated with development must:

1. Be the most appropriate available in terms of SuDS; and
2. Avoid flooding and pollution both during and after construction.

Access:

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

Waste/Refuse:

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

Sustainable Development:

In terms of low and zero carbon, buildings must meet at least 20% of the building regulations carbon dioxide emissions reduction target applicable at the time of the

APPLICATION REF: 191138/PREAPP

application through low and zero carbon generating technology. With regards to water efficiency, all new buildings are required to use water saving technologies and techniques. This is a requirement of Policy R7 - Low and Zero Carbon Buildings, and Water Efficiency and details should be submitted with any application or would be requested via condition.

PRE-APPLICATION CONSULTATION

Public consultation was undertaken by the applicant at a drop-in event at Henry Rae Community Centre (The Hub), Manor Avenue on Thursday 7 and 14 March 2019, between 3pm and 8pm. Representatives of Dandara Ltd and the Design Team were available to discuss and respond to any queries regarding the proposals. Three options were on display to the public, and members of the public were able to comment on all aspects of the proposals.

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 –

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

RECOMMENDATION

It is recommended that the Forum

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