

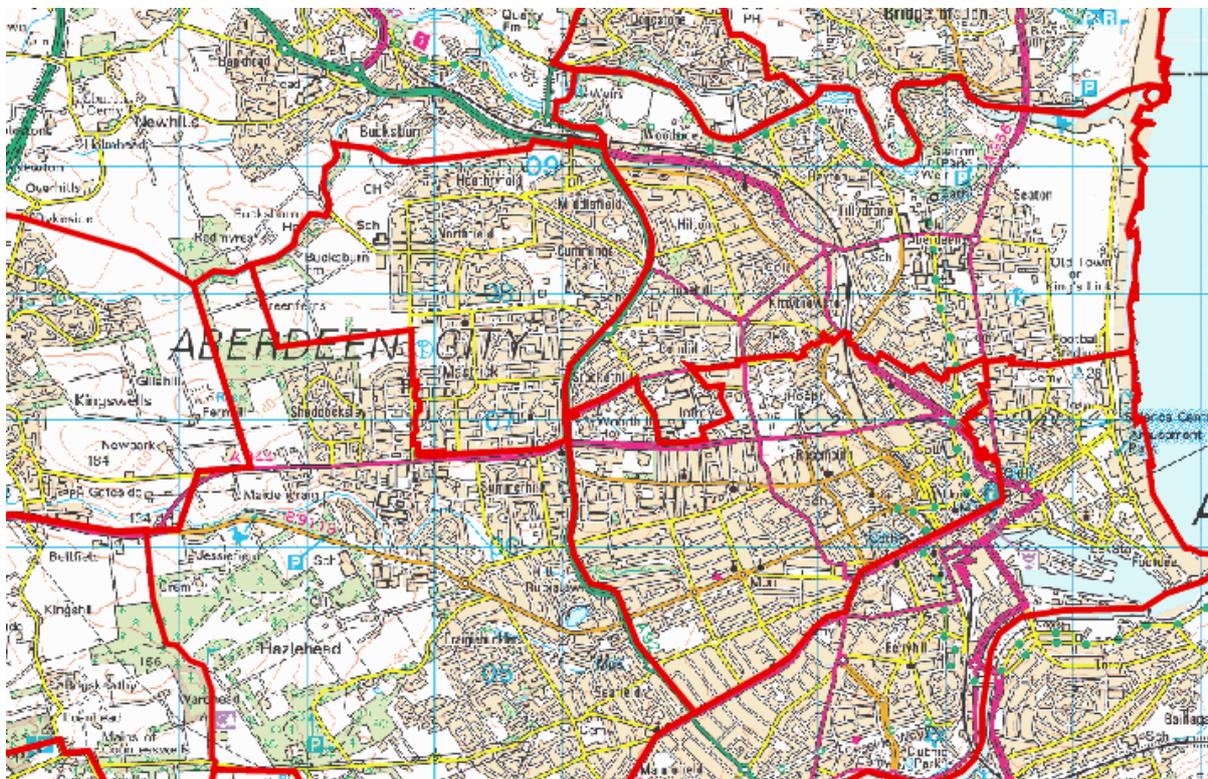
Community Asset Plan: X Academy Catchment Area

1. Purpose

1.1 This Community Asset Plan has been prepared to support Aberdeen City Council's developer obligations policy. It intends to provide clarity and certainty to developers and communities by identifying the infrastructure and services towards which developer obligations are likely to be sought from new developments in the catchment area of X Academy.

1.2 The information and guidance in this Community Asset Plan will apply to new development proposals in the area shown below.

<Plan of X Academy Catchment>



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1.3 Similar Community Asset Plans are being produced for all secondary school catchment areas in the City Council's area. Together these will provide a full picture of the infrastructure and services towards which developer obligations will be sought across the whole of the City. Secondary school catchment areas have been chosen as the basis for the Community Asset Plans as these are commonly understood areas that are large enough to encompass a range of infrastructure and services whilst retaining an appropriate geographical relationship with individual development sites. Although some secondary school catchment areas extend into Aberdeenshire, the guidance in this document applies only to developments in Aberdeen City.

2. Background

2.1 New development can have a very positive impact on an area, providing new homes, jobs and economic development. However, new development can also put pressure on existing infrastructure and facilities including schools, community buildings, sport and recreation provision, transport and health services.

2.2 Where existing infrastructure and facilities do not have enough capacity to absorb the extra demand that new development will create, financial contributions will be sought from developers to mitigate the impact of their proposals. These contributions are used to provide new or enhanced infrastructure and facilities. They are usually referred to as 'developer obligations' or 'planning obligations'.

2.3 Developer obligations can be used to mitigate the direct impacts of individual development proposals or the cumulative impacts of a number of development proposals in an area. They are used to make development proposals acceptable in cases where planning permission would otherwise have to be refused.

2.4 So, for example, the development of new houses in an area might result in more pupils attending the local school. If this means the school is expected to go over capacity, the housing developers would need to contribute towards providing more school space as without this we would have to refuse planning permission. Their contributions might go towards reconfiguring the internal layout or extending the existing school or, where the impact is particularly large, the provision of a new school.

2.5 However, developer obligations must meet a series of strict tests in national planning policy¹. In particular, developer obligations cannot be used to provide infrastructure and facilities that are not needed as a direct consequence of development. So, if the school in the example above already had enough space to accommodate the extra pupils from new housing development in the area, developers could not be required to contribute towards providing more space. Similarly, developer obligations cannot be used to resolve existing problems or deficiencies with infrastructure and facilities. We must therefore have a clear justification for all the developer obligations we seek from new development proposals.

2.6 The range of infrastructure and facilities listed in this Community Asset Plan has been considered in light of this requirement and is considered to be justified. However, the developer obligations that we seek for all planning applications will be determined on a case-by-case basis and will be assessed against the relevant national planning policy tests.

¹ Circular 3/2012: ['Planning Obligations and Good Neighbour Agreements'](#).

3. Status of the Community Asset Plan

3.1 Although not part of the statutory development plan, this Community Asset Plan will be a material consideration in the determination of planning applications within the catchment area of X Academy.

3.2 The Community Asset Plan should be read alongside the following parts of the statutory development plan:

- [Aberdeen Local Development Plan – Policy I1 \(Infrastructure Delivery and Planning Obligations\)](#)
Policy I1 states 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 development either individually or cumulatively 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.
- [Supplementary Guidance: Planning Obligations](#)
The Planning Obligations Supplementary Guidance outlines the methodology and criteria used to calculate the developer obligations required to support new development.

3.3 The Community Asset Plan expands on these aspects of the statutory development plan. It intends to provide developers and communities with guidance on the infrastructure and services towards which developer obligations are likely to be sought from new developments.

3.4 The information within this Community Asset Plan will be kept under review and updated periodically when appropriate.

4. Relationship with the Local Outcome Improvement Plan

4.1 The Community Asset Plan will support the delivery of the refreshed [Local Outcome Improvement Plan \(LOIP\) 2016-26](#). This outlines a series of outcomes based around the following three themes

- Prosperous Economy
- Prosperous People
- Prosperous Place

4.2 By helping to ensure that all new developments are accompanied by the necessary infrastructure, services and facilities, the Community Asset Plan will make a direct contribution towards the delivery of many of the LOIP's outcomes.

5. Core Path Network

5.1 Core Paths and the wider Core Paths Network play an essential role in providing opportunities for recreation and sustainable active travel.

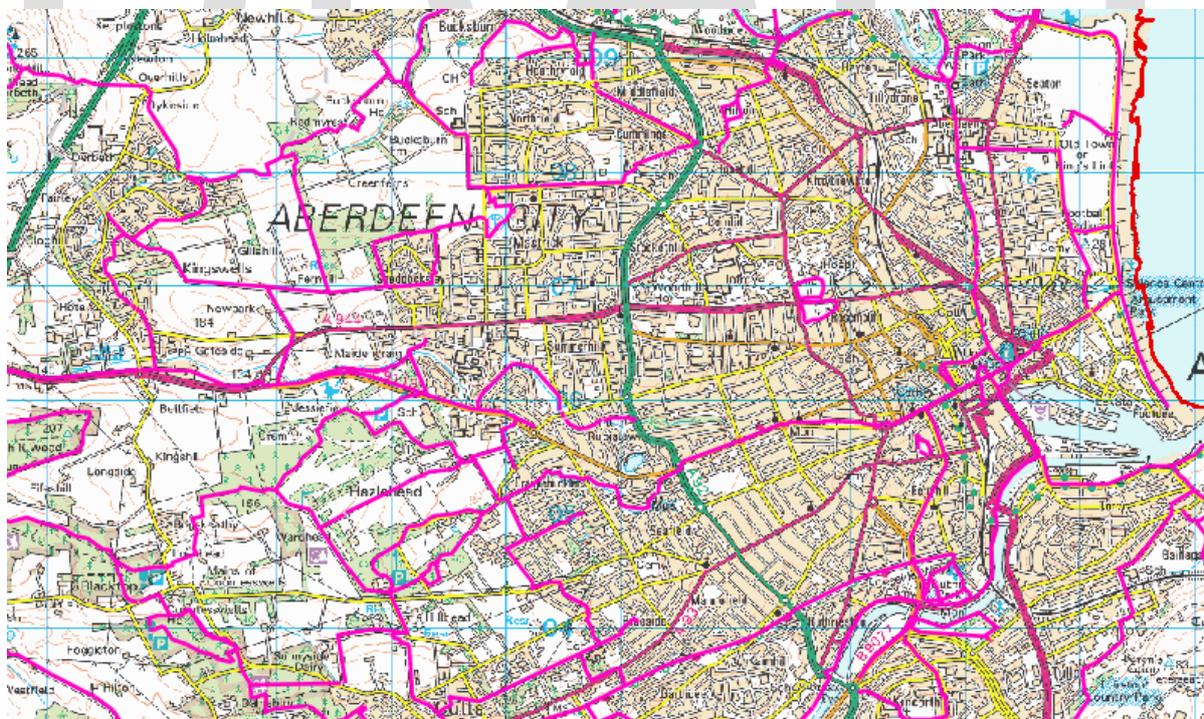
5.2 Where possible new development proposals should incorporate and enhance existing Core Paths and provide links to the wider Core Paths Network in accordance with policies T3 and NE9 of the Local Development Plan.

5.3 However, there may be cases where this provision is not possible within the development site or where the City Council in its role as Access Authority considers the proposed Core Path measures to be inadequate. In order to accommodate the increased pressure from occupiers of the new development, improvements to the existing/aspirational Core Paths Network in the local area will normally be required in these cases. The developer would need to make a financial contribution towards delivering these improvements to enhance the functionality and capacity of the network to support a growing population.

5.4 **Figure 1** shows the existing Core Paths Network in and around the Community Asset Plan area. The existing Core Paths within the Asset Plan area are also identified in **Table 1**.

Figure 1: Core Paths Network

<Plan of Core Paths in and around Community Asset Plan Area>



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Table 1: Core Paths within the Community Asset Plan Area

Core Path Number	Path Name
X	Core Path X Name
Y	Core Path Y Name
Z	Core Path Z Name

5.5 In cases where new housing or commercial developments cannot provide open space on site, a financial contribution will be required to support the improvement of one or more of the Core Paths identified above. Contributions will generally be put towards enhancement of the Core Path that is closest to the development site, although other factors such as the scale and timing of payment will be taken into consideration in determining which Core Path/s individual contributions will be used to enhance.

6. Primary Education

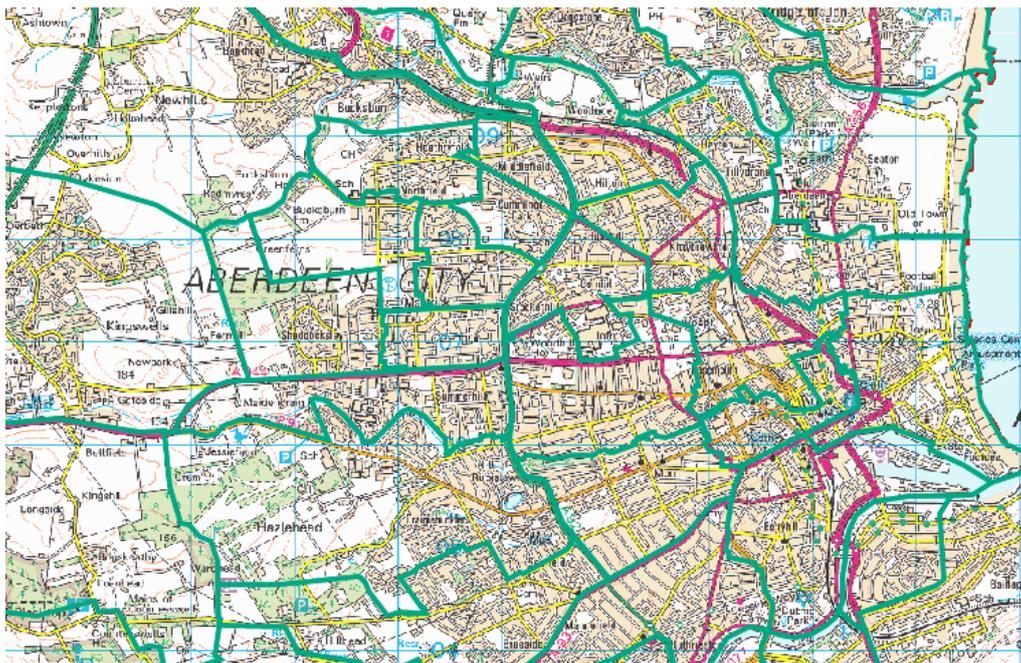
6.1 There are XNo. primary schools within the Community Asset Plan area. They all feed into X Academy and their catchment areas are shown in **Figure 2**. The relevant primary schools are:

- X Primary
- Y Primary
- Z Primary

6.2 **Table 2** includes school roll forecast data for the primary schools in the Asset Plan area and outlines whether new housing developments in their catchments will need to contribute towards increasing capacity.

Figure 2: Primary School Catchment Areas

<Plan of Primary School Catchments in Community Asset Plan Area>



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Table 2: Primary School Mitigation Requirements

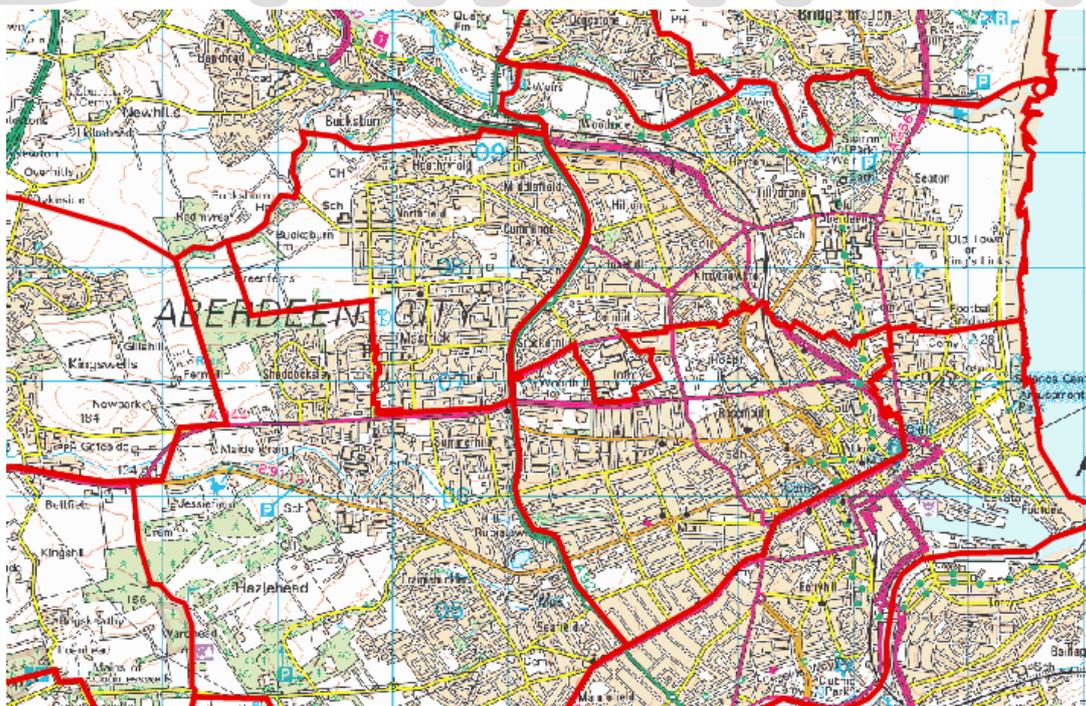
School	School Roll Forecast (2017)	Mitigation Required
X Primary	Taking into account the existing level of planned development, X Primary is expected to be operating within capacity throughout the forecast period. There is likely to be capacity to absorb limited further housing development within the catchment area of this primary school	Contributions unlikely to be required
Y Primary	Y Primary is currently operating in excess of capacity. New housing developments within the catchment area of this primary school will therefore require to contribute towards the provision of additional capacity	Contributions will be required towards reconfiguration of floor space within the existing school building
Z Primary	Z Primary is currently operating in excess of capacity and is forecast to have a rising roll. New housing developments within the catchment area of this primary school will therefore require to contribute towards the provision of additional capacity	Contributions will be required towards an extension of the existing school building

7. Secondary Education

7.1 The catchment area for X Academy is show in **Figure 3**.

Figure 3: X Academy Catchment Area

<Plan of X Academy Catchment>



7.2 Taking into account the existing level of planned development, the 2017 School Roll Forecasts show that X Academy is currently operating in excess of capacity and is forecast to have a rising roll. New housing developments within the catchment area of this school will therefore require to contribute towards the provision of additional capacity.

7.3 Contributions towards secondary school capacity will therefore be required towards reconfiguration of floor space within the existing school building.

8. Healthcare Facilities

8.1 There are XNo. medical clinics within the Community Asset Plan area. Although their catchments overlap to some degree, these clinics generally serve the northern and southern parts of the Asset Plan area respectively.

8.2 Table 3 lists the medical clinics within the Community Asset Plan area. It also provides a summary of the current floor area surplus / deficit for each clinic. This has been calculated by comparing the existing space within each practice to the General Medical Services (GMS) space standards for that practice (based on the existing number of patients).

Table 3: Healthcare Mitigation Requirements

Medical Practice	Floor Area Surplus / Shortfall	Mitigation Required
X Medical Practice	+X%	Contributions unlikely to be required
Y Medical Practice	-Y%	Contributions will be required towards an extension of the existing clinic building to create additional capacity

8.3 X Medical Practice is currently operating within capacity and is likely to have space to absorb the patients generated by further limited housing development in the area. However, Y Medical Practice is currently operating significantly over capacity. New housing development in the southern part of the Community Asset Plan area will generate additional patients and place further pressure on Y Medical Practice. This will require mitigation.

8.4 All new housing developments in the southern part of the Asset Plan area will therefore be expected to contribute towards the creation of additional healthcare capacity through an extension of Y Medical Practice.

9. Open Space

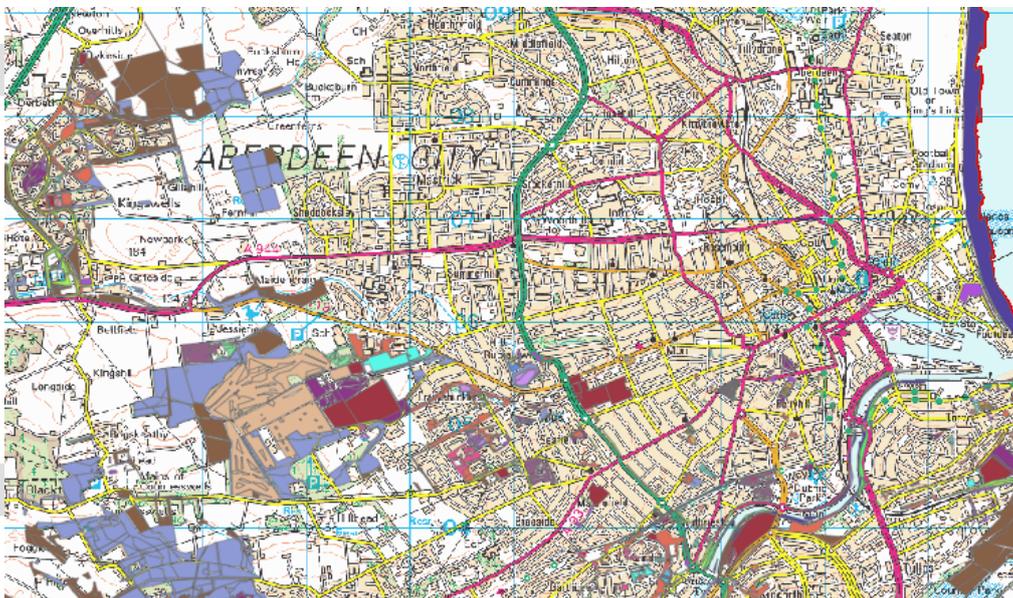
9.1 Wherever possible new development sites should include on site provision of open space in accordance with policies NE4 and B1 of the Local Development Plan and the associated Supplementary Guidance on Open Space and Green Infrastructure.

9.2 However, there may be cases where open space cannot be delivered on site. In order to accommodate the increased pressure from occupiers of the new development, the creation of new open space or the enhancement of existing open space elsewhere in the local area will normally be required in these cases. The developer would need to make a financial contribution towards delivering these improvements.

9.3 A range of open space improvement / enhancement projects has been identified for the Community Asset Plan area. These will enhance the functionality and capacity of the existing open space network to support a growing population. The location of these projects is shown in **Figure 4** and **Appendix 1** provides further detail on the scope of each project.

Figure 4: Open Space Enhancement Projects

<Plan of Open Space Improvement Projects in Community Asset Plan Area>



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9.4 In cases where new housing or commercial developments cannot provide open space on site, a financial contribution will be required to support the delivery of one or more of the projects identified above. Contributions will generally be put towards delivering the project that is closest to the development site, although other factors such as the scale and timing of payment will be taken into consideration in determining which project/s individual contributions will fund.

10. Community Facilities

10.1 In accordance with the Planning Obligations Supplementary Guidance, community facilities are defined as: community centres; learning centres; and libraries. There are a number of these facilities within the Plan area, and the cumulative impact of new development will place additional pressure on these facilities. Where existing facilities do not have capacity to accommodate the additional users generated by new development, developer obligations will be sought to mitigate this. In these cases, developers will be expected to contribute towards the

creation of additional capacity through the extension or reconfiguration of existing community facilities.

10.2 **Table 4** identifies the existing community facilities within the Plan area. It also outlines whether they are expected to have capacity to absorb additional pressure from the cumulative impact of new development. **Appendix 2** outlines a range of projects designed to increase the functionality and capacity of the facilities that are shown to be operating over capacity at present.

Table 4: Community Facilities & Mitigation Requirements

Community Facility	Existing Capacity Status	Mitigation Required
X Community Learning Centre	Operating at / over capacity	Contributions will be required towards increasing capacity within the existing centre
Y Community Centre	Operating at / over capacity	Contributions will be required towards increasing capacity within the existing centre
Z Library	No existing capacity issues	Contributions unlikely to be required

10.3 New housing developments will be required to contribute towards the delivery of one or more of the projects identified in **Appendix 2**. Contributions will generally be put towards delivering the project that is closest to the development site, although factors such as the scale and timing of payment will also be taken into account in determining which project/s individual contributions will fund.

11. Sport and Recreation

11.1 New housing development and the cumulative impact of developments within the X Academy Catchment area will place pressures on the existing sport and recreation facilities both within and outside the catchment area.

11.2 The capacity of sport and recreation facilities may be limited by a range of factors including physical space for the specific sporting activity to be undertaken, ancillary accommodation (eg changing, shower and toilet accommodation), and the quality of a sports surface (eg natural and artificial turf pitches) which limits the amount of play that can be undertaken during any particular week.

11.3 Where existing facilities do not have the capacity to accommodate the additional users generated by new development, developer obligations will be sought to mitigate this. In these cases, developers will be expected to contribute towards the creation of additional capacity through the extension, reconfiguration or improvement of existing built sports facilities and/or playing surfaces.

Locally Significant Facilities

11.4 **Table 5** provides a summary of the locally significant sport and recreation facilities within the Community Asset Plan area and identifies any limitations to their current capacity. **Appendix 3** outlines a range of improvement / enhancement projects that are designed to increase the functionality and capacity of the locally significant facilities where capacity is currently limited. These projects align to the recommendations contained within the City's sports strategies (Aberdeen's Sports Facilities Strategy, Aberdeen Playing Pitch Strategy, and 3G Strategy) and will provide increased sport and recreation capacity in order to support the growing population.

Table 5: Locally Significant Sport and Recreation Facilities & Mitigation Requirements

Sport and Recreation Facility	Existing Capacity Status	Mitigation Required
X location – Adult football pitches	No community use due to poor quality	Contributions will be required towards improving the quality of these pitches
Y location – 3G Pitch	Limited spare capacity	Contributions unlikely to be required
Z Sports Centre – 3 macadam courts, no floodlighting	Capacity limited by poor quality surfaces and lack of floodlighting	Contributions will be required towards increasing capacity at this venue
A Leisure Centre and Pool	At capacity	Contributions will be required towards increasing capacity at this venue

11.5 New housing developments will be required to contribute towards the delivery of one or more of the projects identified in Appendix 3. Contributions will generally be put towards delivering the project that is closest to the development site, although factors such as the scale and timing of payment will also be taken into account in determining which project/s individual contributions will fund.

11.6 In addition to the projects outlined above, where there is a strategic need (as identified within the City's Sports Facilities Strategy, Aberdeen's Pitch Strategy or 3G Pitch Strategy) contributions may also be used to support the development of larger health and wellbeing hubs outside of the immediate Academy Catchment Area (see below for further detail).

Strategic Needs of Aberdeen as a City

11.7 The strategic needs for sport and recreation for the City as a whole have been identified, based on current provision and a supply and demand estimate, based on

accepted modelling practices. It is also recognised that many of Aberdeen’s current community sports facilities are no longer fit for purpose – there are too many venues, which are too small, do not have the required activity areas, nor offer the quality of experience to meet modern day customer expectations. The longer-term aim is to have fewer, larger, better-quality facilities.

11.8 Appendix 4 outlines a range of strategic-scale sport and recreation improvement projects that are identified by the Aberdeen Sports Facilities Strategy as being required to support wider needs across the City.

11.9 Where appropriate, developer obligations may be sought from new housing developments in order to support the development of the City-wide strategic scale projects identified in Appendix 4, all of which seek to serve a catchment population that is larger than that of an Academy.

12. Other Requirements – Transport and Affordable Housing

12.1 In addition to the developer obligations outlined in sections 5 to 11, new housing or commercial developments may also be required to contribute towards strategic and local transport infrastructure. Any such requirements will be identified by the City Council’s Transportation Team on a case-by-case basis.

12.2 All new housing developments consisting of five or more dwellings should also include a minimum of 25% affordable housing. For development of 20 housing units or more, it is expected that the affordable housing should be delivered on site. More information on affordable housing requirements can be found in [Supplementary Guidance: Affordable Housing](#).

Appendix 1: Open Space Enhancement Projects (Illustrative Purposes Only)

Project No.	Project Description	Cost (£K)	Costed? (Y/N/E) E = Estimated
1	Landscape improvements, environmental improvements, wildflower meadow		N
2	Community garden – further improvements, community orchard		N
3	Allotments – reinstatement	£90k	Y
4	Play area – landscaping (poor grass areas)	£18k	E
5	Street tree planting – new tree planting and landscaping		N

Appendix 2: Projects to Increase Community Facility Capacity (Illustrative Purposes Only)

Community Facility	Project Description
X Community Learning Centre	Addition of conservatory/extension to the building to increase capacity and enable more use by the community
X Community Learning Centre	Enhancement of the playground to enable more users, creation of a door from the café in the building to the playground to enable more family usage
X Community Learning Centre	External and internal entrance doors automated to enable wheelchair users and parents with prams. Disabled lift inside the building in order to give full access to those in wheelchairs
Y Community Centre	Increase internal storage areas to enable greater use of the centre by a wider range of groups, as usage is currently limited by ability to store equipment
Y Community Centre	New gymnasium within existing building with toilets and showers upgraded to increase capacity / usage
Y Community Centre	Kitchen upgrade - full kitchen equipment to serve lunches and dinners, as lack of kitchen facilities currently limits usage
Y Community Centre	Doors automated and widened for disabled access

Appendix 3: Projects to Increase Sport and Recreation Capacity – Locally Significant Scale (Illustrative Purposes Only)

Sport and Recreation Facility	Project Description	Remarks
X Location Adult football pitches	Improvements to quality of pitches to increase use	Site identified as a key site within the Playing Pitch Strategy
Z Sports Centre – 3 macadam courts, no floodlighting	Court improvements and installation of floodlighting to increase capacity	Site identified as local site within the Playing Pitch Strategy
A Leisure Centre and Pool	Refurbishment of pool and addition of a 40-station gym, free weights area studio, multi-purpose areas and increased changing areas to increase capacity	Identified as an emerging opportunity within the Aberdeen Sports Facilities Strategy. Identified as an Aberdeen Community Sport Core facility, with a catchment that extends beyond the Academy Catchment Area.

Appendix 4: Projects to Increase Sport and Recreation Capacity – Strategic Scale (Illustrative Purposes Only)

Sport and Recreation Facility / Area	Project Description
X Location	Development of Phase 3 to incorporate 1 x 3G pitch, 1 x 3G IRB compliant pitch, strength and conditioning facility
Y Location	New 80 station health and fitness suite, free weights area and group exercise studios; extensive indoor soft play; added leisure water features; and improved spa and wellness retreat
Z Location	Refurbishment and expansion
3G pitch provision	An additional 3 x 3G pitches provided throughout the city to meet current and future needs

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