



Pre-Application Forum

Report by Development Management Manager

Committee Date: 5th December 2019

Site Address:	Land South of North Deeside Road, Milltimber, Aberdeen.
Application Description:	Major residential and retail development with associated infrastructure, access, landscaping, drainage, SUDS and open space
Application Ref:	191605/PAN
Application Type	Proposal of Application Notice
Application Date:	21 October 2019
Applicant:	Bancon Homes & Dr William Guild's Managers
Ward:	Lower Deeside
Community Council:	Cults, Bieldside and Milltimber
Case Officer:	Gavin Clark



Location Plan

APPLICATION BACKGROUND

Site Description

The identified site extends to approximately 11.5 hectares and is located on the southern side of North Deeside Road, within the settlement of Milltimber. The site is bound by North Deeside Road and residential properties to the north, the Deeside Way and open space to the south, and further residential properties set in generous plots to the east and west. An access road leading to Milltimber Farm Livery Stables (located to the south of the Deeside Way) runs through the site.

The site itself is largely grassed but does include some elements of planting (particularly along the boundaries). The site slopes from the north-south as it heads towards the Dee Valley. There are a number of boundary treatments, including post-and-wire fencing to its northern boundary.

Relevant Planning History

A previous proposal of application notice (Ref: 170620/PAN) was submitted in May 2017 for a proposed mix-use development (60 dwellings and 1225 sqm of Class 1 (Shops) and Class 4 (Business) uses. This proposal was presented to the pre-application forum on the 21st September 2017.

An EIA screening opinion for the above proposal (Ref: 171171/ESC) was submitted in September 2017; this concluded that an Environmental Impact Assessment was not required. The decision notice for this was issued on the 18th October 2017.

MATERIAL CONSIDERATIONS

National Planning Policy and Guidance

- Scottish Planning Policy

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.

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)

- OP 114: Milltimber South
- Policy LR1: Land Release Policy
- Policy D1: Quality Placemaking by Design
- Policy D2: Landscape
- Policy I1: Infrastructure Delivery and Developer Obligations
- Policy NC7: Local Shops

- Policy T2: Managing the Transport Impact of Development
- Policy T3: Sustainable and Active Travel
- Policy T5: Noise
- Policy H2: Mixed Use Areas
- Policy H3: Density
- Policy H4: Housing Mix
- Policy H5: Affordable Housing
- Policy NE4: Open Space Provision in New Development
- Policy NE5: Trees and Woodland
- Policy NE6: Flooding, Drainage and Water Quality
- Policy NE8: Natural Heritage
- 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

Landscape

- Planning Obligations
- Affordable Housing
- Transport and Accessibility
- Noise
- Natural Heritage
- Trees and Woodland
- Flooding, Drainage and Water Quality
- Green Space Network and Open Space
- Milltimber South Masterplan/ Development Framework (currently being prepared)

EVAULATION

Principle of Development

The site has been identified as OP114 (Milltimber South), which was included by a Scottish Government reporter, and provides an opportunity for 60 houses and 1225 sqm of ancillary retail/ office space. The proposal requires to be accompanied by a masterplan. The site is zoned as Land Release (LR1) and as a mixed-use area (H2) in the Aberdeen Local Development Plan.

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:

Policy I1 - Infrastructure Delivery and Planning Obligations advises 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 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.

Transport and Accessibility:

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.

Noise

Given the location of the development a, 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 (dependant on the types of housing proposed) may 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.

Natural Heritage

As per Policy NE5 – there is a presumption against all activities and development that will result in the loss of, or damage to, trees and woodland that contribute to nature conservation, landscape character, local amenity or climate change adaptation and mitigation. Any proposal would therefore need to ensure compliance with the above.

Policy NE8 advises that direct and indirect effects on sites protected by natural heritage designations, be they international, national or local, are important considerations in the planning process and will need to be carefully considered in any future planning application.

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) and/ or Flood Risk Assessment (FRA) will be required for both the residential and non-residential aspect of the development. The DIA should detail how surface water and wastewater will be managed. Surface water drainage associated with development must: be the most appropriate available in terms of SuDS; and avoid flooding and pollution both during and after construction.

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

Policy R6 - Waste Management Requirements for New Development advises that 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.

Sustainable Development

Policy R7 - Low and Zero Carbon Buildings, and Water Efficiency advises that, in terms of low and zero carbon, buildings must meet at least 20% of the building regulations carbon dioxide emissions reduction target applicable at the time of the application through low and zero carbon generating technology. With regards to water efficiency, all new buildings are required to use water saving technologies and techniques.

PRE-APPLICATION CONSULTATION

The applicants undertook a Public Consultation Event via a drop-in event at Deeside Christian Fellowship Church – Milltimber on Monday 4th November 2019 between 2pm and 7pm. Representatives of the design team were present to answer questions from members of the public. The exhibition element included display panels providing a background to the site, illustrating the proposals and explaining the planning application process. A follow-up event is proposed, also at Deeside Christian Fellowship Church – Milltimber on Wednesday 4th December 2019 between 2pm and 7pm.

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;
- The Masterplan/ Development Framework Document;
- Noise Impact Assessment;
- Transport Assessment/ Transport Statement;
- Tree Survey;
- Bat Survey;
- Drainage Impact Assessment;
- Archaeological Survey;
- Flood Risk Assessment;
- Phase 1 Habitat Survey;
- Landscaping and Maintenance Plans;
- Low and Zero Carbon Buildings and Water Efficiency Statement; and
- 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.