Pre-Application Forum

Report by Development Management Manager

Meeting Date: 24 September 2020

Site Address:	Former Craighill Primary School, Hetherwick Road, Aberdeen, AB12 5ST
Description of Proposal:	Major residential development of approximately 105 units, (90 apartments and 15 terraced houses) associated streets, parking and external amenity
Notice Ref:	200850/PAN
Notice Type:	Pre-application Enquiry/ Proposal of Application Notice
Notice Date:	28 July 2020
Applicant:	Aberdeen City Council
Ward:	Kincorth/Nigg/Cove
Community Council:	Kincorth And Leggart
Case Officer:	Dineke Brasier

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 is a brownfield site, was previously occupied by the Craighill Primary School and associated playing fields and is located in Kincorth. All buildings have been removed from the site, and it is now vacant. It has an irregular shape and extends to c.1.61ha. The site is bounded by Hetherwick Road to the north; Gardner Road to the east and south; and Gardner Drive to the west. A block of three storey flats is located immediately to the south west, with a single bungalow seemingly set in the school grounds along the southern boundary. There is a cluster of mature trees in the south east corner.

The western half of the site, excluding the area of playing fields to the east, is allocated as Opportunity Site 57 in the 2017 Aberdeen Local Development Plan for residential use. This allocation is proposed to be repeated in the 2020 Proposed Aberdeen Local Development Plan. The remainder of the site is shown as a residential zoning. The entire site was included in the Open Space Audit.

Relevant Planning History

A Proposal of Application Notice (PoAN) was submitted for this proposal under planning reference 200850/PAN on 28th July 2020. Details submitted included the intention to undertake an online public consultation event, but no details of when this would take place were submitted. The PoAN therefore remains pending until further information is available.

Application 161532/DPP for the construction of 79 residential units comprising a mix of houses and flats, and including open space and associated infrastructure was withdrawn by the applicant on 5th June 2020.

APPLICATION DESCRIPTION

Description of Proposal

A major residential development for approximately 105 residential units, associated streets, parking and external amenity areas.

Full details of the proposals are still being prepared, although an indicative site layout shows a total of 99 units, split into 15 terraced houses and 74 flats. The flatted blocks would be 3 and 4 storeys in height, with the terraced properties being 2 storeys. Vehicular access would be taken from Gardner Road to the south and Hetherwick Road to the north, with additional pedestrian entrances into the site from Gardner Drive to the west. The proposals include a walled garden with community orchard, external amenity areas serving the flats and parking courts.

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

Aberdeen City and Shire Strategic Development Plan (2020) (SDP)

The Strategic Development Plan 2020 was published in August 2020. The purpose of this Plan is to set a clear direction for the future development of the City Region. It sets the strategic framework for investment in jobs, homes and infrastructure over the next 20 years and promotes a spatial strategy for the next 20 years. All parts of the Strategic Development Plan area will fall within either a Strategic Growth Area or a Local Growth and Diversification Area. Some areas are also identified as Regeneration Priority Areas. The following general targets are identified; promoting diversified economic growth, promoting sustainable economic development which will reduce carbon dioxide production, adapting to the effects of climate change and limiting the amount of non-renewable resources used, encouraging population growth, maintaining and improving the region's built, natural and cultural assets, promoting sustainable communities and improving accessibility in developments.

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

Aberdeen Local Development Plan (2017)
- D1 -   Quality Placemaking by Design
- I1 –   Infrastructure Delivery and Planning Obligations
- T2 –   Managing the Transport Impact of Development
- T3 –   Sustainable and Active Travel
- H1 –   Residential Areas
- H3 –   Density
- H4 –   Housing Mix
- H5 –   Affordable Housing
- NE3 –   Urban Green Space
- NE4 –   Open Space Provision in New Development
- NE5 –   Trees and Woodland
- NE6 –   Flooding, Drainage and Water Quality
- R6 –   Waste Management Requirements for New Development
- R7 –   Low and Zero Carbon Buildings, and Water Efficiency
- CI1-   Digital Infrastructure

2020 Proposed Aberdeen Local Development Plan
- WB1 -   Healthy Developments
- NE2 -   Green and Blue Infrastructure
- NE4 -   Our Water Environment
- NE5 -   Trees and Woodland
- D1 -   Quality Placemaking
- D2 -   Amenity
- R5 -   Waste Management Requirements for New Development
- R6 -   Low and Zero Carbon Buildings, and Water Efficiency
- R8 -   Heat Networks
- H1 -   Residential Areas

- H3 -	Density
- H4 -	Housing Mix and Need
- H5 -	Affordable Housing
- I1 -	Infrastructure Delivery and Planning Obligations
- T2 -	Sustainable Transport
- T3 -	Parking
- CI1 -	Digital Infrastructure

Supplementary Guidance and Technical Advice Notes
Affordable Housing
Flooding, Drainage and Water Quality
Green Space Network and Open Space
Materials: External building materials and their use in Aberdeen
Planning Obligations
Resources for New Development
Transport and Accessibility
Trees and Woodlands

EVALUATION

Principle of development
The western half of the site has been identified as OP57 (Craighill Primary School) in the 2017 Aberdeen Local Development Plan, and provides an opportunity for residential development, with the eastern half designated as an existing residential area under policy H1. The site is included in the Strategic Infrastructure Plan Affordable Housing Programme.

The eastern half of the site, although shown as a residential area on the Proposals Map which is part of the 2017 Aberdeen Local Development Plan, was previously used as playing fields by the school, and was included as part of the 2010 Open Space Audit. As such, policy NE3 (Urban Green Space) will also be relevant in the assessment of the proposal.

Layout, Scale and Design

Issues of layout, scale and design will need to be considered against policy D1 (Quality Placemaking by Design). Policy D1 advises that all development must ensure high standards of design, and have a strong and distinctive sense of place which takes account of the context of the surrounding area, and will be required to offer opportunities for connectivity, which take into account the character and scale of the development, and who it will sit within this wider context.

Proposals will be considered against six essential qualities:

1. Distinctive;
2. Welcoming;
3. Safe and pleasant;
4. Easy to move around;
5. Adaptable; and
6. Resource efficient.

Policies H3 (Density) and H4 (Housing Mix) will further be relevant. Policy H3 (Density) will seek an appropriate density of development on all housing allocations. On sites exceeding 1ha, this density should be at least 30 dwellings per hectare. However, consideration should be given to the site's characteristics, its setting and surrounding context. An attractive residential environment should be provided to safeguard living conditions. Furthermore, policy H4 sets out that housing developments larger than 50 units are required to achieve an appropriate mix of dwelling types

and sizes, reflecting the accommodation requirements of specific groups, in particular families, older people and people with particular needs, and including smaller units.

In addition, policy NE4 sets out that new open space should be provided as part of new development. This open space should be functional, useful and publicly desirable. The minimum provision of open space should be at least 2.8ha per 1000 people, and public or communal open space should be provided in all residential developments.

Technical Matters

Affordable Housing

The proposal will be assessed under policy H5 (Affordable Housing), which sets out that at least 25% of all residential units should be affordable housing units. It is noted here that the site is promoted by Aberdeen City Council, and is included in the Strategic Infrastructure Plan Affordable Housing Programme. All housing units delivered will therefore be considered affordable housing units.

Developer Obligations:

Policy I1 (Infrastructure Delivery and Planning Obligations) sets out 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 a development 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. The level of infrastructure requirements and contributions will be outlined by Aberdeen City Council through a Developer Obligations Assessment.

Transport and Accessibility

Policy T2 (Managing the Transport Impact of Development) sets out that all new development must demonstrate that sufficient measures have been taken to minimise traffic generated and to maximise opportunities for sustainable and active travel. Under policy T3 (Sustainable and Active Travel) it must be demonstrated that all new development should be accessible by a range of transport modes, with an emphasis on active and sustainable transport, including consideration of its position in relation to active bus, cycle and pedestrian routes. Parking requirements are set out in the Transport and Accessibility Supplementary Guidance, and are dependent on the size of units, and their tenure.

Trees

Policy NE5 (Trees and Woodlands) includes a presumption against all activities and development that will result in the loss of, or damage to, trees that contribute to nature conservation, landscape character, local amenity or climate change adaptation and mitigation.

Drainage

Policy NE6 (Flooding, Drainage and Water Quality) sets out that all development proposals of 5 or more homes should be accompanied by a Drainage Impact Assessment. This should detail how surface water and waste water will be managed. Surface water drainage must be the most appropriate available in terms of SuDS, and avoid flooding and pollution both during and after construction.

Waste

Policy R6 (Waste Management Requirements for New Developments) sets out that all new developments should have sufficient space for the storage of general waste, recyclable materials and compostable wastes. Furthermore, flatted developments will require communal facilities that

allow for the separate storage and collection of these materials. Details of storage facilities and means of collection must be included as part of the planning application submission.

Sustainable development

Policy R7 (Low and Zero Carbon Buildings, and Water Efficiency) sets out that all new 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. Details should be submitted as part of the application, or can be conditioned.

Digital Infrastructure

Policy C1 (Digital Infrastructure) sets out that all new residential development will be expected to have access to modern, up-to-date high-speed communications infrastructure. All planning applications for more than 5 houses should therefore be accompanied by evidence that this can be achieved on the site.

PRE-APPLICATION CONSULTATION

In 200850/PAN the applicant has indicated that they will undertake, as a minimum, a virtual consultation event, and, if circumstances allow, at least one physical event. These events are expected to take place in September or October, but no further details have been submitted at this stage. The results of any preapplication consultation will need to be submitted as part of the Pre-Application Consultation Report, which will form part of the planning application.

NECESSARY INFORMATION TO SUPPORT ANY FUTURE APPLICATION

As part of any application, the applicant has been advised that the following supporting information would need to accompany the formal submission –

- Pre-Application Consultation Report;
- Design and Access Statement, including visualisations;
- Planning Statement;
- Transport Assessment/ Transport Statement;
- Travel Plan
- Drainage Impact Assessment;
- Tree Survey and Arboricultural Impact Assessment;
- Landscape Strategy

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.