

ABERDEEN CITY COUNCIL

COMMITTEE	Enterprise, Planning and Infrastructure
DATE	15 November 2011
DIRECTOR	Gordon McIntosh
TITLE OF REPORT	Energetica Placemaking Supplementary Guidance, Planning Advice and Overview.
REPORT NUMBER:	EPI/11/307

1. PURPOSE OF REPORT

- 1.1 The purpose of the report is to feed back the responses to the consultation exercise on the Energetica Placemaking Documents (Supplementary Guidance, Advice and Overview) that took place between 1 August 2011 and 23 September 2011.
- 1.2 The comments received and suggested recommended changes are summarised in Schedule 4s as used in the Local Development Plan process. The appendices attached to this report are as follows:

Appendix 1	Revised Supplementary Guidance
Appendix 2	Supplementary Guidance Schedule 4
Appendix 3	Planning Advice Schedule 4
Appendix 4	Overview Schedule 4

2. RECOMMENDATION(S)

- 2.1 Agree the changes to the Energetica Placemaking Supplementary Guidance as detailed in Appendices 1 and 2 and approve the document as interim planning advice pending adoption of the Aberdeen Local Development Plan, at which time it will become supplementary guidance to that plan.
- 2.2 Agree in principle the recommended changes to the Energetica Placemaking Planning Advice and Overview documents as detailed in Appendices 3 and 4 respectively to be amended in partnership with Aberdeenshire Council and Scottish Enterprise and agree that the Planning Advice be promoted as a guide to how the Supplementary Guidance may be delivered.

3. FINANCIAL IMPLICATIONS

- 3.1 There are no identified financial implications for the City Council.

4. OTHER IMPLICATIONS

- 4.1 There are no property, legal or equipment implications arising from this report.
- 4.2 A Strategic Environmental Assessment has been undertaken for all the sites within the city boundaries, allocated within the Energetica Corridor as part of the preparation for the forthcoming Aberdeen Local Development Plan.
- 4.3 The Council's five year business plan highlights 2 of its key priorities to be the need to encourage building new affordable housing and ensure a sustainable economic future for the City, this will help to make Aberdeen a vibrant, aspirational and dynamic City.
- 4.4 The Energetica Placemaking documents will help reduce the risk of piecemeal and inappropriate development. The efficient use of public space, adaptability and sustainable development aspirations will contribute towards the Council's aim of promoting sustainable development and inward investment.

5. BACKGROUND/MAIN ISSUES

- 5.1 The Energetica concept sits within the context of the Scottish Government's "National Planning Framework for Scotland 2 -2009" which states "Under the banner of the Energetica project, the economic development community is seeking to build on the energy sector and offshore strengths of the region, diversifying into new renewable and clean energy technologies to consolidate its position as a global energy hub. It is also pursuing opportunities to develop tourism, the rural economy and the food and drink sector."
- 5.2 The Energetica Corridor is included within two of the Aberdeen City and Shire Structure Plan 2009 Strategic Growth Areas (SGA), with the potential to achieve the most development. Energetica will also help to meet the aims and objectives of the Structure Plan and in particular economic growth.
- 5.3 The Energetica Placemaking documents consist of 3 parts: Supplementary Guidance, Planning Advice and an Overview. The purpose of the Placemaking documents is to translate the vision for Energetica into planning guidance that will help to transform the Energetica corridor into a "high class lifestyle, leisure and business location". It highlights the desired and aspirational standards that should be adopted by developers when planning new developments within Energetica.
- 5.4 The Enterprise, Planning and Infrastructure Committee on 24 May 2011 (EPI/11/123) approved consultation outlining the proposed

Energetica Placemaking Supplementary Guidance and Planning Advice, prepared as a guide for the future development of land identified within the Energetica Corridor.

- 5.5 A total of twenty six responses were received from the consultation exercise from a number of statutory consultees, organisations and community councils. Appendix 2 details the comments received relating to the Supplementary Guidance and minor recommended changes. Appendix 3 details the comments and recommended amendments relating to the Planning Advice and Appendix 4 to the Overview Document. Appendix 1 shows the proposed Supplementary Guidance with the suggested changes made. The Placemaking suite of documents and their proposed amendments require further collaboration and redrafting of the documents between Aberdeen City Council, Aberdeenshire Council and Scottish Enterprise to make the suggested amendments.

Energetica Placemaking Supplementary Guidance

Background

- 5.6 It is proposed that Energetica Placemaking Supplementary Guidance will form supplementary guidance to the emerging Aberdeen Local Development Plan. The Energetica Placemaking Supplementary Guidance will be a statutory document supplementary to the Aberdeen Local Development Plan. This is intended to be joint supplementary guidance with Aberdeenshire Council, subject to their relevant committee decisions.
- 5.7 The supplementary guidance stipulates that development within the area of the Energetica corridor (as defined within the Supplementary Guidance) will be expected to meet the following 6 criteria:
- 1) It is demonstrated, through the mix and balance of uses and design of structures, that innovation and experimentation have been employed in the pursuit of the highest levels of economic, social, and environmental sustainability; and
 - 2) It is demonstrated that the energy performance has been carefully considered in the design process to result in buildings and layouts which have exemplary energy performance or introduce innovation in this regard; and
 - 3) Buildings demonstrate future-proofing through flexibility in their design to allow for easy extension or conversion to other uses over the full life-span of the building; and
 - 4) It is demonstrated that the layout and design of buildings promotes the creation of social hubs, civic spaces, streets as places, and active frontages within developments; and

- 5) It is demonstrated that the implementation of open space requirements emphasise the aspiration for active lifestyles within the corridor: and
- 6) There is a commitment to the provision of high quality landscaping which contributes to a unified sense of place within the framework area.

Comment Summaries

5.8 The Schedule 4 document summarising the comments submitted as part of the consultation and the proposed responses are attached to this report as Appendix 1. In summary the main points raised in relation to the Supplementary Guidance are:

- Better linkages between the Supplementary Guidance document and the Planning Advice document.
- Mixed opinions relating to the achievability of the 6 criteria. Some will be achievable through detailed planning applications but criteria 2 may be better suited for building standards.
- Within the criteria further information required for natural heritage, sustainable transport, and environmental sustainability.
- Welcome and support was shown for the creation of interesting places and streets.
- Further information on delivery mechanisms - how the concept will be delivered.
- Further information required on Energetica Compliance Statements.
- Reference Strategic Growth Areas of Structure Plan within the document.
- Suggest the process needs simplified. This guidance may deter rather than encourage.
- Clarification sought on who 'we' in the document refers to.

5.9 For details of the recommended responses to the comments see Appendix 2 - Summary of responses (including reasons) by the Planning Authority. In summary a number of the comments are recommended for acceptance including: changing references of 'we expect' to 'it is expected' to avoid any confusion, change 'the mix and balance of uses' in the 1st criteria to a 'range of mixes and uses', add a sentence on translating Energetica's aspirations through Masterplans where appropriate and add advertisement consent and agricultural buildings to the planning applications that the Energetica supplementary guidance does not apply.

5.10 The revised wording to the Supplementary Guidance is attached as appendix 1.

Energetica Placemaking Planning Advice

Background

- 5.11 The Energetica Placemaking Planning Advice is a good practice guide highlighting ways to meet the aspirations of the supplementary guidance. It is not a statutory document but provides good practice for developments and residents within this corridor. The Planning Advice is split into a number of sections: – introduction, settlement structure, environmental performance and built form; and aims to create vibrant places and spaces where people can interact. It also considers what improvements and benefits in areas of economy, environment and quality of life can be achieved from applying the advice.

Comment Summaries

- 5.12 The Schedule 4 document summarising the comments submitted as part of the consultation and the proposed responses are attached to this report as Appendix 3. In summary the main points raised in relation to the Planning Advice are:
- The advice document should relate more clearly to the six criteria of the Supplementary Guidance. Unclear how the 3 introductory sections in the advice relate to the rest of the document or the Supplementary Guidance.
 - Believe the advice helps to meet the criteria but the aspirations may be outwith the scope of planning.
 - Further details required on how the vision will be delivered.
 - Some respondents expressed concern about the content/structure of the Planning Advice not being usable, understandable, helpful or clear. Respondents made a number of specific comments in the individual chapters, mostly on transport/roads/cycling, waste and the environment.
 - Clarification was also sought on a number of technical terminologies used within the document.
 - Reference to documents such as the Energetica recycling and waste strategy should be removed unless one exists.
- 5.13 For details of the recommended responses to the comments see Appendix 2 - Summary of responses (including reasons) by the Planning Authority. In summary a number of the comments are recommended for acceptance including: further mention of roads standards, removal of mention of gravel roads, further guidance on access to bus routes and cycling, establish clearer links between the advice and the supplementary guidance and added a few additional sentences relating to Sustainable Urban Drainage systems and the natural environment.

Energetica Placemaking Overview

Background

- 5.14 The final document in the suite is a summary providing an overview to the aims and aspirations of Energetica Placemaking. It highlights the background, the approach and how they all relate to quality of life, environmental performance, the economy and how all the documents

combine to enable the understanding of Energetica's relationship to the planning system.

Comment Summaries

5.15 The Schedule 4 document summarising the comments submitted as part of the consultation and the proposed responses are attached to this report as Appendix 4. In summary the main points raised in relation to the Planning Advice are:

- Include mention of the Structure Plans Strategic Growth Areas within the Energetica Documents.
- Suggest the 5 criteria need to match the 6 criteria set out in the Supplementary Guidance.
- Mention should be made of both Councils current road standards.
- Define what the 7 areas of guidance are.

5.16 For details of the recommended responses to the comments see Appendix 3 - Summary of responses (including reasons) by the Planning Authority. In summary a number of the comments are recommended for acceptance including: change the five principles to reflect the six supplementary guidance criteria and clarify the seven areas of guidance.

Next Steps

5.17 Aberdeen City Council will work with Aberdeenshire Council and Scottish Enterprise over the next few weeks to amend the Supplementary Guidance, Planning Advice and Overview documents in the form of the agreed changes within Appendices 1, 2 and 3 of this report. These changes will be amended within their fully formatted, graphic version. A bulletin report will be submitted to the Enterprise, Planning and Infrastructure as a bulletin to the 31 January 2012 for information to confirm this task is complete.

6. IMPACT

6.1 The draft Energetica Placemaking documents relate to the following Single Outcome Agreement objectives: 1- We live in a Scotland that is the most attractive place for doing business in Europe; 2- We realise our full economic potential with more and better employment opportunities for our people; 10- We live in well-designed, sustainable places where we are able to access the amenities and services we need; 12- We value and enjoy our built and natural environment and protect it and enhance it for future generations; 13- We take pride in a strong, fair and inclusive national identity; 14 - We reduce the local and global environmental impact of our consumption and production and 15- Our public services are high quality, continually improving, efficient and responsive to local people's needs.

- 6.2 The draft Energetica Placemaking documents meets the vision of the Community Plan in promoting a strong image of the city and a sense of civic pride. It also particularly relates to the vision points of presenting a strong, positive image of itself both nationally and internationally and being recognised as confident, ambitious, creative and compassionate.
- 6.3 The equalities and human rights impact assessment was carried out as part of the original committee report for 24 May. It is still relevant and demonstrates there are no negative impacts resulting from the Energetica Placemaking documents only neutral and positive effects. There will be no obvious difference in the houses that are not privately owned. One of the main aims of the Energetica Placemaking documents is to provide high quality spaces, facilities and services that allow informal interaction of all ages. Facilities will be located within walking/cycling distance of all the houses and employment opportunities. Bus routes will also be integral to the developments and again within easy access of houses and employment facilities.

7. BACKGROUND PAPERS

Energetica Draft Placemaking Supplementary Guidance, Planning Advice and Overview

http://aberdeencitydev/Planning/pla/pla_masterplan_energetica.asp

Aberdeen City and Shire Structure Plan August 2009

<http://www.aberdeencityandshire-sdpa.gov.uk/nmsruntime/saveasdialog.asp?IID=423&SID=8>

Aberdeen Local Development Plan: Proposed Plan September 2010

http://www.aberdeencity.gov.uk/Planning/ldp/pla_local_development_plan.asp

Aberdeen Local Plan: June 2008

http://www.aberdeencity.gov.uk/Planning/pla/pla_LocalPlan_home.asp

8. REPORT AUTHOR DETAILS

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