

Environmental Policy team response - planning application, masterplan, and development framework consultations

PROPOSAL AND CONSULTEE DETAILS

	Enter details in this column
Application description	Scotstown Moor Base, Shielhill Road, Aberdeen, AB23 8NN Redevelopment of vacant industrial site, including erection of 4 detached houses, associated garaging / car parking, pedestrian access paths, infrastructure and open space
Application reference number	230969/DPP
Planning case officer	Robert Forbes
Date of request	15/08/2023
Date response required	12/09/2023
Date of response	06/10/2023
EP team (name of responder)	Guy Bergman
Other EP team members	Richard Brough Sue Cumming Choose an item. Choose an item. Choose an item. Choose an item.
Other Services consulted by EP	Choose an item. Other (specify):
Site Visited?	Choose an item.

POLICY AND GUIDANCE

Relevant policy and legislation	Use dropdowns	
Relevant LDP policies Choose an item. D4 Landscape D5 Landscape Design NE2 Green and Blue Infrastructure Choose an item. Choose an item.	Relevant Supplementary Guidance/Technical Advice Note Green Space Network and Open Space Landscape Choose an item. Choose an item. Choose an item. Choose an item. Choose an item. Choose an item. Choose an item. Choose an item. Choose an item. New APGs (do not use) Choose an item.	NPF4 Policies 20. Blue and green infrastructure 3. Biodiversity Choose an item. Choose an item. Choose an item. Choose an item. Choose an item. Choose an item. Choose an item. Choose an item. Choose an item. Choose an item.
Industry guidance references Choose an item. Choose an item. Choose an item. Choose an item. Choose an item. Choose an item. Other (specify);	Other Key References: Choose an item. Choose an item. Choose an item. Choose an item. Choose an item. Choose an item. Choose an item.	Development Frameworks / Masterplans: Choose an item.

COMMENTS

Topic	Comments (including compliance, non-compliance and reasoning, finish with initial in brackets)
Natural Heritage	<p>The site sits adjacent to a Local nature Conservation site which may increase the likelihood of the building on site being used by nesting birds or roosting bats. An ecologist should be employed to carry out a Preliminary Ecological Appraisal (PEA) of the site and extend off site to evaluate habitats, protected and notable species including the presence of non-native species where appropriate. This survey may identify further seasonally constraint surveys. To fully assess the proposal and impact on the Local Nature Conservation Site (LNCS), a Preliminary Ecological Appraisal should consider including a UKHAB or a Habitat Phase 1 assessment.</p> <p>Under NPF4, Policy 3 Biodiversity it is a requirement to submit an enhancement plan. Ideas for biodiversity enhancement could include native planting, dealing with non natives, and providing nest boxes within the development.</p>
Landscape	<p>ADLP Policy D5 – Landscape Design - Development proposals will be designed with an effective, functional and attractive landscape framework supported by clear design objectives. The proposed site plan is not sufficiently detailed in terms of Landscape Design.</p> <p>A detailed landscape plan is required to make an assessment of compliance with ADLP policies D4 Landscape and D5 landscape Design. NPF4 Policy 3 Biodiversity states: Development proposals will contribute to the enhancement of biodiversity, including where relevant, restoring degraded habitats and building and strengthening nature networks and the connections between them. Proposals should also integrate nature-based solutions, where possible. The proposed use of mixed native hedges referred to in the Design Statement is welcome, this should be included in the detailed landscape plan.</p> <p>The detailed landscape plan should include the following:</p> <p>Tree Planting</p> <ul style="list-style-type: none"> • precise location • species - full botanical name • planting size, root stock specification and provenance • planting distances and densities

	<ul style="list-style-type: none"> • tree staking/anchoring and tying details • tree planting pit detail • mulching details • tree protection (e.g. rabbit guards, deer fencing), if required <p>Shrub/Hedge Planting</p> <ul style="list-style-type: none"> • precise location of shrub beds • precise location, extent, and distribution of planting • species, numbers or densities and heights • grouping arrangements for single species • shrubs to be retained and removed • the arrangement and massing of separate groups of shrubs in each bed • species - full botanical name • planting size, root stock specification and provenance • planting distances or densities • mulching details • shrub protection (e.g. rabbit guards, deer fencing), if required <p>Grassed and wildflower areas</p> <ul style="list-style-type: none"> • precise location and extent of areas to be grassed. • precise location of areas of seeding, turf, wildflower plugs or other method of re-vegetating. <p>Green walls and roofs</p> <ul style="list-style-type: none"> • precise location of green walls and roofs should be shown together with design details and species to be used. <p>Other habitats and SUDs features</p> <ul style="list-style-type: none"> • location of proposed habitats and SUDs features such swales and retention ponds. • SUDs planting details including: • species - full botanical name. • planting size, root stock specification and provenance. • planting distances or densities. • protection and fencing if required. <p>Hard landscape elements</p>
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	<p>The following details shall be given for hard landscape elements - e.g. hard surfacing, drainage, boundary features, gates, water features, structures, seating, lighting, signs, litter bins, planters etc.</p> <ul style="list-style-type: none"> • precise location and extent of feature • description of materials/colours. • elevations and sections where appropriate for boundary walls/fences, gates, structures, water features, drainage etc. • use of sustainable and locally sourced materials. • manufacturers' information regarding appearance and method of installation for such items as seats, litter bins, lighting, planters etc. <p>Maintenance and management</p> <p>A schedule of maintenance will be required to ensure successful establishment and long-term management of soft and hard landscaping to demonstrate that a high standard of landscaping can be achieved. The details to be provided shall include:</p>
Trees	There are no existing trees within the site, new tree planting should be shown as part of a detailed landscape plan.
Open Space	<p>A detailed landscape plan should be provided to fully assess the proposal and details provided of how the proposal will support ALDP Policy NE2: Blue and Green Infrastructure and NPF4 Policy 20: Blue and Green infrastructure.</p> <p>The south western area of the proposed development area incorporates areas of Green Space / Green Space Network and forms part of the Scotstown LNR. Proposals should seek to maintain or enhance the existing Green Space Network and improve the connectivity of these spaces to better integrate the site into its surroundings and the existing landscape.</p> <p>Development proposals that result in fragmentation or net loss of existing blue and green infrastructure will only be supported where it can be demonstrated that the proposal would not result in or exacerbate a deficit in blue or green infrastructure provision, and the overall integrity of the network will be maintained.</p> <p>A proposed footpath which connects to the existing path network to the east of the site would be welcomed to improve the accessibility for residents to the existing path network and Open Space.</p> <p>Developments should aim to provide high quality, well connected and meaningful green space areas and future detailed plans should provide the specifications of well-connected and meaningful green infrastructure therefore supporting ALDP Policy NE2: Blue and Green and NPF4 Policy 20: Blue and Green infrastructure which aims to protect</p>

	<p>and enhance blue and green infrastructure and their networks and provide benefits to communities from accessible, high quality blue, green and civic spaces.</p> <p>Development proposals that include new or enhanced blue and/or green infrastructure should provide effective management and maintenance plans covering the funding arrangements for their long-term delivery and upkeep, and the party or parties responsible for these.</p>
Outdoor Access	
Climate change mitigation and adaptation measures	
Other	

ACTION POINTS (clear bullet points only)

Natural Heritage <ol style="list-style-type: none"> 1. Submit results of a PEA of the site for review. 2. Submit details of how the site will be enhanced for biodiversity.
Landscape <ol style="list-style-type: none"> 3. A detailed landscape plan is required.
Trees <ol style="list-style-type: none"> 4. New tree planting should be shown on the detailed landscape plan.
Open Space <ol style="list-style-type: none"> 5. A detailed landscape plan should be provided to fully assess the proposal.
Outdoor Access <ol style="list-style-type: none"> 6.
Climate change mitigation and adaptation measures <ol style="list-style-type: none"> 7.
Other <ol style="list-style-type: none"> 8.