

ABERDEEN CITY COUNCIL

COMMITTEE	Enterprise, Planning and Infrastructure
DATE	21 May 2013
DIRECTOR	Gordon McIntosh
TITLE OF REPORT	Adoption of Supplementary Guidance in support of the Local Development Plan - Grandhome Development Framework
REPORT NUMBER:	EPI/13/060

1 PURPOSE OF REPORT

- 1.1 The purpose of this report is to outline the results of the Grandhome Development Framework consultation, present a summary of the representations received, officers' responses to these representations and to detail any resulting action from this. A summary of this information is attached at Appendix 1 of this report. Full, un-summarised copies of representations are detailed in Appendix 2 of this report.

2 RECOMMENDATION(S)

- 2.1 It is recommended that the Committee:
- a) Note the representations received on the draft Grandhome Development Framework Supplementary Guidance document;
 - b) Approve Appendix 1, which includes officers' responses to representations received and any necessary actions; and
 - c) Agree for officers to send the requested finalised Supplementary Guidance document to be ratified by the Scottish Government

2.2 Definitions

'Supplementary Guidance' (SG) – this is adopted and issued by a planning authority in connection with a Local Development Plan and, as a result, any such guidance will form part of the Development Plan. Before adoption, the SG must be publicised, and a period specified for representations to be made. This specified consultation period includes the targeting of key consultees and stakeholders who may wish the

opportunity to comment. Following the specified consultation period, and as a result of comments received, relevant changes will be made to the final document before reporting back to Committee and subsequent submission to Scottish Ministers for ratification. After 28 days have elapsed, the authority may then adopt the guidance unless Scottish Ministers have directed otherwise.

3 FINANCIAL IMPLICATIONS

- 3.1 There are no direct financial implications arising from this report.
- 3.2 The Landowner has met the cost of preparation of the Development Framework including all consultation and engagement. The proposals will result in efficiencies in the determination of future planning applications related to the Development Framework, leading to a reduction in Council staff time to assess future detailed proposals.

4 OTHER IMPLICATIONS

- 4.1 The Development Framework reduces the risk of piecemeal and inappropriate development in the site area. Mixed use development and the efficient use of land will contribute towards the Council's aim of promoting sustainable economic development.
- 4.2 Approving the Development Framework will contribute to efficiencies in determining future planning applications and a reduction in Council staff time to assess future detailed proposals. By encouraging acceptable forms and uses of new development to be agreed publicly, it allows more informed decision making to be made earlier, saving time and resources for staff, applicants and the public.
- 4.3 The Development Framework contributes towards a higher rate of new house building in the City, including 25% affordable housing provision in accordance with the Aberdeen Local Development Plan (2012).
- 4.4 In accordance with the Aberdeen Local Development Plan: Action Programme and the Infrastructure and Developer Contributions Manual, the Development Framework references how the development will seek to address requirements for cumulative and local transport infrastructure; including public transport, walking and cycling.
- 4.5 A Strategic Environmental Assessment has been undertaken on the Grandhome site during the preparation for the Aberdeen Local Development Plan.

5 BACKGROUND / MAIN ISSUES

- 5.1 The Grandhome Development Framework has been prepared as a framework for the future development of land identified in the Aberdeen Local Development Plan as Opportunity Site OP12. It was produced

by Turnberry Planning and Duany Plater-Zyberk & Company for the Grandhome Trust.

- 5.2 The full Development Framework for Grandhome is a large document containing a lot of illustrative material and can be viewed by accessing the following link:

www.aberdeencity.gov.uk/masterplanning

- 5.3 A hard copy of the full Development Framework is available in the Members' Library (Town House), the Planning and Sustainable Development Service at Ground Floor North, Marischal College, or by contacting the Masterplanning, Design and Conservation team.
- 5.4 The Grandhome Development Framework was presented to the Enterprise, Planning and Infrastructure Committee on 19 March 2013 (item 7.6) where the committee agreed the recommendations to (a) Approve the Grandhome Development Framework as interim planning advice; and (b) Agree for officers to implement the process to ratify the Development Framework as Supplementary Guidance.
- 5.5 Recommendation (b) included a 4 week public consultation prior to submission to Scottish Government; this report highlights the responses to that consultation exercise.

Consultation Process

- 5.6 The public consultation ran from the 25 March 2013 until the 22 April 2013 inclusive and was carried out in accordance with the Council's adopted Masterplanning Process which was approved by the Enterprise, Planning and Infrastructure Committee at their meeting on 6 November 2012. 19 representations were received. The Community Council and the neighbouring Community Councils all responded as did a number of residents and some statutory consultees.
- 5.7 The Bridge of Don Community Council were given advance notification of the consultation 2 weeks before the 19 March Committee meeting. The Draft Framework was available online and a hard copy of the Framework was also sent to the Community Council prior to committee. An additional copy of the Development Framework was sent out with the letter advising the Community Council of the committee decision and the consultation process details.
- 5.8 Notification was also given to the neighbouring Community Councils (Bucksburn & Newhills and Dyce & Stoneywood) in advance of the meeting and a hard copy of the Development Framework was also sent to them.
- 5.9 Statutory consultees were advised of the public consultation prior to the start date. The following list highlights those that were consulted:

Bridge of Don Community Council	Dyce and Stoneywood Community Council (as neighbouring cc)
Bucksburn and Newhills Community Council (as neighbouring cc)	Aberdeen City and Shire Strategic Planning Authority
Aberdeenshire Council	Forestry Commission Scotland
Scottish Water	SEPA
Scottish Natural Heritage	Historic Scotland
Scottish Enterprise Grampian	Transport Scotland
NHS Grampian	NESTRANS
Planning Gain	

5.10 The Grandhome Development Framework was available for viewing via the following methods:

- Publication of document on Aberdeen City Council Website 'Current Consultations' page
<http://www.aberdeencity.gov.uk/consultations>
- Publication of document on Aberdeen City Council Website 'Masterplanning' page
<http://www.aberdeencity.gov.uk/masterplanning>
- Hard copy of document available for viewing at Marischal College between 9am and 5pm Monday to Friday, by contacting the Planning and Sustainable Development Reception. Relevant planning officers were also identified to be available to help answer queries from members of the public who visited the Planning Reception regarding the Grandhome Development Framework.
- Press Release from Aberdeen City Council was issued 26 March 2013, it also appeared on the Council's twitter page.

Consultation results

5.11 Representations to the Grandhome Development Framework could be submitted by email or post. A total of 19 representations were received during the consultation, from the following:

- Scottish Natural Heritage
- Scottish Water
- Scottish Environmental Protection Agency
- Bucksburn and Newhills Community Council
- Historic Scotland
- Bridge of Don Community Council
- Tillydrone Community Council
- Aberdeen Outdoor Access Forum

- NESTRANS
- Transport Scotland
- Education or Burst?
- The Forestry Commission
- 7 local residents.

5.12 It should be noted that all comments received as part of the consultation are shared with the developers, their design team, relevant Planning Officers, and relevant Roads Officers for consideration during the planning application process.

5.13 The main areas of concern within the representations were:

- Increased traffic and lack of Strategic Infrastructure in place.
- Education - Safety of children crossing the Parkway to go to Danestone Primary.

Increased Traffic

5.14 The concern in relation to the impact on the traffic is noted. It is for the Transport Assessment to determine the level of development that can be accommodated on the road network at different stages and what infrastructure is required to release this land. It is for the Transport Assessment to determine whether any development can be accommodated on the road network prior to the mentioned infrastructure being in place.

5.15 Page 83 of the Development Framework shows the survey of Infrastructure requirements including the Whitestripes Road access and upgrade. Further details will be provided upon completion of the Transport Assessment and incorporated in each phases detailed Masterplan.

Education

5.16 The main concern relates to the safety implications related to zoning the first phase of development to Danestone Primary School rather than an existing school on the north of the Parkway. For the purpose of the Grandhome Development Framework no reference is, or should be made to specific schools for accommodating the children from the first phase of development. Reference is only given to utilising existing schools for early phases; it does not specify which school(s).

5.17 The school estate review has considered the education provision for Grandhome including for the initial phases of development. The ultimate decision in relation to the primary and secondary school catchments, zoning, the phasing and timing for the schools will be determined by the Education, Culture and Sport service. Any subsequent Masterplans and planning applications will reflect these decisions.

5.18 The text within the Development Framework states:

“Until the delivery of the first primary school in phase 2, children will utilise one or more of the surrounding schools. Similarly, existing secondary schools will be utilised until onsite provision is made.”

5.18 Other comments included:

- Green space provisions within the site welcomed,
- Need for community buildings early on to ensure a community is built,
- Desire to be involved in later phased Masterplans,
- Positive feedback about the design and layout of the development,
- No plans have been made for public transport provision within the site, it merely states a public transport strategy is required – this is fundamental,
- Need to ensure good path connectivity including along Whitestripes Road and Avenue,
- Non-motorised bridge to Dyce and Stoneywood and not just Davidsons Mill required.
- Welcome ref to a parking strategy being developed and the Strategic Transport Fund requirements,
- Need to protect the woodlands and enhance them.

5.19 Following analysis of the representations, the Grandhome Development Framework is now proposed for adoption as Supplementary Guidance to the Aberdeen Local Development Plan. A summary is shown in Appendix 1 this includes changes resulting from representations received during the statutory consultation as well as by officers to provide greater clarity. Full representations can be found in Appendix 2.

6 IMPACT

6.1 The proposal contributes to the following Single Outcome Priorities: 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 and enhance it for future generations.



6.2 The proposal contributes to the 5 Year Business Plan in terms of objective – Communication and Community Engagement; sharing our plans and aspirations for the city, – delivering an up-to-date plan, – facilitating new development projects to improve Aberdeen’s living environment and, – support open space initiatives.

- 6.3 The proposal contributes towards the Aberdeen City Council Administrations vision for Aberdeen: 2012 – 2017, particularly creating a City which is a great place to live, bring up a family, do business and visit.
- 6.4 The proposal is consistent with the Council's Corporate Plan in particular with regard to delivering high levels of design from all development, maintaining an up-to-date planning framework, sustainable development and open space provision.
- 6.5 The proposal is consistent with the Planning and Sustainable Service Plan, in particular engaging the community in the planning process, and the delivery of Masterplans/Development Frameworks in line with The Aberdeen Masterplanning Process.
- 6.6 An Equalities and Human Rights Impact Assessment was prepared and submitted as part of the previous report for 19 March EP&I committee.

7 BACKGROUND PAPERS

- 7.1 The Grandhome Development Framework March 2013 is a large document containing a lot of illustrative material and can be viewed by accessing the following link:
www.aberdeencity.gov.uk/masterplanning
- 7.2 Aberdeen Local Development Plan 2012
<http://www.aberdeencity.gov.uk/nmsruntime/saveasdialog.asp?IID=42278&slD=9484>
- 7.3 Aberdeen Masterplanning Process 2008 (article 22, Planning Committee Minute, 6/11/08)
http://www.aberdeencity.gov.uk/Planning/pla/pla_planningbriefs.asp

8 REPORT AUTHOR DETAILS

Laura Robertson
Senior Planner – Masterplanning, Design and Conservation
 01224 (52) 2246
 larobertson@aberdeencity.gov.uk