

ABERDEEN CITY COUNCIL

COMMITTEE	Enterprise, Strategic Planning & Infrastructure
DATE	21 January 2014
DIRECTOR	Gordon McIntosh
TITLE OF REPORT	Supplementary Guidance – Infrastructure and Developer Contributions Manual
REPORT NUMBER:	ESPI/13/258

1. PURPOSE OF REPORT

- 1.1 The purpose of this report is to obtain Committee approval of Supplementary Guidance for Infrastructure and Developer Contributions for public consultation. A copy of the Draft Supplementary Guidance is contained in Appendix 1. It should be noted that this is an interim revision of the document providing immediate clarity on the Education, Open Space and Core Path sections and the introduction of Flood Protection Schemes. The whole document will be review as part of the Proposed Aberdeen Local Development Plan which will be undertaken towards the end of 2014.

2. RECOMMENDATION(S)

- 2.1 It is recommended that the Committee agree the Draft Supplementary Guidance for public consultation.

3. FINANCIAL IMPLICATIONS

- 3.1 There will be financial implications for Education as a result of the change to the payment levels proposed within the draft Supplementary Guidance.

4. OTHER IMPLICATIONS

- 4.1 Developer contributions, in the majority of cases, are agreed through a Section 75 agreement which is facilitated by the Council's legal service. Changes to the Supplementary Guidance will have an effect on these agreements.

5. BACKGROUND / MAIN ISSUES

- 5.1 Aberdeen Local Development Plan Policy I1 – Infrastructure Delivery and Developer Contributions requires development to be accompanied by the infrastructure, services and facilities required to support new or expanded communities. Where development either individually or cumulatively places additional demand 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 Infrastructure and Developer Contributions Manual gives further detail on contributions developers may need to meet such as core paths, education and transport mitigation.

- 5.2 The existing Infrastructure and Developer Contributions Manual was consulted on in May 2012 (see Committee Report EPI/12/112) and was then approved to be sent to Scottish Ministers for ratification in November 2012 (see Committee Report EPI/12/204). It was subsequently adopted as Supplementary Guidance to the Aberdeen Local Development Plan. Although the Supplementary Guidance was recently adopted there are a number of changes proposed to the document which requires the Supplementary Guidance to go out for public consultation.
- 5.3 It is proposed that changes are made to the Education, Open Space Core Paths and Water sections of the Supplementary Guidance as well as a general rationalisation of information contained within the document to aid clarity. Changes are proposed to the education section as a result of new information received from Education, Culture and Sport on the pupil per household ratios used, build cost of new schools and an arising issue of functional and operational capacities of schools.
- 5.4 The change to the Open Space section now aligns the information regarding open space requirements with the Open Space Supplementary Guidance.
- 5.5 Changes made to the Core Paths section removes the reference of developer contributions being taken per household. Contributions should always be taken for the per-household equivalent.
- 5.6 Due to Committee Report ESPI/13/245 Flood Risk Management (Scotland) Act 2009 – Progress Report, information is now included in the Supplementary Guidance on flood protection schemes that have been identified as an opportunity by Aberdeen City Council and will also serve a purpose as regional Sustainable Urban Drainage Systems (SUDS). Further information on the flood protection schemes and regional SUDS will be made available in the review of the Supplementary Guidance scheduled in late 2014.
- 5.7 It is recommended that the draft Supplementary Guidance be made available for a six week period of public consultation.

6 IMPACT

- 6.1 The Local Development Plan and associated Supplementary Guidance contribute 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 Local Development Plan and associated Supplementary Guidance supports the Council's Corporate Plan, in particular the aim of delivering high levels of design from all development, maintaining an up to date planning framework, promoting sustainable development.
- 6.3 The Local Development Plan and associated Supplementary Guidance contribute to "Aberdeen – A Smarter City" and the Smarter Environment by maximising the use of low carbon technology and materials, increasing energy efficiency and introduction carbon reduction measures in our processes and our housing and non housing assets to reduce our carbon footprint, save money and to bring people out of fuel poverty.
- 6.4 The proposal is consistent with the Planning and Sustainable Development Service Plan, in particular Adoption of Supplementary Guidance to Local Development Plan and production of Technical Advice Notes.
- 6.5 This report is seeking agreement to undertake further work and consultation and there is no impact on equalities and human rights resulting from this report.

7 REPORT AUTHOR DETAILS

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- 8 BACKGROUND PAPERS
Aberdeen Local Development Plan (2012) –
www.aberdeencity.gov.uk/localdevelopmentplan

9 APPENDICES

Appendix I – Draft Supplementary Guidance - Infrastructure and Developer Contributions Manual