

ABERDEEN CITY COUNCIL

COMMITTEE	Enterprise, Strategic Planning and Infrastructure
DATE	13 March 2014
DIRECTOR	Gordon McIntosh
TITLE OF REPORT	Newhills Expansion Area Development Framework
REPORT NUMBER:	EPI/14/013

1 PURPOSE OF REPORT

- 1.1 This report outlines the Newhills Expansion Area Development Framework, prepared as a strategy for the future development of land identified in the Aberdeen Local Development Plan (ALDP) as OP29 (Craibstone South), OP30 (Rowett South) and OP31 (Greenferns Landward).
- 1.2 A summary document of the Development Framework is appended to this Committee Report (Appendix 1). The full Development Framework for Newhills is a large document containing a lot of illustrative material and can be viewed by via the following link:
- www.aberdeencity.gov.uk/masterplanning
- 1.3 A hard copy of the full Development Framework is available in the Members' Library (Town House), within the Planning and Sustainable Development Service at Ground Floor North, Marischal College, or by contacting the Masterplanning, Design and Conservation Team.
- 1.4 The Development Framework has been made available to the Bucksburn and Newhills, Dyce and Stoneywood and Kingswells Community Councils for information prior to this report being considered for public consultation in accordance with the Council's approved Aberdeen Masterplanning Process.

2 RECOMMENDATION(S)

- 2.1 It is recommended that the Committee:
- (a) Approve the Newhills Expansion Area Development Framework as Interim Planning Advice; and
 - (b) Agree for officers to implement the process to ratify the Development Framework as Supplementary Guidance. This will

include a 6 week public consultation with results reported to Committee prior to submission to Scottish Government.

2.2 Definitions

'Interim Planning Advice' – this specifies that the Development Framework is in the public domain and available for the purposes of a formal City-wide consultation. As such it becomes a material consideration in the determination of any planning application. The duration of consultation will typically be 4 weeks, given that public engagement has taken place throughout the preparation of the Framework. This allows responses to be collated and reported back in the next Committee cycle.

'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 for representations to be made specified, this includes targeting key consultees and stakeholders who may want 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. After 28 days have elapsed, the authority may then adopt the guidance unless Scottish Ministers have directed otherwise.

3 FINANCIAL IMPLICATIONS

3.1 A plan of the site ownership is shown in Section 2.3 (page 18) of the Development Framework. The Landowners of the 3 sites are:

- Scotland's Rural College SRUC – Landowner OP29 Craibstone South
- The University of Aberdeen – Landowner OP30 Rowett South
- Aberdeen City Council – Landowner OP31 Greenferns Landward

As such the Council has a financial interest in the planning designation and future development of the site

3.2 The Landowners have 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. This is particularly

important for this area given that there are three adjacent development sites. The Development Framework ensures that each site is fully integrated as appropriate and will be supported by a robust delivery plan that will ensure delivery of necessary infrastructure to support development. 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; public transport along with walking and cycling.
- 4.5 A Strategic Environmental Assessment has been undertaken on the Newhills Expansion Area sites as part of the preparation of the Aberdeen Local Development Plan. An individual SEA Screening Report has also been undertaken on the Newhills Expansion Area Development Framework document. This Screening Report concludes there is unlikely to be any significant environmental effects from the proposed development. The Screening Report is currently with the three statutory consultation agencies for determination and agreement.

5 BACKGROUND / MAIN ISSUES

- 5.1 The Development Framework has been produced by Optimised Environments Ltd (OPEN) on behalf of Scotland's Rural College SRUC, the University of Aberdeen and Aberdeen City Council as joint landowners. The Development Framework aims to create a residential led mixed use urban expansion to the west of the city. A multi disciplinary project team has contributed to the preparation of the Framework, consisting of:

- Scotland's Rural College SRUC – Landowner OP29 Craibstone South
- The University of Aberdeen – Landowner OP30 Rowett South
- Aberdeen City Council – Landowner OP31 Greenferns Landward
- CALA Management Ltd – Development Partner OP29 Craibstone South

- Bon Accord Land Promotion Ltd – Development Partner OP30 Rowett South
- Optimised Environments Let (OPEN) – Masterplanners
- Ryden – Planning Consultants
- Ironside Farrar – Environmental Consultants
- Fairhurst Ltd – Transport and Engineering Consultants

Site Description

- 5.2 The Newhills Expansion Area is located to the west of Aberdeen and comprises of three sites; OP29 Craibstone South, OP30 Rowett South, and OP31 Greenferns Landward.
- 5.3 The Expansion Area is bounded to the north and north-east by the A96 and by the existing residential area of Bucksburn to the east. The Aberdeen Western Peripheral Route will form a boundary to the north-west. The remaining boundaries on the south and south-west are formed by landscape areas and are designated Green Belt.
- 5.4 The site is largely in agricultural use, with the exception of OP29 Craibstone South which is home to Scotland's Rural College SRUC and provides a variety of teaching and research facilities. A consolidated campus would remain onsite as part of the proposals.
- 5.5 The site is characterised by generally east-facing slopes which fall from high points towards the vicinity of Brimmond Hill down towards the corridor of the River Don. There are a number of tree belts, woodland blocks and existing buildings that will be retained on the site.
- 5.6 The site falls within the Bucksburn and Newhills and Dyce and Stoneywood Community Council boundaries. To the south the site directly abuts the Kingswells Community Council boundary

Policy Summary

- 5.7 The Development Framework has been prepared following the Council's adopted Aberdeen Masterplanning Process and contributes towards the Scottish Government and Aberdeen Local Development Plan policy aims of raising design quality through the 6 key qualities of creating successful places, namely – distinctive, welcoming, safe and pleasant, adaptable, easy to get to and move around, and resource efficient.
- 5.8 The Newhills site is identified in the Aberdeen Local Development Plan (2012) as follows:

Site	Local Development Plan Period		Future Growth
	2007 - 2016	2017 - 2023	2024 - 2030
OP29 Craibstone South	750 homes	250 homes	-
OP30 Rowett South	1000 homes	700 homes	240 homes
OP31 Greenferns Landward	750 homes	250 homes	500 homes
Phased Totals	2500 homes	1200 homes	740 homes
Grand Total	4440 homes		

- 5.9 The ALDP states that a combined masterplan is required for the three sites, and this Framework satisfies this requirement.
- 5.10 A contribution of 25% affordable housing is required within this site, part of which will include a Gypsy and Traveller site in accordance with Policy H7 of the Local Development Plan.
- 5.11 This proposal helps bring forward land for development in the early phases of the Local Development Plan and helps meet the targets and objectives in the Structure Plan, including that development should generally be no less than 30 dwellings per hectare as an average across the whole site.

Concept and Vision

- 5.12 The Development Framework details the vision for Newhills as a distinctive and sustainable new extension to Aberdeen which will offer a choice of neighbourhoods within easy reach of significant employment areas.
- 5.13 This vision is underpinned by five core principles:
1. Highly connected place
 2. Distinctive neighbourhoods shaped by existing landscape features
 3. Local services to address the needs of residents
 4. Access to adjacent employment and leisure
 5. A defined countryside edge

Character Areas

- 5.14 A number of broad character areas have been identified across the Development Framework area which reflect a variety of approaches and identities. The detail of these areas will be progressed and refined within subsequent masterplan documents.

Character Area	Description
1	Craibstone South “urban village” including village core, SRUC and village green. Wide variety of house types and densities which respond to specific existing character and landscape features. Residential areas contained within mature woodland.
2	Full range of residential densities from highest at A96(T) down to lowest at west end adjacent to proposed playing fields. Primary school to be fully integrated with potential for distinctive landmark building. Carefully planned to accommodate retained housing areas at Forrit Brae and Eastside Gardens. Contains extension of Hopetoun Grange in form of formal parkland and tree avenue.
3	Residential density to respond to topography and centrally located mixed use blocks, shaped by principle streets from A96(T), field boundaries and existing avenue of trees along Hopetoun Grange. Linear park (Hopetoun Meadows) to be focus of housing area to south.
4	Largely medium density residential area which crosses Kepplehills Road. Area to take character and identity cues from central open space which runs as east-west valley between Holmhead Farm and rear of properties on Kepplehills Drive.
5	Diverse range of residential densities held together with common response to adjacent open space along Bucks Burn corridor. Medium and low density residential area of urban-edge character accommodating primary school. Links to edge of site to allow for pedestrian/cycle connections south.

Access and Connectivity

- 5.14 The Development Framework aims to ensure a high degree of pedestrian and cycle connectivity through and beyond neighbourhoods. There will be a number of paths within and through the site which will also connect into the wider core path and cycle network around the site. Core paths throughout the site have also been identified as suitable for equestrian access. The Framework considers the different types of paths that would be appropriate within the site.
- 5.15 Discussions with public transport operators have led to a proposed strategy on page 51 of the Framework. This strategy identifies proposed extensions to existing facilities and potential new routes. Feedback from both First Bus and Stagecoach on these proposals has been supportive.
- 5.16 Prior to the completion of the Aberdeen Western Peripheral Route (AWPR), and other major highway improvements within this area, development at the north of the site would utilise existing access

arrangements from the A96. This will be via the Dyce Drive / A96 roundabout for OP29 Craibstone South and via the existing Forrit Brae access for OP30 Rowett South. Other access points at Hopetoun Grange and Kepplehills Road would allow development to commence at OP30 Rowett South and OP31 Greenferns Landward. A strategy relating to the delivery of infrastructure (including roads) is set out in Section 6.2.

Noise and Air Quality

- 5.17 Air quality and noise assessments will be required to determine the impacts of the development, both pre and post AWPR. Additional traffic resulting from the proposed development and other approved developments in the area has the potential to cause a detrimental effect on the Anderson Drive / Haudagain roundabout / Auchmill Road Air Quality Management Area (AQMA) and Candidate Noise Management Areas (CNMAs) detailed in the Aberdeen Draft Noise Action Plan. The proposals will need to ensure there are no adverse noise or air quality impacts on residents living in these areas.

Streets

- 5.18 The permeability of the site and the indicative street types are shown on page 53 of the Development Framework. The street hierarchy of Newhills aims to be permeable with a clear hierarchical network which would include key routes which make significant connections to the local road network, streets which would allow connections across the site and across different development areas, and shared surfaces and lanes to provide local access. An additional layer of circulation and movement is also proposed via vehicle free pedestrian and cycle routes. Street design is a fundamental part of the character of the Newhills development as a whole.

Residential Led Mixed Use Development

- 5.19 The Development Framework proposes a residential led new community, with 3 neighbourhood centres spread through the expansion area. These centres are shown on the plan on page 46 and will likely include uses such as retail, café, and office on ground floor with flatted properties above.
- 5.20 In addition, 2 new primary schools will be located within the expansion area, and new residents will also be able to utilise facilities within the retained SRUC buildings on the Craibstone campus.

Housing

- 5.21 As noted above, the total Local Development Plan allocation for the site is 4440 units. In order to address this, the agreed capacities for each site are as follows:

- OP29: 700 - 800 units
- OP30: 1940 - 2040 units
- OP31: 1500 - 1600 units

The final capacities of the sites will be examined in further detail during subsequent Masterplan / detail design exercises. The exercise undertaken to set the above initial capacities is discussed further in Sections 4.3 and 4.4 of the Development Framework.

- 5.22 The proposals for Newhills include a mix of house types, densities and uses. The majority of development will be 2-3 storeys in height, although some areas of around 4 storeys are proposed in the neighbourhood centres and adjacent to key routes such as the A96.
- 5.23 The average density of the site will be over 30 dwellings per hectare which is in accordance with both Structure Plan and Aberdeen Local Development Plan policies. High density areas of over 65 units per hectare are proposed in and around the neighbourhood centres, with lower density areas of up to 25 units per hectare proposed towards the countryside edges. A diagram explaining density can be found on page 61 of the Framework document.
- 5.24 Masterplans for the individual sites will set out more detail; however the overall Expansion Area will provide a range of apartments and flats, terraced units, townhouses, semi-detached houses, and detached houses.
- 5.25 There is a requirement for the site to deliver 25% affordable housing in accordance with Policy H5 – Affordable Housing of the Local Development Plan. The table on page 80 of the Framework shows that there will be 25% provided as part of each Local Development Plan phase. The affordable housing provision includes a site for Gypsies and Travellers in accordance with Policy H7 of the Local Development Plan. Two options for the location of the Gypsy/Traveller site are shown on page 46. A preferred option will be agreed at Masterplan stage.

Environment, Ecology and Open Space

- 5.26 The provision and integration of appropriate open space is fundamental to the design and layout of the Newhills Expansion Area. The existing landscape character of the site has driven an approach which defines a hierarchy of open space which stretches across the individual site boundaries.
- 5.27 The landscape framework for Newhills is shown on pages 55 - 60 of the Development Framework. The total open space provision is over 80 hectares of the overall site area of 219 hectares. This is significantly above the minimum requirement of 29.5 hectares. The Framework has been designed with reference to ACC's Open Space

Supplementary Guidance (March 2012). Section 5.5.5 – 5.5.7 of the Framework details how the key open spaces and their functions will be accommodated throughout the site.

- 5.28 The strategy proposes an open space provision which is appropriate to the place, well-considered and equitable in its distribution and efficiently managed. Two areas of Major Open Space are identified (Gough Burn Park and Burnbrae Commons) and all residents of the Expansion Areas would be within 1500m of one or both of these spaces. Six further spaces have been identified which would function as neighbourhood open spaces. These are generally linear open spaces which would take advantage of existing landscape features and would vary in character from formal parks to playing fields and play zones. Local open space is also distributed throughout the Framework area and generally associated with retained landscape features, at key junctions or other linking spaces which support pedestrian and cycle movements.
- 5.29 A range of play zones are distributed across the Framework area to ensure that residents are within 400m. As far as practical these play zones have been positioned where they can benefit from passive surveillance and overlooking from adjacent residential properties.
- 5.30 In terms of outdoor sports and recreation areas, the required provision for the anticipated population at Newhills has been calculated at around 15 hectares. Due to the topography of the site there are limited areas of land which could potentially accommodate large-scale outdoor sports surfaces without compromising the ability to deliver the ALDP allocation. As such, a strategy has been developed which results in the Framework area including the following:
- 3.8 hectares of pitches / playing fields (excluding Forrit Brae)
 - 0.5 hectares of Multi Use Games Areas (MUGAs)
 - 6 – 8.5 hectare of cross-country / long distance routes
- Total: 10.3 – 12.8 hectares
- 5.31 The final design, detail and maintenance of these open spaces will be addressed through detailed Masterplanning exercises for each area of the site. Discussion may be required with the Planning Gain Team to determine if a further off-site contribution is required given the shortfall identified. Further discussion on this provision is provided in Section 5.5.10 of the Development Framework.
- 5.32 A number of ecological surveys have been carried out to inform the evolution of the Development Framework, these include badger, otter, water vole, and red squirrel survey as well as a Phase 1 Habitat Survey. The Framework aims to enhance biodiversity and improve ecology within the site. There will also be the requirement to carry out

further ecological studies to inform and further develop detailed design proposals and planning applications.

Infrastructure

- 5.33 A detailed break down of the Infrastructure Requirements for the site is presented within Section 6 of the Development Framework.
- 5.34 Education provision – the ALDP Action Programme details the requirement to provide three primary schools and one new secondary school within the Newhills Expansion Area. The Council's Education Team have reviewed the number of houses to be delivered in the development, and it has been estimated that there is a likely requirement for a total of 888 primary pupil places, based upon 0.2 pupils per house. As Aberdeen City Council currently has a policy of building schools to accommodate either two stream (maximum of 420 pupil places) or three stream primaries (maximum of 630 pupil places), it is anticipated that only two primary schools (one two stream and one three stream) will be required as a result of the development. This total provision would allow for 1050 pupils. As such, two primary schools have been provided within the Development Framework, the locations of which are shown on page 46.
- 5.35 Primary school provision will initially be accommodated within existing school capacity until a time where appropriate pupil numbers have been generated to allow construction of new schools. The detail and exact phasing of the school requirements will be identified in later Masterplans, however the first new primary school is envisaged to be required by circa 2019 (viable from 600-700 units).
- 5.36 With regards secondary school provision, given the total proposed number of houses as 4440, with a forecast pupil ratio of 0.15 pupils per house, it is anticipated that circa 666 secondary pupils will result from the development. The Education Team have advised that this is significantly below the total number of pupils that would be required to establish a viable new secondary school, and therefore it is their recommendation that alternative provision is made for secondary education. This would include investigating options of increasing capacity at the zoned secondary school (Bucksburn Academy) as well as placing pupils at adjacent schools and the future options around provision of a new secondary school to the south of this development at Countesswells. As such, no secondary school site has been proposed within the Development Framework.
- 5.37 The requirement to provide safe routes to school has been identified within the Development Framework and routes will be provided within the detailed Masterplans for each site.
- 5.38 Health care provision – the ALDP Action Programme details the requirement for a new GP practice along with dental and community

pharmacy facilities. The location of the proposed health centre is shown on page 46 of the Framework, within the Rowett South neighbourhood centre. The smaller health care facilities including the pharmacies will be accommodated within the neighbourhoods to allow provision to be spread across the site.

- 5.39 Water and drainage – a full list of requirements will be identified following completion of a detailed Drainage Impact Assessment and Scottish Water Development Impact Assessment. A Drainage Strategy will also be prepared and submitted as part of subsequent planning applications.
- 5.40 A Transport Assessment will be carried out to inform the design of the streets network, access, junctions and any required improvements. Detailed Masterplans for each development site will be produced to provide more detail on all of the infrastructure requirements and their phasing.
- 5.41 The Development Framework references the requirement for the development to contribute towards the Strategic Transport Fund.

Phasing

- 5.42 An indicative phasing strategy is presented in Section 6.1 of the Framework, and the diagrams on pages 81-82 clearly show the desired direction of development.

Public Consultation and Involvement

- 5.43 Throughout the design process for Newhills, the project team have involved the local community and stakeholders in the proposals. Design for the site has evolved with continued input from the community. Their input has been fundamental in shaping the proposals ensuring that they meet the aspirations for the site. Events that took place during the preparation of the Development Framework include:
- Public Exhibition - August 2013
 - Public Exhibition – October 2013
- 5.44 The main issues arising from consultation during the preparation of the Development Framework include:

- Transportation

A number of responses highlighted concerns over the existing transport network surrounding the site. Issues included the poor quality of existing roads, congestion, road safety and the importance of the delivery of the AWPR.

Detailed Transport Assessments will determine the level of development that could be accommodated prior to strategic infrastructure being in place. The TAs will also determine the level of improvement required to the current road network. Initial transportation modelling has been undertaken to look at the strategic and cumulative impacts of the development on the existing and future surrounding road network and an access strategy has been produced which seeks to encourage alternative forms of transport.

The upcoming delivery of the AWPR and consequential “de-trunking” of the A96 will also have a direct and positive impact on the surrounding road network affecting the development. Detailed discussions will take place with the bus operators to ensure that the site is well serviced by public transport.

- Gypsy / Traveller Site

A number of responses highlighted concern about the provision of a Gypsy / Traveller site within the Development Framework area in the context of the existing site at Clinterty and the decision of Aberdeen City Council to identify a short-term halting site at Howes Road.

It is a policy requirement within the Local Development Plan that a new Gypsy / Traveller site should be provided within the Newhills Expansion Area. Two options for the location of the Gypsy/Traveller site are shown on page 46. A preferred option will be agreed at Masterplan stage.

- Open Space and Affordable Housing

A number of responses highlighted open space as a key issue which should be integral to the development of the site. The Development Framework has incorporated a range of high quality formal and informal open space provision whilst making the best use of fluid connections to existing and surrounding areas, as discussed previously in the report.

Concern was also raised regarding the provision of affordable housing and, in particular, a number of local residents sought assurances that the affordable housing elements would be an on site contribution rather than off site. As discussed above, the table on page 80 of the Framework shows that there will be 25% on site provision will be provided as part of each Local Development Plan phase.

5.45 Details of the comments received throughout the preparation of the Framework, the engagement process and responses can be found in Section 1.5 of the Development Framework.

5.46 Pending approval of this report, the Newhills Expansion Area Development Framework will be the subject of a 6 week statutory

consultation beginning on Monday 17th March 2014. The following list highlights those that will be consulted. Please note that this is not an exhaustive list:

- Bucksburn and Newhills Community Council
- Dyce and Stoneywood Community Council
- Kingswells Community Council
- Aberdeen City Council services
- Aberdeen City and Shire Strategic Planning Authority
- Aberdeenshire Council
- Aberdeen Cycle Forum
- Forestry Commission Scotland
- Scottish Water
- SEPA
- Scottish Natural Heritage
- Historic Scotland
- Scottish Enterprise Grampian
- Transport Scotland
- NHS Grampian
- NESTRANS
- Planning Gain Team
- Sport Scotland

5.47 The results of the statutory consultation will be reported to the Enterprise, Strategic Planning and Infrastructure Committee in due course, including any recommended amendments to the Development Framework.

5.48 It is important to note that engagement will continue throughout the development process, during the preparation of individual Masterplans, and any subsequent planning applications.

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. It specifically contributes to the follows objectives: Governance – encouraging citizens to participate in design and development; Living – improving opportunities for physical activity; Environment – energy efficient design and construction, attractive streetscapes and access to green space; Economy – improve access to range of affordable housing; Mobility – encourage cycling, walking and promoting a sustainable transport systems which reduce carbon emissions.
- 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 will assist in the delivery of the Council’s Strategic Infrastructure Plan (SIP) by helping to achieve the key goal of ‘A Step Change in the Supply of Housing’ by contributing to key projects such as enabling the delivery of affordable housing and delivering the housing element of the Strategic Development Plan.
- 6.6 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.
- 6.7 An Equalities and Human Rights Impact Assessment has been prepared. In summary:

Race	The proposals include the provision of a Gypsy Traveller site to improve access to facilities.
Younger	The proposals include the provision of education facilities and recreational Play Spaces for children. In addition there will be opportunities for nursery development.
Other Housing	Greater provision of housing to meet the housing demand, affordable housing to meeting housing needs, and a range of housing types to suit differing needs and as a result of demographic change.
Health	Improved access to useable open spaces for leisure pursuits and opportunities for walking/cycling/exercise. The proposals also include provision for a health centre, dental surgery and community pharmacies within the mixed use areas.

7 BACKGROUND PAPERS

- The Newhills Expansion Area Development Framework January 2014 is a large document containing a lot of illustrative material and can be viewed by accessing the following link:
www.aberdeencity.gov.uk/masterplanning
- Aberdeen Local Development Plan 2012
<http://www.aberdeencity.gov.uk/nmsruntime/saveasdialog.asp?IID=42278&slD=9484>
- Aberdeen Masterplanning Process 2008 (article 22, Planning Committee Minute, 6/11/08)
http://www.aberdeencity.gov.uk/Planning/pla/pla_planningbriefs.aspx
- Aberdeen Masterplanning Process: Update Report EPI/12/231 (agenda item 1.1, article 4, Enterprise, Planning and Infrastructure Committee, 6/11/12)
<http://committees.aberdeencity.gov.uk/ieListDocuments.aspx?CId=140&MId=2523&Ver=4>
- Appendix 1: Newhills Expansion Area Development Framework – Summary Document

8 REPORT AUTHOR DETAILS

Claire McArthur
Senior Planner – Local Development Plan Team
 01224 (52) 3098
 CMcArthur@aberdeencity.gov.uk