

ABERDEEN CITY COUNCIL

COMMITTEE	Enterprise, Strategic Planning and Infrastructure
DATE	3 June 2014
DIRECTOR	Gordon McIntosh
TITLE OF REPORT	Adoption of Supplementary Guidance in support of the Local Development Plan - Newhills Development Framework
REPORT NUMBER:	EPI/14/128
CHECKLIST RECEIVED	Yes

1 PURPOSE OF REPORT

- 1.1 The purpose of this report is to update committee on the current position of the Newhills Development Framework and agree what is required prior to its adoption as Supplementary Guidance.

2 RECOMMENDATION(S)

- 2.1 It is recommended that the Committee:
- a) Approve the Newhills Development Framework in principle, subject to the completion of an agreed delivery programme.
 - b) Instruct officers to ensure that the delivery programme includes detailed information on points 1 to 4 in paragraph 5.7 of this report, to the satisfaction of the Planning and Sustainable Development Service, prior to the document being reported back to this committee.
 - c) Agree that the consultation results and the points covered under recommendations a) and b) are reported back to the 4 September Enterprise, Strategic Planning and Infrastructure Committee with the intention to approve the document as Supplementary Guidance.

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 Development Framework document. This Screening Report concludes there is unlikely to be any significant environmental effects from the proposed

development. It has been confirmed by the SEA Gateway that an SEA is not required.

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

5.2 The full Development Framework for Newhills 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 Newhills Development Framework was presented to the Enterprise, Strategic Planning and Infrastructure Committee on 13 March 2014 (item 7.2) where the committee resolved to:

- (i) to approve the recommendations; and
- (ii) to note that the comments submitted by Councillor Delaney and Bucksburn Community Council would be considered as part of the overall consultation process and reported back at the next stage, in particular the options for the location of a Gypsy/Traveller site, the demand for sports pitches amongst any community facilities provided, the management of open

spaces and the school pupil projections provided, including information on how these projections are arrived at.

Consultation Process

- 5.5 The public consultation ran for a 6 week period (an additional 2 weeks were added to take account of the school holidays) from Monday 17 March until Tuesday 29 April 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.
- 5.6 A total of 10 representations were received as part of the consultation largely from statutory consultees.
- NESTRANS
 - Aberdeen Cycle Forum
 - Bucksburn and Newhills Community Council
 - Scottish Water
 - Forestry Commission
 - Transport Scotland
 - sportscotland
 - SNH
 - SEPA
 - Historic Scotland
- 5.7 The representations have raised a number of points that need to be addressed prior to progressing the Newhills Development Framework as Supplementary Guidance. Given the scale of this site, three ownerships and other development considerations in the A96 corridor, it is essential to address these points within the Newhills Development Framework.

1. A96 Junction Strategy

A junction strategy informed by a Transport Assessment for the A96 must be agreed for the whole Newhills Development Framework site. This junction strategy should result in no net detriment on the road network.

The strategy should also include an agreed mechanism for payment of clearly specified road/junction improvements. In particular it is important to agree the expenditure split between the three OP sites and the delivery of the different elements of transport infrastructure. The infrastructure delivery must be linked to the programming and phasing of the Newhills Expansion Area as a whole.

2. Sport Provision

Sportscotland request that outdoor sports provision across the whole framework area should be explored further to understand how much can be provided along with what the likely size, cost and visual impact would be. Sportscotland note that the document (e.g. page 10) states that the topography of the site is such that substantial earthworks would be required to accommodate large areas of playing fields.

Consideration should also be given to the sports uses in the surrounding area, and what mitigation will be required, to ensure continued access to these facilities and protection of user amenity.

3. Flood Risk Assessment

SEPA have recommended that a Flood Risk Assessment is prepared prior to finalisation of the Newhills Development Framework. A Flood Risk Assessment should therefore be carried out prior to the framework being reported back to committee.

4. Education

An agreed strategy for education provision is required prior to approval of the Framework.

Outstanding areas to be addressed are:

- detailed education strategy- including phasing of school provision linked to the delivery programme for residential units in the Development Framework area;
- agreement on developer contributions for the primary schools;
- primary provision requirement (e.g. 2x 3 stream or a 2 stream and a 3 stream);
- what the first school requirement will be;
- development of the secondary school strategy;
- an agreed strategy for interim arrangements for the Development Framework area;
- playing field delivery strategy.

5.8 Other comments received as part of the consultation and internal feedback include:

- The proposed cycle ways cannot end at site boundaries,
- More concrete plans for cycle infrastructure required,
- Too many Gypsy traveller sites proposed in this area,
- Welcome the emphasis that the Development Framework places on the creation of a sustainable community,
- Consideration should be given to the creation of a car free or low car development,

- Welcome recognition of the requirements of the STF,
- Greater sports provision required than for a single stream school,
- The sports pitches delivery must to be included in the phasing,
- Additional tree planting within open space areas,
- Potential to increase biodiversity,
- Water course crossing should follow good practice,
- Identify and protect wetlands,
- Open space delivery should be incorporated into the phasing plan,
- Information in the Framework is not sufficient to cover the Archaeology or Cultural heritage of the site,
- Due to the water abstraction from the River Dee the development must consider the use of water saving technologies.

5.9 Detailed responses to the consultation exercise will be included for approval as part of the Committee report of the 3 September 2014.

5.10 Some additional revisions may be required to the document as a result of the additional work above, internal discussion and the consultation exercise.

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 was been prepared and submitted as part of the previous report for 13 March 2014.

7. MANAGEMENT OF RISK

- 7.1 Development Frameworks and Masterplans contribute to efficiencies in determining future planning applications and a reduction in Council staff time to assess future detailed proposals.
- 7.2 If the recommendations are approved the Council will have to manage the process to ensure agreement on an appropriate delivery programme, including infrastructure and flood risk assessment, is reached.
- 7.3 If the recommendations are not approved the risks include that the Newhills Development Framework will not comply with policy and infrastructure delivery obligations will not be determined resulting in significant delays in the planning process.


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>

8 REPORT AUTHOR DETAILS

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