

ABERDEEN CITY COUNCIL

COMMITTEE	Communities, Housing and Infrastructure
DATE	27 October 2015
DIRECTOR	Pete Leonard
TITLE OF REPORT	Draft AECC site, Bridge of Don Development Framework: Consultation Findings
REPORT NUMBER:	CHI/15/231
CHECKLIST RECEIVED	Yes

1 PURPOSE OF REPORT

- 1.1 This report outlines the AECC site, Bridge of Don Development Framework consultation (land identified in the Proposed Aberdeen Local Development Plan (2015) as Opportunity Site 13 (OP13)), presents a summary of the representations received, officers' responses to these representations and details any resulting action from this.
- 1.2 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 AECC Site, Bridge of Don Development Framework;
 - (b) Approve Appendix 1, which includes officers' responses to representations received and any necessary actions; and
 - (c) Approve the Development Framework as Interim Planning Advice until the emerging Local Development Plan is adopted and at this time the document should be ratified by the Scottish Government as Supplementary Guidance.

3 FINANCIAL IMPLICATIONS

- 3.1 The land is in the ownership of Aberdeen City Council and redevelopment of this site is part of the wider proposal for the new Conference Centre on the Rowett North site. As such the Council has a financial interest in the planning designation and future development of the site.
- 3.2 The design team have met the cost for the 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.
- 3.3 The costs associated with the 6 week statutory consultation exercise were met from within existing budgets.

4 OTHER IMPLICATIONS

- 4.1 The Development Framework reduces the risk of piecemeal and inappropriate development and ensures that the development will be fully integrated into its surroundings. Mixed use development, placemaking and the efficient use of land will contribute towards the Council's aim of promoting sustainable economic development.
- 4.2 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 meeting housing demand in the City, including 25% affordable housing provision across the site in accordance with the Aberdeen Local Development Plan (2012). The Proposed Aberdeen Local Development Plan (2015) also retains the requirement for 25% Affordable Housing provision.
- 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 address requirements for cumulative and local transport infrastructure; public transport along with walking and cycling.
- 4.5 A Strategic Environmental Assessment (SEA) has been undertaken on OP13 as part of the preparation of the Proposed Aberdeen Local Development Plan.

5 BACKGROUND / MAIN ISSUES

- 5.1 The Development Framework has been produced by Cooper Cromar on behalf of Henry Boot Developments. The Development Framework

aims to create a residential-led, mixed use development to the north of the City. A multi-disciplinary team has contributed to the preparation of the Framework, consisting of:

- Architect/Masterplanner – Cooper Cormar
- Landscape Architect and Ecology – Hirst Landscape Architects
- Planning Consultant – Ryden
- Transport Consultant – AECOM
- M&E Services Engineer – DSSR
- Civil and Structural Engineer – Goodson Associates
- Project Manager – Turner and Townsend
- Community Engagement – Streets UK
- Communication Consultant - Perceptive Communicators
- Cost Consultants – Thomas and Adamson

5.2 The full Development Framework is a large document containing a lot of illustrative material and can be viewed via the following link:

www.aberdeencity.gov.uk/masterplanning

5.3 A hard copy of the Draft Development Framework is available in the Members' Library (Town House) and within the Planning and Sustainable Development Service at Ground Floor North, Marischal College.

5.4 The draft AECC Site, Bridge of Don Development Framework was presented to the Communities, Housing and Infrastructure Committee on 19 May 2015 (item 10.3) where committee resolved to:

- i) Approve the Draft AECC Site, Bridge of Don Development Framework for public consultation over a 6 week period; and
- ii) Instruct the Director of Communities, Housing and Infrastructure to report the results of the public consultation and any proposed revisions to the Draft Development Framework to a subsequent meeting of the Committee.

Consultation Process

5.5 The public consultation ran for 6 weeks from Monday 25 May 2015 until Monday 6 July 2015 at noon. The consultation process 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. This consultation was run at the same time as the Rowett North Masterplan for the proposed new AECC consultation.

5.6 In accordance with agreed procedures the Bridge of Don Community Council were give advanced notification of the consultation, 2 weeks

prior to the 19 May committee. The draft document was available online prior to the committee and hard copies were sent to the Community Council at the start of the consultation period.

- 5.7 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	Royal Aberdeen Golf Course
Old Aberdeen Community Council (as neighbouring CC)	Aberdeen City and Shire Strategic Development Planning Authority
Aberdeenshire Council	Forestry Commission Scotland
Scottish Water	SEPA
Scottish Natural Heritage	Historic Scotland
Scottish Enterprise Grampian	Transport Scotland
NHS Grampian	NESTRANS
Developer Obligations Team	ACSEF
Aberdeen Cycle Forum	Aberdeen and Grampian Chamber of Commerce
Energetica	

- 5.8 The AECC Site, Bridge of Don Development Framework was available for viewing via the following methods:

- 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 Development Framework.
- Hard copies and posters were available in the Central and Bridge of Don Libraries during their opening times.
- It was also included in newspaper articles alongside the Rowett North Masterplan.

- 5.9 Representations to the AECC Site, Bridge of Don Development Framework were submitted by email. A total of 7 representation were received during the consultation from the following:

- Scottish Natural Heritage (SNH)
- Historic Scotland
- Montague Evans on behalf of Buccmoor LP

- Knight Frank on behalf of Moorfield Group
- Scottish Water
- Scottish Environmental Protection Agency (SEPA)
- Royal Aberdeen Golf Club

5.10 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.

5.11 The main areas of comment covered within the representations were:

- Timing of the Planning Permission in Principle (PPiP) submission and the consultations, the perceived confusion this has resulted.
- Reservations about the Household Waste Recycling Centre and uncertainty of location, need and environmental implications.
- Concern with traffic increase and the submitted Transport Assessment as part of the PPiP is not suitably robust.

Planning Permission in Principle submission and timings

Concern was raised by two consultees that the PPiP was submitted at the same time as the Development Framework was out for consultation and prior to committee approval of its content. The consultees highlighted that this could cause confusion and potentially prejudices the consultation process.

This potential confusion is unfortunate but having looked at the consultation responses to the PPiP it appears that only one consultee commented on the PPiP and not on the Development Framework. The points from this PPiP representation are summarised below in 5.12 for information, it should be noted it does not raise any points that have not been raised elsewhere.

Any amendments that are made within the Development Framework that affect the PPiP will also have to be amended within that process.

This submission of the PPiP does not prejudice the consultation process. The Development Framework and comments received will be given full consideration by the Communities, Housing and Infrastructure Committee and a decision made on the document, prior to a decision being made on the PPiP.

Household Waste Recycling Centre

The comments questioned whether a Household Waste Recycling Centre should be provided onsite. Comments also suggested that if it is needed it would be better located in another site more central to the Bridge of Don to serve the whole community. It was also noted by that

if it is required then it should be location on the site adjacent to the Ellon Road and the Park and Choose site rather than to the north east. It was also noted that there is little reference in the Framework to mitigation or potential impacts resulting from the Household Waste Recycling Centre.

The requirement for this facility is identified in the Proposed Aberdeen Local Development Plan Policy R4 on page 65 and under the site description on page 80. Further surveys and tests will be required to determine the most appropriate site as well as any necessary mitigation and licensing arrangements. The site and exact nature of the Household Waste Recycling Centre is currently unknown but it is essential for the Development Framework to include options for it.

Text will be added to the Development Framework to provide further detail on the steps and processes that are required prior to the final decision of the location.

Traffic Increase

A number of comments relate to the Transport Assessment that has been submitted as part of the Planning Permission in Principle.

Development Frameworks by their nature do not go into detailed Transport issues, they set out a baseline spatial framework including a vision, establishing design and planning principles and agreeing on the development process.

The Transport Assessment has been submitted and will be considered as part of the planning application process, this is the most appropriate mechanism to consider this detailed element.

The comments relating to the Transport Assessment will be passed onto the case officer for the application and be dealt with through the PPiP process.

It is not appropriate or necessary to provide further detail within the Development Framework.

- 5.12 It is noted that the overlapping consultation timescales for the Development Framework and the Planning Permission in Principle may have been confusing for consultees and interested parties. Given this, below is a summary of the comment associated with the PPiP application (150824) from parties that did not specifically comment on the Development Framework:

WCP Parsons Brinckerhoff on Behalf of Berryhill 1 Ltd

- These comments relate purely to queries on Transport Assessment associated with the submitted Planning Permission in Principle.

5.13 Other comments from Framework consultation responses included:

- The development does not affect any of Historic Scotland's statutory historic environment assets.
- Welcome the undertaking to include water efficiency measures.
- Welcome opening up of the Silver Burn culvert.
- Further landscaping required along the Golf Course boundary particularly along the north east.

5.14 Followings analysis of all the comments the proposed changes to the Development Framework are highlighted in Appendix 1 to this report.

6 IMPACT

Improving Customer Experience - The Development Framework sets out principles and options for the AECC Bridge of Don site once it is vacated. It also highlights what further surveys and detailed information will be required as part of any planning application. In doing so the Framework provides certainty for the public, agencies and development industry.

Improving Staff Experience - The Development Framework will contribute to efficiencies in determining future planning applications and a reduction in Council staff time to assess future detailed proposals.

Improving our use of Resources - By demonstrating acceptable forms and uses of new development on the site, it allows more informed decision making to be made earlier, saving time and resources for staff, applicants and the public. The Development Framework also highlights the expected improvements required to infrastructure, services and resources as a result of the proposed development.

Corporate - 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.

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.

The proposal contributes towards the Council's 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.

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.

The proposal will assist in the delivery of the Council’s Strategic Infrastructure Plan 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.

The proposal is consistent with the Planning and Sustainable Development 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.

Public – An EHRIA has been carried out on the AECC, Bridge of Don Development Framework. It showed there will be some positive impacts in the document with improved access and the provision of affordable housing. The full EHRIA has been appended to this report.

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 accepted the Council will have to manage the planning application process for the development of the site in line with the Development Framework.
- 7.3 If the recommendation is not accepted the risk is that no development will take place on the site. There is also a risk that the housing allocations identified in the Strategic Development Plan and the Proposed Aberdeen Local Development Plan (2016) will not be met. There would also be no clear parameters set for the site resulting in the potential of piecemeal development on the site.

8 BACKGROUND PAPERS

- Draft AECC Site, Bridge of Don Development Framework

<http://www.aberdeencity.gov.uk/masterplanning/>

- Proposed Aberdeen Local Development Plan 2015

http://www.aberdeencity.gov.uk/planning_environment/planning/local_development_plan/pla_2016_proposed_plan.asp

- Aberdeen Masterplanning Process 2008 (article 22, Planning Committee Minute, 6/11/08)
http://www.aberdeencity.gov.uk/Planning/pla/pla_planningbriefs.asp

- 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>

- Proposed ALDP link

7 REPORT AUTHOR DETAILS

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