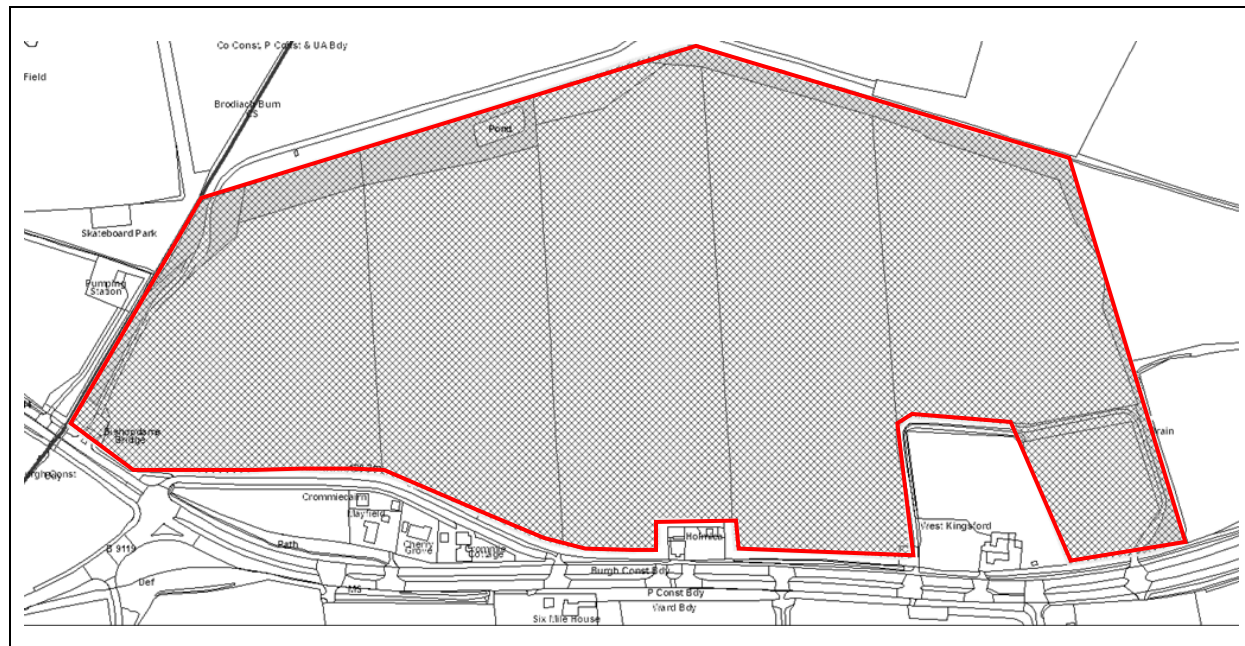


Pre-Application Forum

160853: Major development - Community and sport campus, football academy and stadium (Circa 20,000 capacity), formation of access and all associated parking, landscaping and engineering works. at Land at West Kingsford (North of the A944 road)

For: Aberdeen Football Club

Application Date:	28 June 2016
Officer:	Garfield Prentice
Ward:	Kingswells/Sheddocksley/Summerhill
Community Council:	Kingswells
Advertisement:	
Advertised Date:	



Location Plan

SUMMARY

Report on a potentially forthcoming application by Aberdeen Football Club for a community and sport campus, including a football academy and circa 20,000 capacity stadium and associated works at land at West Kingsford.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997 (as amended), the applicant submitted a Proposal of Application Notice on 1 July 2016 which can be viewed online at:

<https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=ZZZY9GBZSK372>

RECOMMENDATION: It is recommended that the Forum

- (i) **note the key issues identified;**
- (ii) **if necessary seek clarification on any particular matters; and**
- (iii) **identify relevant issues which they would like the applicants to consider and address in any future application.**

SITE DESCRIPTION

The site is located on land designated as green belt at West Kingsford, on the north side of the A944 dual carriageway, some 500 metres to the east of Westhill and approximately 1km to the west of the Prime Four Business Park at Kingswells. The western edge of the site abuts the Brodiach Burn, which at this location forms the boundary between the City Council's and Aberdeenshire Council's administrative areas. The site largely comprises a number of agricultural fields, extending to an area of some 24.5 hectares. Immediately to the south of the site are five houses. To the north is open ground, while to the east and south across the dual carriageway is agricultural land. To the west are 'Lawsondale' playing fields and an area of open ground. An access track from the A944 runs northwards through the site, close to the western boundary and lead to land beyond the application site.

RELEVANT HISTORY

Application Number	Proposal	Decision
160828	Environmental Impact Assessment (EIA) Screening Opinion Request	EIA required – decision date 4 July 2016.

DESCRIPTION OF PROPOSAL

The proposal of application notice is for a 'major development' comprising a community and sport campus, football academy and stadium (Circa 20,000 capacity), formation of access and associated parking, landscaping and engineering works. At this stage there are no further details of the proposal.

CONSIDERATIONS

The main considerations against which the eventual application would be assessed are outlined as follows:

Paying regard to the Development Plan (i.e. the Aberdeen City and Shire Strategic Development Plan 2014 (SDP) and the Aberdeen Local Development Plan 2012 (ALDP)), the site is located in the green belt. The associated policy NE2 creates a presumption against development unless it relates to purposes essential for agricultural, woodland and forestry or to recreational uses compatible to an agricultural or natural setting or to mineral extraction/restoration or to landscape renewal.

As noted in Relevant History above, the proposed development has been screened under the Environmental Impact Assessment (Scotland) Regulations 2011 and it has been determined by this Authority that an EIA will need to be undertaken and an Environmental Statement should therefore be submitted alongside any future planning application.

Location of the Development

The out-of-centre location, relative to Aberdeen, of the proposed development is an important and major consideration. Regard would be required to the suitability and sustainability of the location of the site, especially given its green belt designation.

Any public safety issues arising from the close proximity of the stadium to two major pipelines (Shell Gas and BP Forties) would require to be assessed as part of any planning application.

Regard would also be required to be given to any potential contamination on the site, reflecting a history of landfill.

Potential Landscape, Visual and Environmental Impacts

Although no specific details have been provided of the proposed stadium, other than its likely approximate capacity of circa 20,000 people, the stadium would be of substantial size and massing and consideration would need to be given to the potential significant effect there would be on the landscape character and visual amenity of the area. Particular regard would be required to the high visibility of the site and the proposal from strategic viewpoints (for example, the A944 road, Core Path No.91, Brimmond Hill, the

AWPR when completed and Westhill) and from a number of sensitive receptors (for example, residences, recreational viewpoints and path users). When combined with the other facilities proposed, the development would result in the loss to some 24.5ha of green belt/agricultural land. Due to its location, the potential cumulative impacts of ribbon development arising from its proximity to Aberdeen Western Peripheral Route (AWPR), the Prime Four Business Park and Westhill would require careful assessment.

Consideration would need to be given to the use of natural resources, including the resultant loss of a substantial area of agricultural land, which according to the Land Capability for Agriculture is land capable of supporting mixed agriculture.

Regard would need to be given to the potential impacts of the proposal in relation to light pollution and/or nuisance, noise from traffic and other sources and higher emissions from the large number of vehicles being driven to the site when operational. The potential use of large volumes of water for watering pitches, high levels of electricity used, especially for lighting and the production of municipal waste, construction waste and sewage are considerations.

The permanent change in land use, the permanent change in landscape character, the clearance of existing vegetation, the potential impacts on the local ecology, biodiversity/habitat, hydrology and changes to waterbodies arising from water run-off would all be important considerations. The impact of the proposal on the Brodiach Burn and on water quality would require consideration.

Design and Layout of the Development

The layout/scale of the stadium and associated ancillary buildings, extent of car parking and landscaping would be determined at application stage. A high standard of design is expected for all applications within the City Council area.

Given the undeveloped nature of this site and the largely agricultural character of the immediately surrounding area (albeit acknowledging the relationship to Westhill), the landscape impact of the stadium and ancillary buildings shall require careful siting to minimise adverse impacts.

Accessibility, Traffic and Transportation

The traffic impact of the development would be assessed as part of any application submission. Traffic management and access to and from the site would also be examined, together with the linkages to public transportation. A suitable level of car, cycle and motorcycle parking would be agreed and the proposals would be expected to accord with transportation policies within the ALDP and the Council's Supplementary Guidance on Transport and Accessibility. Given the site's relatively remote location from the City Centre and from many residential areas of the City, it is expected that particular consideration would be given to the inclusion of sustainable transportation measures for

this site, including the transportation to and from the site of substantial numbers of people at match/event times.

Sports, Community and Economic Impacts

Due regard would need to be given to access to the facility by the general public, in addition to that of the Football Club. As such, there is the potential for benefits to not only the local community but also to the wider population within Aberdeen City. Consideration would also have to be given to the potential benefits of a new, modern and major sports facility for the City and region. Careful consideration would also be needed of any potential economic benefits to the City and region, but also any adverse impacts there would be on the City Centre on match/event days arising from the relocation away from Pittodrie Stadium.

Residential Amenity

Although located in a largely rural and green belt location, there are a small number of houses close to site. Westhill is located some 500 metres to the west. Accordingly, careful consideration would need to be given any impacts on residential that may arise from the use of the proposed facilities, from traffic going to and from the site and from the large volumes of people who would visit the site on match/event days.

Drainage and Flood risk

It is expected that both surface and foul drainage would discharge into the public sewer networks within the area. A drainage impact assessment would be required in order to demonstrate that the development could be adequately drained. Further submissions are also likely to be necessary in respect of flood risk.

PROPOSED LOCAL DEVELOPMENT PLAN

The Proposed ALDP was approved for submission for Examination by Scottish Ministers at the meeting of the Communities, Housing and Infrastructure Committee of 27 October 2015. It constitutes the Council's settled view as to what should be the content of the final adopted ALDP and is now a material consideration in the determination of planning applications, along with the adopted ALDP. The exact weight to be given to matters contained in the Proposed ALDP (including individual policies) in relation to specific applications will depend on whether:

- these matters have been subject to representation and are regarded as unresolved issues to be determined at the Examination; and
- the relevance of these matters to the application under consideration.

Policies and proposals which have not been subject to objection will not be considered at Examination. In such instances, they are likely to be carried forward for adoption. Such cases can be regarded as having greater material weight than those issues

subject to Examination. The foregoing can only be assessed on a case by case basis. In relation to this particular pre-application submission, the relevant policies generally reiterate, or in some cases strengthen the equivalent policies within the extant local development. As such there are no significant material changes between the two plans with regard to the consideration of this proposal.

PRE-APPLICATION CONSULTATION

The proposal of application notice details the level of consultation which will be undertaken as part of the Pre-Application Consultation. In this instance, the public consultation comprises the following -

Four Mile House, Kingswells, Tuesday 28th of July,
Holiday Inn hotel, Westhill, Friday 29th of July and Saturday 6th August
Aberdeen Asset Management Suite, Pittodrie, Tuesday 2nd of August, 8pm.
Staffed 'pop-up' exhibitions also arranged to be displayed at the Trinity Shopping Centre (Wednesday 3rd August), Central Library (Friday 5th August,) and at Pittodrie Stadium (Monday 8th August,).

The events were advertised in the Press & Journal and Evening Express on Friday 15th July, within Public Notices.

Consultation has also take place with Kingswells Community Council and with Westhill & Elrick Community Council

LIST OF POTENTIALLY RELEVANT LOCAL DEVELOPMENT PLAN POLICIES

Policy NE2 (Green Belt) which seeks to control the types of development permissible in the green belt

Policy RT1 (Sequential Approach and Retail Impact) requires that a sequential approach to the location of commercial leisure development is taken

Policy RT2 (Out-of-Centre Proposals) seeks to avoid adverse impacts from such developments on existing centres

Policy I1 (Infrastructure Delivery and Developer Contributions) ensures new development is accompanied by sufficient services/infrastructure/facilities.

Policy T2 (Managing the Transport Impact of Development) requires new development to minimise traffic generated by development.

Policy D1 (Architecture and Placemaking) seeks to ensure high standards of design.

Policy D3 (Sustainable and Active Travel) seeks to minimise travel by private car.

Policy D6 (Landscape) requires new development to respect important views of the City's Townscape.

Policy NE6 (Flooding and Drainage) requires surface water to be treated in the most appropriate manner relating to SuDS, with foul drainage connecting to public sewers.

Policy NE8 (Natural Heritage) which seeks to protect the natural heritage, ecology and biodiversity of the City

Policy NE10 (Air Quality) seeks to avoid development having an adverse impact on air quality.

Policy R6 (Waste Management Requirements for New Development) requires new development to provide sufficient storage space for waste.

Policy R7 (Low and Zero Carbon Buildings) requires all new buildings to reduce CO₂ emissions in line with standards contained in Supplementary Guidance.

CONCLUSION

This report highlights the main issues that are likely to arise in relation to the various key considerations of the proposed development. It is not an exhaustive list and further matters may arise when the subsequent application and the associated Environmental Statement and transportation assessment are submitted. Consultees will have the opportunity to make representations to the proposals during the formal application process.

RECOMMENDATION: It is recommended that the Forum

- (i) note the key issues identified;**
- (ii) if necessary seek clarification on any particular matters; and**
- (iii) identify relevant issues which they would like the applicants to consider and address in any future application.**