

ABERDEEN CITY COUNCIL

COMMITTEE	Communities, Housing and Infrastructure
DATE	25 August 2016
DIRECTOR	Pete Leonard
TITLE OF REPORT	Draft Site OP63, Prime Four Business Park Development Framework
REPORT NUMBER:	CHI/16/137
CHECKLIST RECEIVED	Yes

1 PURPOSE OF REPORT

- 1.1 This report outlines the OP63, Prime Four Business Park Development Framework (as identified in the Proposed Aberdeen Local Development Plan 2015) and 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 as Appendix 1 to 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 for the Site OP63, Prime Four Business Park 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 at which time the document should be ratified alongside the other supplementary guidance documents by the Scottish Government.

3 FINANCIAL IMPLICATIONS

- 3.1 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.

- 3.2 The costs associated with the 6 week statutory consultation exercise were met from within existing P+SD 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. Placemaking and the efficient use of land will contribute towards the Council's aim of promoting sustainable economic development. 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.
- 4.2 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 local transport infrastructure; walking and cycling.
- 4.3 A Strategic Environmental Assessment (SEA) has been undertaken on OP63 as part of the preparation of the Proposed Aberdeen Local Development Plan. It identified the need for a Construction Environmental Management Plan and ecological assessment to assess and avoid impacts on the LNCS. Development will be phased and programmed so effects can be adequately managed over time. Policy R7 requires new development to use water-saving technologies and techniques. It also identified the need for a buffer zone around the burial ground.

5 BACKGROUND / MAIN ISSUES

- 5.1 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

- 5.2 A hard copy of the Draft Development Framework is available in the Members' Library (Town House), within the Planning and Sustainable Development Service at Ground Floor North, Marischal College.
- 5.3 The draft OP63 Prime Four Business Park Development Framework was presented to the Communities, Housing and Infrastructure Committee on 17 May 2016 (item 10.2) where committee resolved to:
- i) Approve the Draft Prime Four (OP63), Development Framework for public consultation over a six 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 this Committee.

Consultation Process

- 5.4 The public consultation ran for 6 weeks from Monday 23 May 2016 until Monday 4 July 2016. The consultation was carried out in accordance with the Council's adopted Masterplanning Process.
- 5.5 In accordance with the Process, the Kingswells Community Council were given advanced notification of the consultation. It was not possible to give them notification 2 weeks prior to the 17 May Committee so an additional week was added to the end of the consultation period to allow them sufficient time to consider the proposals (concluded 11 July 2016). 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.
- 5.6 Statutory consultees were advised of the public consultation prior to the start date. The following list highlights those consulted:

Kingswells Community Council	Religious Society of Friends
Aberdeen and Grampian Chamber of Commerce	Aberdeen City and Shire Strategic Development Planning Authority
Aberdeenshire Council	Forestry Commission Scotland
Scottish Water	SEPA
Scottish Natural Heritage	Historic Environment Scotland
Scottish Enterprise Grampian	Transport Scotland
NHS Grampian	NESTRANS
Developer Obligations Team	Scottish Enterprise Grampian
Aberdeen Cycle Forum	

- 5.7 The Site OP63, Prime Four Business Park 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.
 - Hard copies and posters were available in the Central Library, Bucksburn Library and Kingswells Community Centre.

- A press release was issued via the Council's social media on the 31 May 16, with a reminder placed 2 weeks later.

5.8 A total of 9 representations to the Development Framework were submitted by email from:

- Scottish Natural Heritage (SNH)
- The Forestry Commission
- Mr Taylor
- Scottish Environment Protection Agency (SEPA)
- Historic Environment Scotland (HES)
- North of Scotland Quaker Trust
- Aberdeen Cycle Forum
- Transport Scotland
- Kingswells Community Council

5.9 All comments received as part of the consultation are shared with the developers, their design team and relevant planning and roads officers, for consideration during the planning application process.

5.10 Comments from Framework consultation responses included:

- Over development of the A944 corridor,
- Appropriate buffer around the Friends Burial Ground,
- Potential impact on the Friends Burial Ground from the increased traffic and usage of the area,
- Link road through from the southern site,
- Unknown scale and massing of the buildings within the site,
- Cycle path along the A944 not up to an appropriate standard,
- Unclear rationale for the additional access onto the A944,
- Unclear of the need for this additional site for Business Park given the Change of Use proposed for the area to the south from business to mixed use commercial,
- Concern with the visual impact and highlight the need for further assessments now,
- Clear landscape strategy required.

5.11 Following analysis of all comments, proposed changes to the Development Framework are highlighted in Appendix 1 to this report.

5.12 Section 6.13, Cumulative Transport Infrastructure, makes reference to the Strategic Transport Fund. A legal challenge was lodged at the Court of Session (Inner House) by the Elsieck Development Company Ltd and Goodgrun Ltd, against the adoption by the Aberdeen City and Shire Strategic Development Planning Authority (SDPA) of Supplementary Guidance: Strategic Transport Fund (STF). The Inner House issued its decision on 29 April 2016 which allowed the appeal. The SDPA has sought leave to appeal and awaits the outcome of this

process. Appendix 1 provides an alternative text to include within the Development Framework updating the position.

6 IMPACT

Improving Customer Experience - The Development Framework sets out principles and options for the Prime Four OP63 site. 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 layouts 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, environment and resources as a result of the proposed development.

Corporate - The proposal contributes to the following Single Outcome Priorities: 1 – People feel safe throughout Aberdeen’s communities; 2 – economic growth – the city is recognised as a good place to invest, live, work, visit and export from; 3 – Health and wellbeing – reduced inequalities in healthy life expectancy and improved physical and mental health through increased physical activity.

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 'The skills and labour that Aberdeen needs to thrive'

Securing the Future of the North East Economy – A 20 Year Vision for the Well-being of the Place & Our People” was approved by the Council in December 2015. High value jobs and skills are globally mobile, and competing for these high value 'clusters' of activity is a key part of the Strategy, and the Council's inward investment plans. In doing so, it becomes easier for Aberdeen to maintain and attract world class talent and business, which in turn delivers positive indirect and induced impacts across the city economy as spend supports jobs in retail, tourism, leisure and other services. However to remain globally competitive, the quality of the 'place', the commercial space and the public realm around it all have a role. Developers and subsequent occupants/ employers base their location decisions on being able to attract the best talent and skills to work in their businesses, and they recognise the positive correlation between their business competitiveness and the quality of the public realm.

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 Site OP63 Prime Four Business Park Development Framework. It shows by implementing this proposal will have a neutral impact on employees, service users or other people who share characteristics protected by The Equality Act 2010.

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 employment allocations in 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

- OP63 Draft Prime Four Business Park Development Framework
<http://www.aberdeencity.gov.uk/masterplanning/>
- Proposed Aberdeen Local Development Plan 2015
<http://www.aberdeencity.gov.uk/aldp2016/>
- Aberdeen Masterplanning Process
http://www.aberdeencity.gov.uk/planning_environment/planning/planning_sustainable_development/pla_masterplan_process.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>

7 REPORT AUTHOR DETAILS

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