

## Pre-Application Forum 8 December 2016

**161227/PAN:** Sports facility (including all weather pitch, sports pavilion and changing facilities), small development of a mix of housing (including retirement village) and creation of relief road between Inchgarth Road and North Deeside Road at Land At Inchgarth Road, Cults, Aberdeen,

For: Cults Property Development Company Ltd

Application Date:	23 August 2016
Officer:	Lucy Greene
Ward:	Lower Deeside
Community Council:	Cults, Bieldside And Milltimber
Advertisement:	N/A
Advertised Date:	N/A



Location Plan

**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 9.87 Hectares in size and consists of fields, with trees along the boundaries. There is a significant change in levels across the site, with the southern site boundary sitting more than 20m below the level at North Deeside Road. The

land is located within the Pitfodels Conservation Area and trees along North Deeside Road are protected by Tree Preservation Order (TPO). Running across the middle of the site, is the Deeside Walkway (former railway), whilst the site is bounded to the south by Inchgarth Road and to the north by North Deeside Road. The surrounding area is characterised by large detached houses within generous plots. The site is identified as likely bat habitat and the Deeside Walkway is designated as a 'core path'.

## **RELEVANT HISTORY**

Application Number	Proposal	Decision Date
161620/ESC	Application for EIA Screening Request	Pending

## **DESCRIPTION OF PROPOSAL**

The application description includes a number of uses and any planning application that follows on from this Proposal of Application Notice could include a combination of these uses, or some of them. Whilst plans have been submitted, these are indicative and the planning application proposal may propose a different layout.

Two possible options are shown on the submitted plans, both involve the creation of the link road between North Deeside Road (opposite Bairds Brae) and Inchgarth Road, crossing the former Deeside Railway footpath via a bridge.

Both options include:

- flats, shown in a layout derived from large detached houses within individual plots;
- Townhouses, indicated as semi detached
- Six small 'shop' units, with indicative proposed uses including doctors surgery, pharmacy, physiotherapist, hairdressers, newsagents and coffee shop
- Care home, indicative size of 40 bedrooms

In the south west area of the site, there are two options indicated:

Option A: All-weather pitch and pavilion, containing changing rooms and associated facilities.

Option B: retirement units, with open space

Indicative cross sectional drawings were also submitted, showing how platforms would be created on the site for the various options. In the case of the sports pitch, this would involve significant 'cut and fill'.

Plans are available online, showing both options described above.

## **PLANNING POLICY**

Scottish Planning Policy

Aberdeen Strategic Development Plan

Aberdeen Local Development 2012 (LDP)

Policy NE2 – Green Belt  
Policy NE1 – Green Space Network  
Policy I1 – Infrastructure Delivery and Developer Contributions  
Policy T2 – Managing the Transport Impact of Development  
Policy D1 – Architecture and Placemaking  
Policy D2 – Design and Amenity  
Policy D3 – Sustainable and Active Travel  
Policy D5 – Built Heritage  
Policy D6 – Landscape  
Policy H1 – Residential Areas  
Policy H3 – Density  
Policy H4 – Housing Mix  
Policy H5 – Affordable Housing  
Policy NE4 – Open Space Provision in New Development  
Policy NE5 – Trees and Woodland  
Policy NE6 – Flooding and Drainage  
Policy NE8 – Natural Heritage  
Policy CF2 – New Community Facilities  
Policy R7 – Low and Zero Carbon Buildings

Proposed Local Development Plan 2016 (PLDP)

Policy D1 – Quality Placemaking by Design  
Policy D2 – Landscape  
Policy D4 – Historic Environment  
Policy NC8 – Retail Development Serving New Development Areas  
Policy I1 – Infrastructure Delivery and Planning Obligations  
Policy T2 – Managing the Transport Impact of Development  
Policy T3 – Sustainable and Active Travel  
Policy H1 – Residential Areas  
Policy H3 – Density  
Policy H4 – Housing Mix  
Policy H5 – Affordable Housing  
Policy CF2 – New Community Facilities  
Policy NE1 – Green Space Network  
Policy NE2 – Green Belt  
Policy NE4 – Open Space Provision in New Development  
Policy NE5 – Trees and Woodland  
Policy NE6 – Flooding, Drainage and Water Quality  
Policy NE8 – Natural Heritage  
Policy R7 – Low and Zero Carbon Buildings and Water Efficiency

**OTHER RELEVANT MATERIAL CONSIDERATIONS**

Nestrans Regional Transport Strategy 2021  
Aberdeen City Council Local Transport Strategy (LTS) 2008-2012  
Access from the South Proposals (Bridge of Dee)  
Strategic Infrastructure Plan

Supplementary Guidance:

Affordable Housing

Bats and Development  
Trees and Woodland

## **CONSIDERATIONS**

### Principle of Development - Green Belt

The Green Belt policy presumes against development other than in certain limited circumstances. One of these relates to transport proposals in the LDP, or roads planned through the masterplanning of allocated sites. However, there is no reference to a requirement for a link road in this location, in any of the documents mentioned above.

Access from the South Proposals (Bridge of Dee) includes the link as part of one of the options, these being:

- Concept 6: Additional upstream crossing
- Concept 6B: Additional upstream crossing (including Inchgarth Road/A93 Link Road)
- Concept 7: Additional Adjacent Crossing

No preferred option has yet been selected and the assessment will be reported to January's Communities, Housing and Infrastructure Committee.

The Strategic Infrastructure Plan states in relation 'Project: Access from the South' "Included in this project is exploring the merits of a link road between Inchgarth Road and North Deeside Road as part of a wider solution combined with the proposals for the Bridge of Dee."

Policy NE1 – Green Space Network (GSN) seeks to protect and enhance the wildlife, recreational, landscape and access value of the GSN. Where proposals are likely to destroy or erode this, they will not be permitted, where infrastructure is a requirement, then there needs to be account taken of the needs for crossing roads. Development that has an impact on the GSN, needs to include mitigation measures.

### Community Facilities

Although these facilities are supported in principle by Policies CF2 – New Community Facilities (subject to other policies), this is providing that they are in locations that are accessible and convenient.

Policy NC8 – Retail Development Serving New Development Areas relates to sites allocated for major residential development and requires that retail and related uses should be at an appropriate scale for the local community, or would be subject to the sequential test.

### Transportation

Policy T2 – Managing the Transport Impact of Development and Policy D3 – Sustainable and Active Travel – informal discussions with the Roads Development Management Team indicate that a Transportation Assessment would be required. Minimising traffic generation is the aim of this policy and the layout would be assessed in terms of access and provision for pedestrians, cyclists and public and private transportation.

### Design and Conservation

Policy D1 – Architecture and Placemaking requires high quality development and would require that any development is designed for its context. Density and housing mix will also be relevant factors, taking into account the surrounding context.

Policy D2 – Design and Amenity ensures the provision of appropriate levels of amenity, including in terms of privacy, daylighting and sunlighting, access to sitting out areas, layout and orientation in terms of car parking, views and sunlight.

Policy D5 – Built Heritage refers to Scottish Planning Policy (SPP). The latter states that proposals within conservation areas should preserve or enhance the character and appearance.

#### Trees, Landscaping and Flooding

A tree survey would be required as part of any application and any tree loss would be assessed against Policy NE5, which presumes against loss of significant trees and requires replacement planting. There would also be consideration of any potential for impact on protected species (Policy NE8 – Natural Heritage)

Impact on landscape elements would be assessment in terms of Policy D6 – Landscape. This policy highlights adverse impact on landscape character and sense of place, as well as development that affects wooded areas and / or green space between communities and provides opportunities for countryside activities.

#### Flooding and Drainage

Areas of the site are identified on the SEPA flood maps as being at flood risk and a Flood Risk Assessment would be required, as per Policy NE6 – Flooding and Drainage.

#### Developer Contributions

Policy I1 – Infrastructure Delivery and Developer Contributions, requires that development is accompanied by the infrastructure, services and facilities that are needed to support it. Any planning application would be eligible for contributions towards transportation, education, community facilities, open space and recreation and healthcare.

Policy H5 – Affordable Housing would result in any development requiring to provide 25% affordable housing.

In Conclusion, the following are identified as key issues:

- Green Belt and Green Space Network
- Transportation, including access within and in / out of the site for pedestrians.
- Design within the context of the Pitfodels Conservation Area, the green belt and the landscape setting of the River Dee.
- Trees and landscape impact

### **PRE-APPLICATION CONSULTATION**

The proposal of application notice details the level of consultation which was undertaken and that comprised –

The PAN was sent to Cults, Bieldside and Milltimber Community Council, Garthdee Community Council, Braeside and Mannofield Community Council and the local ward Councillors for Lower Deeside.

Two public events on 14 September and 9 November, the latter of which was preceded by neighbour notification to surrounding addresses and local public places and advertised in the Aberdeen Citizen at least seven days in advance. Information was made available on the Council's website with the agent's email address being provided for comments.

The following were also carried out prior to submission of the Proposal Of Application Notice:

- Presentation to Cults, Bieldside and Milltimber Community Council on 28 January 2016. In addition to the Community Council Members, the meeting was attended by Councillors and the Westerton Road Residents Action Group;
- Distribution of flyers to households on Station Road, Pitfodels on 29 March 2016 advertising a presentation evening on 5 April 2016
- Presentation Evening held at Norwood Hall Hotel Conference Centre on 5 April 2016;
- Meeting with Paul O'Connor, MBE of Garthdee Community Council on 13 April 2016;
- Meeting with Westerton Road Residents Action Group/Station Road householders on 13 April 2016;
- Meeting with members of the Cults, Bieldside and Milltimber Community Council and members of Westerton Road Residents Action Group on 28 July 2016.

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