

ABERDEEN CITY COUNCIL

COMMITTEE	Enterprise, Planning and Infrastructure
DATE	31 May 2010
DIRECTOR	Gordon McIntosh
TITLE OF REPORT	Aberdeen Local Development Plan – Main Issues Report Consultation Responses
REPORT NUMBER:	EPI/10/150

1. PURPOSE OF REPORT

- 1.1 This report outlines the comments received during the public consultation exercise carried out for the Main Issues Report of the new Aberdeen Local Development Plan and the response of the development plan team to the issues raised. These responses and ongoing work on site boundaries and policy direction will inform the preparation of the Proposed Aberdeen Local Development Plan which will come before Council for approval later in the year.

2. RECOMMENDATION(S)

It is recommended that Members:-

- (a) Note the officer responses to the Aberdeen Local Development Plan Main Issues Report; and
- (b) Agree to the publication of these responses in order to provide feedback to people who attended our consultation events or submitted written comments as part of the Main Issues Report public consultation.

3. FINANCIAL IMPLICATIONS

- 3.1 There are no immediate financial implications arising from this report as the cost of preparing the Local Development Plan can be met from existing budgets. However, the costs related to any potential Examination in Public are at this stage unknown and may impact on the budget for 2011/ 2012.

4. SERVICE & COMMUNITY IMPACT

- 4.1 The Local Development Plan will support the vision of Aberdeen becoming an even more attractive place to live and in which to do business and will

ensure that high quality employment opportunities exist. This process aspires to improve the access that the people of Aberdeen have to high quality services that meet their needs.

- 4.2 By agreeing to release these responses, we can publish them on the Council website and provide feedback to all the members of the community who took time to respond to the consultation on our views in advance of publishing the Proposed Aberdeen Local Development Plan.
- 4.3 An extensive Equality and Human Rights Impact Assessment was carried out for the Main Issues Report and an update will be provided for the Proposed Aberdeen Local Development Plan.

5. OTHER IMPLICATIONS

- 5.1 There are no other implications arising from this report.

6. REPORT

- 6.1 Consultation on the Main Issues Report for the emerging Aberdeen Local Development Plan took place over an eight week period from 16th October to 11th December 2009. We received just under 1,000 written submissions about the content of this document, more than half of which related to development proposals in the Kingswells area. Over 16,000 separate comments were made. During the consultation period, we held ten evening community consultation events in different neighbourhoods of the city and over 600 people attended and participated in workshop sessions. The lowest turnout was 25 and the highest was over 100. The format of the events allowed most of these people to actively discuss matters directly with staff. Notes were taken of the main issues raised. We also made presentations to the Youth Council, the Land Use Forum, the Civic Forum and Bridge of Don Community Partnership. We also held a staffed exhibition at an Equalities Network meeting. Regular media releases were distributed to publicise events. Copies of the Main Issues Report, information about how to respond and the supporting documents were made available in public libraries and published on the Council's website.
- 6.2 The feedback from these meetings and the written responses we received during the consultation period has been reviewed by the team and draft responses prepared for agreement to publish by the committee.
- 6.3 Changes to Proposed Sites and Policies
The following section summarises the main changes we are considering as a result of the consultation on the Main Issues Report. The full consultation summaries and our responses to these issues are attached as appendices to this report. It is important for Members to note that this list of changes is not exhaustive and other changes may emerge as we carry out work to finalise the Proposed Local Development Plan. These will be highlighted when that report is presented to the Council.

Area A - Bridge of Don (Appendix 1)

No change is proposed to the land allocations suggested in the Main Issues Report. A site at Denmore Road, which is currently used as playing fields and car parking, was promoted by developers as a potential retail site. Part of this site is, however, now being considered as a possible location for a local recycling centre to replace the one in Scotstown Road. The playing fields would be retained and improved car parking provided. Another site, currently zoned for business and industry at the north end of Denmore Road, has established use rights for retail use. A planning application for a food superstore on this site is expected prior to the publication of the Proposed Plan.

Area B - North Danestone and Middleton Park (Appendix 1)

The recent consultation on a future masterplan for the Grandholm/Whitestripes area will give us more detailed information on the capacity and form of development on this site.

Area C - Dyce and Bucksburn (Appendix 2)

The phasing of the employment land at the Rowett has been moved forward into the 2007-2016 allocation to reflect the fact that the existing zoning would potentially allow for the site to be redeveloped in the near future. We also allow for an expansion of the nursing home at Brimmondhill as part of the wider development in this area and highlight the need to review the boundaries of Greenferns Landward to the south and west, whilst maintaining the gap between any new development and Kingswells.

Area D – Clinterty (Appendix 2)

No changes proposed.

Area E - Kingswells and Greenferns (Appendix 3)

The Council approved new pupil capacity figures for schools in February 2010 (Appendix 10). This has meant that capacity at Kingswells Primary School has been reduced and would no longer accommodate the level of development we initially outlined in the Main Issues Report. The revised figures would only accommodate an additional 183 homes and as such the 170 (120 at Kingswells D and 50 at Kingswells C) homes at the south of Kingswells are proposed to remain but the 400 homes at Gillahill would be removed and the phasing moved at Countesswells to meet the structure plan requirements.

Area F – Countesswells (Appendix 4)

As discussed above we would move 250 units from the Housing 2017 – 2023 phase to the Housing 2007-2016 phase to meet the removal of this number at Gillahill, Kingswells. The overall level of development would not change and we still anticipate the site to deliver the 3,000 homes anticipated in the Main Issues Report.

Area G – Deeside (Appendix 5)

As at Kingswells, a reduction in the capacity at Cults Primary School has affected the preferred option for development in the Main Issues Report. There is no longer capacity for pupils from 185 homes at Friarsfield North in the Housing 2017 – 2023 phase and this will be reduced to 50 homes and the site boundaries redrawn to the western edge. This will be compensated by an increase in the allocation at Loirston/Cove (see below).

The recent planning permission for a new care home on green belt north of Airyhall House has caused us to reconsider the orientation of development at 9/31 Craigton Road. We would still wish to retain the 20 house allocation there but feel it should now be located in the infill site that has been created between the care home and Airyhall, rather than along a line north of Airyhall Road as shown in the Main Issues Report. A more defensible green belt boundary could be created along the western tree-lined edge of the care home. This would better maintain the separate identity between Cults and Airyhall, preventing their coalescence, and would bring the development closer to public transport routes on Airyhall Road.

Area H - Loirston and Cove (Appendix 6)

Work undertaken by the developer to prepare a masterplan for this site has suggested that a higher number than 1,500 homes can be accommodated on this site. As we are keen to ensure the most efficient use of land and encourage a critical mass of development to develop local facilities on this site, we envisage increasing the Housing 2017 – 2023 phase from 250 homes to 400 homes. This also ensures that we meet the structure plan requirements in this second phase.

We have also supported a small change at the northern boundary of the existing Aberdeen Gateway to provide additional employment land (1.95ha) which would allow a compensatory green buffer to be provided at 13/04 Charlestown and provide a landscaped edge to the residential parts of Cove.

Brownfield Sites (Appendix 7)

The Bush, Peterculter has been removed due to concerns about the loss of the roads depot and the fact that there is no pressure to redevelop the site for housing.

Scottish Water submit that Cults Pumping Station should be converted to housing. This would make good use of a redundant building close to the facilities in Cults village centre and will be added to the list of brownfield sites.

Policy Topics (Appendix 8)

Appendix 8 contains our responses to the comments we received on the policy topics in the Main Issues Report and the other issues raised. There are a number of emerging issues which are covered, and a few are highlighted below, but as work progresses to prepare the Proposed Plan other changes may be necessary.

City Centre and Retailing

The need for a clear plan and development framework which set out a vision for the City Centre and demonstrates the policies and principles for delivering improvements has been strongly emphasised during consultation. The Local Development Plan will respond to this by setting out, in tandem with a City Centre Development Framework, policies and guidelines which recognise the key role the City Centre plays in the commercial, economic, social, civic and cultural life of Aberdeen and the wider north east. Subject to the decision of Full Council on 19th May, the Framework will be presented as Supplementary Guidance along with the Proposed Plan. Retailing policies will continue to support the City Centre as the first choice location for major new developments. The role of local centres will also be protected. Other retail proposals will be assessed using a sequential approach to site selection as promoted by national policies. This favours existing centres ahead of out-of-town locations. Masterplans for new housing areas will include local shopping provision. No strategic need has been identified for new out-of-town centres.

Waste

We would intend identifying sites for recycling centres at Grove Nursery (in line with the decision of the Housing and Environment Committee of 13 April 2010) and maintain a site in the Greenferns Masterplan. We would also suggest identifying a site on Denmore Road to replace the facility at Scotstown Road. Altens East and Doonies remains a favoured site for waste facilities, including the Materials Recycling Facility which is essential for the implementation of the Aberdeen Waste Strategy.

Economic Development

Savills have requested that policy BI68 of the Aberdeen Local Plan relating to Business and Industrial Land is amended to allow hotel use. They have two sites on allocated land at Dyce Drive. This would help to support businesses in the area and in this instance, the airport. A change in the policy would allow such a use where it can be shown to support business uses. It would also make policy BI68 consistent with Policy SE69 Specialist Employment Areas which already makes this provision.

6.4 Proposed New Sites

As part of the responses to the Main Issues Report a number of new sites were proposed for development. These sites had not been identified during the Development Options process and have not had the same level of public engagement. We have assessed these sites using the criteria we used for sites submitted as part of the Development Options process.

These assessments are attached as Appendix 9. As stated above, we have considered Cults Pumping Station (housing) as suitable for inclusion for brownfield development and the extension of Aberdeen Gateway (employment land) as a greenfield site.

6.5 Next Steps

Subject to Committee approval we will publish these responses on the Council's website and write to everyone who submitted comments informing them of this. We will place hard copies in all Council libraries.

- 6.6 The next step will be the approval of the Proposed Aberdeen Local Development Plan by the Council. At this point in time it is our intention to take the plan to the Council meeting on 18 August 2010. The plan will then be published and put out for consultation. The minimum period for consultation is six weeks but one of the changes to the planning system is the removal of the automatic right for objectors to provide additional information as part of the independent examination process – the Reporter may ask for additional information to be submitted but this is not guaranteed. This means people who object to anything in the Proposed Local Development Plan must ensure that their objection covers all the points they wish to be considered by the Reporter. Given this change we have decided to allow a longer period of time for objections to be made. We will also provide additional information on how to object to the plan given the changes to the arrangements for independent examination of development plans and arrange to meet with community councils to explain the new procedures.

7. REPORT AUTHOR DETAILS

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8. BACKGROUND PAPERS

The appendices and background papers to this report are listed below.

- Appendix 1 Areas A and B Bridge of Don Responses
- Appendix 2 Areas C & D Dyce to Clinterty Responses
- Appendix 3 Area E Kingswells Greenferns Responses
- Appendix 4 Area F Countesswells Responses
- Appendix 5 Area G Deeside Responses
- Appendix 6 Area H Loirston & Cove Responses
- Appendix 7 Brownfield Responses
- Appendix 8 Policy Topic Responses
- Appendix 9 Site Assessments for New Development Options
- Appendix 10 Primary School Capacities – as approved 18 February 2010

Aberdeen Local Development Plan Main Issues Report

http://www.aberdeencity.gov.uk/Planning/ldp/pla_aldp_main_issues_report.asp

Aberdeen City and Shire Strategic Development Planning Authority: Aberdeen City and Shire Structure Plan

<http://www.aberdeencityandshire-sdpa.gov.uk/nmsruntime/saveasdialog.asp?IID=423&SID=149>

Planning etc. (Scotland) Act 2006

http://www.opsi.gov.uk/legislation/scotland/acts2006/asp_20060017_en_1

Scottish Planning Series: Planning Circular 1/2009: Development Planning

<http://www.scotland.gov.uk/Resource/Doc/261030/0077887.pdf>

The Town and Country Planning (Development Planning) (Scotland) Regulations 2008

http://www.opsi.gov.uk/legislation/scotland/ssi2008/ssi_20080426_en_1

Development Plan Scheme 2: Aberdeen Local Development Plan

http://www.aberdeencity.gov.uk/web/files/local_develop_frame/local_development_plan_scheme2.pdf