

ABERDEEN CITY COUNCIL

COMMITTEE	Council
DATE	11 October 2017
REPORT TITLE	Consultation of Supplementary Guidance in support of the Local Development Plan - Greenferns Development Framework
REPORT NUMBER:	CHI/17/234
DIRECTOR	Bernadette Marjoram (Interim)
REPORT AUTHOR	Laura Robertson

1 PURPOSE OF REPORT

- 1.1 The purpose of this report is to seek approval for the Greenferns Development Framework (Aberdeen Local Development Plan 2017 sites OP28 and OP33) to be issued for public consultation over a 6 week period.

2 RECOMMENDATION(S)

- 2.1 It is recommended that the Council:
- (a) Approves the Draft Greenferns Development Framework for public consultation over a six week period; and,
 - (b) Instructs the Interim Director of Communities, Housing and Infrastructure to report the results of the public consultation and any proposed revisions to the Draft Development Framework to the next Council Meeting.

3 BACKGROUND/ MAIN ISSUES

3.1 Greenferns Development Framework

- 3.1.1 The Greenferns Development Framework has been produced by Optimised Environments Ltd (OPEN) on behalf of Aberdeen City Council and Places for People.
- 3.2 The Greenferns Development Framework 2010 was previously Supplementary Guidance under the Aberdeen Local Development Plan

(ALDP) 2012. When the ALDP (2017) was adopted this Framework was deemed to be out of date and as such was not carried forward as a Supplementary Guidance under this plan. The requirement for it to be adopted as Supplementary Guidance is within the plan.

3.3 The Greenferns Development Site is located to the west of Aberdeen. The site is allocated for 1470 houses and 10 hectares of employment land.

3.4 **Changes since the previous Supplementary Guidance.**

3.4.1 There are 5 main changes that have been made to this Development Framework:

- Provision of land for Enermech (industrial land) to remain in current site around Bucksburn House and land for future expansion.
- Inclusion of the new school site, off Howes Road within the layout.
- Inclusion of non-residential land uses within the neighbourhood centre.
- Review of the location of the proposed neighbourhood centre within the layout.
- Review of the proposed densities and phasing strategy.

3.5 **Consultation**

3.5.1 OPEN carried out a consultation event on 22 August 2017 to allow the community and stakeholders to view plans, ask questions and comment on the proposals. A section will be added to the Development Framework highlighting how the comments have been taken on board.

3.6 This report is requesting authority to carry out a statutory consultation for a 6 week period, starting Friday 13th October 2017 until Friday 24th November at noon.

4 **FINANCIAL IMPLICATIONS**

4.1 The design team have met the cost for the preparation of the development frameworks including all consultation and engagement to date. The proposals will result in efficiencies in the determination of future planning applications related to the development frameworks, leading to a reduction in Council staff time to assess future detailed proposals.

4.2 The costs associated with the proposed six week statutory consultation exercise will be met within existing budgets.

- 4.3 The Greenferns site is owned by Aberdeen City Council. As such the Council has a financial interest in the Planning designation and future development of the site.

5 LEGAL IMPLICATIONS

- 5.1 There are no direct legal implications arising from the recommendations of this report.

6 MANAGEMENT OF RISK

6.1 Financial

- 6.1.1 Approving 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.

- 6.1.2 The Development Framework reduces the risk of piecemeal and inappropriate development in the site area. Mixed use development and the efficient use of land will contribute towards the Council's aim of promoting sustainable economic development.

6.2 Employee

- 6.2.1 There are no employee risks associated with this report.

6.3 Customer/citizen

- 6.3.1 The Development Framework contributes towards a higher rate of new house building in the City, including over 25% affordable housing provision in accordance with the Aberdeen Local Development Plan.

6.4 Environmental

- 6.4.1 A Strategic Environmental Assessment has been undertaken on the Greenferns site as part of the preparation for the Aberdeen Local Development Plan. An SEA screening will be carried out on the Development Framework prior to reporting consultation responses back to Council.

6.5 Technological

- 6.5.1 There are no technological risks associated with this report.

6.6 Legal

6.6.1 There are no legal risks associated with this report.

6.7 **Reputational**

6.7.1 The Council have engaged with the community and stakeholders on the development of the Development Framework.

7 **IMPACT SECTION**

7.1 **Economy**

7.1.1 The retention of Enermech onsite is a positive contribution to the economy. The introduction of a small neighbourhood centre will

7.2 **People**

7.2.1 The provision of at least 25% affordable housing onsite along with additional facilities within the commercial area will be positive for exciting and potential residents.

7.3 **Place**

7.3.1 By going through the masterplanning process, place has been put at the top of the agenda. The Development Framework considers context, identity and connection and how the development will fit together as a whole.

7.3.2 The Framework states “the pressure on the delivery of housing needs to be balanced with the delivery of a meaningful place, with a clear identity and an attractive proposition for a wide audience of potential inhabitants. Though a residential led master plan, there needs to be a clear structure and mix of uses balanced within the overall framework, catering for business, education, leisure, retail, health care as well as residential uses. If this is not achieved Greenferns will become a single use enclave on the edge of the city.”

7.3.3 The site has carefully been considered as part of the Masterplan process, the retention and enhancement of tree belts, boundary walls, provision of open spaces and path networks all make an important contribution to place. The provision of SuDS within the site is also an important resource for biodiversity, sustainable treatments of surface water run-off and visual amenity.

7.4 **Technology**

7.4.1 N/A

8 BACKGROUND PAPERS

Aberdeen Local Development Plan 2017

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

Draft Greenferns Development Framework

http://www.aberdeencity.gov.uk/planning_environment/planning/planning_sustainable_development/pla_planningbriefs.asp

9 APPENDICES

None

10 REPORT AUTHOR DETAILS

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