

ABERDEEN CITY COUNCIL

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| COMMITTEE | Council |
| DATE | 11 December 2017 |
| REPORT TITLE | Adoption 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 This report presents a summary of the representations received, officer's responses to these representations and details any resulting action for the Greenferns Development Framework.

2 RECOMMENDATION(S)

- 2.1 It is recommended that the Council:
- (a) Note the representations received for the Sites OP28 and OP33 Greenferns 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 and instruct Officers in Planning and Sustainable Development to implement the process to ratify the Framework as Supplementary Guidance.

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 When the ALDP (2017) was adopted, this Framework was deemed to be out of date and as such was not carried forward as a Supplementary Guidance under this plan.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 still identified 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 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 A six week public consultation took place from 17 October 2017 until 28 November 2017. The consultation was carried out in accordance with the Council's adopted Masterplanning process.

3.5.2 Statutory consultees were emailed in relation to the consultation.

3.5.3 The Greenferns Development Framework was available for viewing via the following methods:

- Publication of document on Aberdeen City Council Website 'Masterplanning' page:
<https://www.aberdeencity.gov.uk/services/planning-and-building/masterplanning-and-design>
- Hard copy of document available for viewing at Marischal College between 9am and 5pm Monday to Friday. Relevant planning officers were also identified to be available to help answer queries from members of the public who visited the planning reception regarding the Greenferns Development Framework.

- Hard copy available in the Northfield Library during its opening hours.

3.6 Consultation results

- 3.6.1 Representations to the Greenferns Development Framework could be submitted via consultation hub or via post. A total of 4 representations have been received from statutory consultees along with internal comments.
- 3.6.2 In general the comments were very positive. Scottish Water has reiterated the need for a Drainage and Flood Risk Assessment for the site. These points have already been included within the Framework.
- 3.6.3 Scottish Natural Heritage (SNH) has shown their support for the retention of the existing trees and the provision of open space and appropriate planting. Further enhancement of the proposed greenways would be welcomed. Consideration should be given to water abstraction measures within the Framework and in particular the use of water saving technologies to be incorporated into dwellings.
- 3.6.4 Scottish Environment Protection Agency (SEPA) has commented on flooding, drainage and potential for district heating which has resulted in minor changes to text in the Framework. SEPA has also helpfully highlighted detailed technical information required for assessing any future planning applications.
- 3.6.5 North East Scotland Transport Partnership (NESTRANS) welcomes the changes made to the Framework since it was previously adopted. They have also highlighted the need to consider any additional impact of traffic and how to discourage them from using the roads within the development.

4 FINANCIAL IMPLICATIONS

- 4.1 The cost was budgeted though the SIP Affordable Housing Committee Report dated 20th August 2014 "SIP New Build Housing Budget – Report No: (H&E/14/054) and approved under item 8 of the Committee minutes. This report was further updated to provide a continuation of the budget in a report to Council dated the 15 March 2017 in the name of the Shaping Aberdeen Housing LLP 5 Year Business Plan Report no: (CH&I/16/326). This agreed the extension to the budget to 31st March 2020. Council approved under Item 36 on Committee Minutes but under item 9a.
- 4.2 The cost of the Development Framework including all consultation and engagement to date and excluding disbursements is £53,750.

- 4.3 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.
- 4.4 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.
- 6.4.2 An SEA screening has been carried out on the Development Framework and has been submitted to the SEA Gateway. Any significant changes requested by them will be made to the

Development Framework prior to submitting it to the Scottish Government for ratification.

6.5 Technological

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

6.6 Legal

6.6.1 There are no known legal risks associated with this report.

6.7 Reputational

6.7.1 The Council has engaged with the community and stakeholders on the preparation of the Development Framework and as such there is an expectation that their views will be considered as part of the Supplementary Guidance process.

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 encourage economic activity within the site.

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 existing and potential residents.

7.2.2 The EHRIA for the Development Framework shows that implementing this proposal will have a positive benefit to younger people, with the inclusion of play and open space provision and in with the provision of residences to meet the housing demand and affordable housing to meet the range of housing needs. It will have a neutral impact on other people who share characteristics protected by The Equality Act 2010.

7.3 Place

7.3.1 In following the Council's 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 Framework has carefully considered the retention and enhancement of tree belts, boundary walls, provision of open spaces and path networks all of which make an important contribution to place. The provision of Sustainable Urban Drainage System (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

<https://www.aberdeencity.gov.uk/services/planning-and-building/local-development-plan/aberdeen-local-development-plan>

Draft Greenferns Development Framework

<https://www.aberdeencity.gov.uk/services/planning-and-building/masterplanning-and-design>

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