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Reference	Summary of comments	Officers Response	Amendments required as a result of the comments received.
1. Scottish Natural Heritage (SNH)			
	Strongly support the production of a strategic spatial framework for this area. Welcome the emphases on the essential strong connectivity with the City, particularly green/blue networks that can deliver off road active travel routes and habitat links.	Comments noted.	No alteration required as a result of this representation.
	It is essential that the key ecological and green network requirements are incorporated as 'developer requirements' in the Framework and LDP Action Programme so that developers are clear what is expected.	Comments noted.	No alteration required as a result of this representation.
4. Local Context	Existing woodland, hedgerows and the LNCS are significant assets and will contribute to the quality of place for residents. Welcome the intent to protect and enhance these. Also welcome the provision of the open space and the appropriate native woodland planting to the south.	Comments noted.	No alteration required as a result of this representation.
P22 Ancient Woodland Inventory site	Support its enhancement and proposals to connect this site with new areas of native woodland. We recommend the framework includes a reference to the need for a woodland management plan to ensure its interests are protected and enhanced.	Comments noted reference should be made to the requirement for a woodland management plan	Add reference to section 7 stating that a woodland management plan is required.
	We suggest a recommendation for appropriate street trees is included as a general principle for Greenferns. These add multiple benefits such as landscape and biodiversity as well as adding to the quality of place.	Street trees are mentioned in the appropriate location of Greenferns square. Additional text could be added to encourage street trees in appropriate locations	Add text to section 7 stating street trees will be considered in appropriate locations.

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7. Open space and greenways and 8. Infrastructure	Achieving strategic off road active travel and green networks beyond the site and into the city are key for this site. There will need to be an integrated approach extending beyond the site to link into similar off road routes into Aberdeen to achieve these and we suggest this is emphasised in the framework. We suggest adding explanation as to the specific actions by which joint solutions for green networks will be needed.	Comments noted however it not for this Framework to identify areas beyond the site where connections could be made. The Framework can connect into the existing network.	No alteration required as a result of this representation.
	Walking and cycling - we suggest the locations where dedicated/off road dedicated cycle paths are expected are clearly identified. We welcome recognition of safe routes to schools (10.4) but suggest specific requirements for off road cycle routes as part of the green network to the school/other key destinations. Consider also hubs for bicycle use.	This is not really within SNH's remit to comment on cycling. Key pedestrian and cycle links are identified in fig72 Text should be added to the Masterplan in relation to the provision of cycle hubs along with co-wheel car provision.	Add text to the 8.1 (or an alternative location if more appropriate) about the provision of cycle parking and car club provision onsite.
	New landscaping and natural heritage enhancement: need to ensure there are adequately detailed specifications are supplied along with maintenance arrangements. We suggest the framework also provides the minimum extent of land expected for greenways, new woodland planting etc – for example the widths of some of the greenways. This is important to ensure habitat functionality/connectivity can be achieved.	It is not appropriate to go into the detail of specifications within a Masterplan, that is more appropriate as part of the planning application process.	No alteration required as a result of this representation.
9. Drainage	River Dee SAC – raise awareness of water abstraction pressures. There should be water and energy efficiency measures to comply with the LDP. Water efficiency in particular is required as part of the HRA for the LDP to limit abstraction from the River Dee SAC.	Add text to highlight the requirement for water efficiency measures to limit water abstraction.	Add text to section 9 to highlight the requirement for water efficiency measures to limit water abstraction.
P73 SUDS River Dee SAC –	There should be water and energy efficiency measures to comply with the LDP to reduce water abstraction. Water efficiency in particular is required as part of the HRA for the LDP to limit abstraction from the River Dee SAC.	Add text to highlight the requirement for water efficiency measures to limit water abstraction.	Add text to section 9 to highlight the requirement for water efficiency measures to

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			limit water abstraction.
	Welcome that ecological solutions to SUDS will be sought and their integration into a green/blue network. There could be greater consideration of the role of all open spaces and the sustainable drainage system to form a blue/green network as an integral part of the design. For example, some streets could contribute to the network by means of swales if these are to be used.	Note. The detailed drainage design has not been developed at this stage. A number of factors will need to be considered and assessed in terms of the DIA and FRA before determining the exact drainage provision.	No alteration required as a result of this representation.
12) Phasing	Welcome the inclusion of areas of open space/SUDS etc. Would suggest advanced phasing of strategic green networks/active travel so this strategic infrastructure is in place at an early stage.	This if appropriate would be dealt with as part of the planning application process.	No alteration required as a result of this representation.
13) Infrastructure delivery/ LDP Action programme	We suggest consideration of our above comments as key developer requirements and that they are added into this Infrastructure delivery section (including those identified in the LDP's SEA Environmental Report) and also in the LDP's Action Programme. (Greenferns pgs. 23-25)	Comments passed to LDP in terms of action programme. The phasing strategy includes the open space delivery. Any planning application will also ensure the delivery of these elements at an appropriate time.	No alteration required as a result of this representation.
2. Scottish Water	Prior to any development taking place, and to allow us to conduct further assessment of the development's impact on the local network we encourage the Developer to submit a Pre-Development Enquiry (PDE) forms. We recommend this is submitted to Scottish Water as early as possible this detailed information will allow us to determine if further investigation on the local network is required.	Noted comments passed to agent.	No alteration required as a result of this representation. Comments passed to OPEN for their information.
	The water and wastewater comments contained in the Aberdeen City Action Programme 2017 are still relevant. A WIA (water impact assessment) is required to confirm capacities, including any temporary or full supply options. This should include confirmation of capacity in the proposed 400mm water main to Grandhome.	Noted, reference to the requirement for a Water Impact Assessment is made on page 96.	No alteration required as a result of this representation.
	A DIA (drainage impact assessment) will be required to identify	Noted, reference to the requirement	No alteration required

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	<p>possible mitigation. Currently Scottish Water is carrying out Strategic modelling for the Aberdeen area. I have included a description of both the WIA/DIA for your information:</p> <p><i>Water Assessments and Drainage Assessments</i></p> <p><i>Water and drainage assessments help to identify sustainable methods for the following objectives:</i></p> <ul style="list-style-type: none"> • <i>Supplying water</i> • <i>Disposing of wastewater</i> • <i>Draining surface water; and</i> • <i>Managing surface water flooding</i> <p><i>Present the outcomes of these assessments in reports along with any applicable supporting information.</i></p>	for a Drainage Impact Assessment is made on page 96.	as a result of this representation.
	All proposed development must be drained by Sustainable Drainage Systems (SUDS) designed in accordance with the CIRIA SUDS Manual (C753) and developers must submit a Drainage Assessment/Drainage Strategy for any development proposals coming forward in line with PAN 61, Policy NE6 of the Local Development Plan and Supplementary Guidance on Drainage Assessments.	Reference is made to the CIRIA SUDS Manual (C753) on page 96 of the Masterplan.	No alteration required as a result of this representation.
	<p>Developers should look for opportunities to protect and improve the water environment by taking account of the water features within and close to their sites.</p> <p>Work carried out by the developer should confirm to the standards as indicated in the Scottish Water publications, 'Water for Scotland 3rd Edition' and 'Sewers for Scotland 3rd Edition'.</p>	Noted, amend text under para 9.1 to state Sewers for Scotland 3 rd Edition and add reference to Water for Scotland 3 rd Edition.	Amend para 9.1 to state Sewers for Scotland 3 rd Edition and add reference to Water for Scotland 3 rd Edition.
3. Scottish Environment	A flood risk assessment is required for the site.	This has already been addressed within the Framework as noted by	No alteration required as a result of this

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Protection Agency (SEPA)		SEPA in para 1.3 of the Framework.	representation.
	Drainage – foul drainage to the public sewer and surface water treated by SUDS – Drainage Impact Assessment, map of proposed waste water drainage layout and map of proposed surface water drainage layout.	There is a SUDs scheme in place and a Drainage Impact Assessment will be required.	No alteration required as a result of this representation.
	Pollution prevention – Schedule of Mitigation and construction site layout, including mitigation, supporting drawing(s)	This will be required as part of the planning application process, and it is not necessary to include within the Development Framework.	No alteration required as a result of this representation.
	Protection of the water environment - A site survey of existing water features, – confirmation of any engineering works with justification and a map of the location of all proposed engineering activities in or impacting on the water environment, including proposed buffers and demonstrating compliance with the flood risk assessment.	This will be required as part of the planning application process, and it is not necessary to include within the Development Framework.	No alteration required as a result of this representation.
	Existing groundwater abstractions - Confirmation of the location of groundwater abstractions within 250m of all excavations supported by a map demonstrating adequate buffers and, where relevant, assessment of impacts.	This will be required as part of the planning application process and it is not necessary to include within the Development Framework.	No alteration required as a result of this representation.
	Environmental enhancements – Assessment of potential measures and map showing location of these	The Framework already identifies areas of potential enhancements including the Bucks Burn and the footpath network. It also talks about opportunities for habitat improvements. The level of information provided is sufficient for a Development Framework.	No alteration required as a result of this representation.
	Use of carbon neutral technologies and design measures - feasibility study to assess a heat network and details of sustainable design considerations, map showing proposed heat network infrastructure or areas secured for future use	This is too detailed for a Development Framework. Text will be added to investigate the potential for the use of a district heat network	No alteration required as a result of this representation.

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		on the site.	
	Confirmation if the development will be phased and map of proposed phases of development	An appropriately detailed phasing plan is included in section 12 of the Development Framework. This includes the open space and infrastructure provision.	No alteration required as a result of this representation.
	Welcome the infrastructure delivery table in section 13 and consider it a useful approach.	Comments noted and welcomed.	No alteration required as a result of this representation.
Flood risk	We consider the wording proposed in the draft Development Framework adequately addresses the requirement for FRA's to be submitted for these allocations, and we support the requirement for "a full FRA will be prepared to be submitted as part of the appropriate statutory planning and legal process" and the detailed proposals for any application for Planning Permission in Principle will take account of the information from the FRA. As such we have no objection to the Development Framework wording in regard to the requirement for flood risk to be addressed.	Comments welcomed.	No alteration required as a result of this representation.
	The flood risk assessment(s) should address all sources of flood risk to the site including fluvial flooding from the Bucks Burn and from smaller watercourses not included on the SEPA Flood Maps. Flood risk from overland flow routes should also be considered as the topography of the area has evidence of historic small watercourse routes through the site. We have records of past flooding at Howes Road from the Bucks Burn, most recently in August 2010. We would welcome this requirement being added to the Development Framework wording.	Comments noted. Include text that confirms that all types of flooding should be assessed as part of the Flood Risk Assessment.	Add text to section 9 – Drainage- confirming that all types of flooding will be assessed as part of the Flood Risk Assessment.
Foul drainage	Request that in accordance with policy the following is added to the end of the statement "Foul drainage will be required to conform to "Scottish Water's" current design standards <u>and</u>	Noted and agreed.	Add text to state the end of the following: "Foul drainage will be required to conform to

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	<i>connect to the public sewer/be adopted by Scottish Water</i> ".		"Scottish Water's" current design standards <u>and connect to the public sewer/be adopted by Scottish Water</u> ".
Surface water drainage	We welcome the confirmation in the table on page 96 that "All proposed development must be drained by Sustainable Drainage Systems (SUDS) designed in accordance with the CIRIA SUDS Manual (C753) and developers must submit a drainage Assessment/Drainage Strategy for any development proposals"	Comments noted and welcomed.	No alteration required as a result of this representation.
	As per the requirements of the SUDS Manual (C753) SUDS features should provide the four main categories of benefits that can be achieved by SUDS: water quantity, water quality, amenity and biodiversity. A site plan showing the proposed SUDS treatment train must be submitted.	This level of detail is not appropriate for a Masterplan but the comments will be passed onto the consultant to provide this as part of any planning application.	No alteration required as a result of this representation. Comments will be sent to the developer for information.
	Refer the applicant to our Planning advice on Sustainable Drainage Systems (SUDS) and specifically paragraphs 4.13 and 4.14 regarding maximising the ecological value of SUDS.	Comments noted.	Comments will be sent to the developer for information.
P96 Table	References that "the opportunity has been taken to enhance the existing watercourses and fully incorporate them within the development layout as part of the network of sustainable urban drainage system (SuDS) and core public spaces." Please note that Section 23.1 of the CIRIA SUDS manual C753 states that "Existing natural water bodies should not be used as a means by which to dispose of surface water runoff where this would create a risk that pollution events, poorer water quality or alternative flow regimes might disturb/damage the natural morphology and/or ecology of the system. There may, however, be scenarios where existing water bodies would benefit from further inputs of cleaned surface water runoff.	Noted, clarification sought within the Development Framework.	OPEN to clarify the position in relation to the SuDS and how they relate to the water courses.

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	Locating SuDS ponds and wetlands close to existing ones can also benefit biodiversity.” We would welcome this being clarified in the Development Framework in regard to the reference to using these features as part of the SUDS network.		
	As per Appendix B, Section B.1.1 Pre-application of the SUDS Manual “For larger sites or multi-plot development, where the land is subdivided into separate plots owned by different landowners, or where there is an intention to develop the land in phases, the specification for a drainage master plan should be agreed at this stage. The master plan should be designed to ensure effective communication between all developers and identified stakeholders in establishing the selection, implementation and phasing of source control, site and regional SuDS components. It should also set out the responsibilities for, delivery of and maintenance of temporary site drainage measures required during the construction process.”	The purpose of producing a Development Framework is to ensure that large sites are planned as one. A Development Framework should not go into too much detail. The detailed suds delivery would be dealt with as part of the planning application process.	No alteration required as a result of this representation
	Proposed detention basins, ponds, swales and/or filter trenches should be designed to Scottish Water’s standards for adoption.	Comment noted.	No alteration required as a result of this representation.
	Advice from the local authority’s roads department and flood prevention unit, and not from SEPA, should be sought on the SUDS strategy in relation to water quantity and flooding.	Comment noted.	No alteration required as a result of this representation.
Pollution prevention and environmental management, 4.10	Reference is made to “a Construction Environmental Management Plan (CEMP)”. One of our key interests in relation to developments is pollution prevention measures during the periods of demolition, construction and any restoration. The applicant, through the planning submission, should systematically identify all aspects of construction site activities during these periods of works that might impact upon the environment, potential pollution risks associated with the construction proposals and identify the principles of preventative measures and mitigation.	Note that this relates to any planning application. Add text in relation to the need to address the pollution prevention and environmental management during the construction phase.	Add text to state there is a requirement to address the pollution prevention and environmental management. Comments will be passed onto the developer.

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	As such, the requirement for pollution prevention and environmental management to be addressed by the applicant during the construction phase should be detailed in the Development Framework.		
Engineering activities in the water environment	In order to meet the objectives of the river basin management plan, of preventing any deterioration and improving the water environment and to comply with LDP Policy NE6, developments should be designed to avoid engineering activities in the water environment wherever possible.	Noted, the full comments will be passed to the developer.	Provide developer with detailed SEPA requirements for the planning application stage.
	If any engineering works proposed are likely to result in increased flood risk to people or property then a flood risk assessment should be submitted in support of the planning application and we should be consulted.	A flood risk assessment is required and already identified within the Development Framework. Any further work required as a result of this will be determined through the planning application process.	No alteration required as a result of this representation.
	It does not appear any water engineering works are proposed put any planning submission should confirm if this is the case. If engineering activities are required a site survey of existing water features and a map of the location of all proposed engineering activities in the water environment should be included in any planning submission.	Noted, comments will be passed to the developer. If engineering works are required the necessary information will be provided as part of a planning application.	No alteration required as a result of this representation. Provide developer with SEPAs detailed comments.
Existing groundwater abstractions	Excavations and other construction works can disrupt groundwater flow and impact on existing groundwater abstractions. Please refer to SEPA's guidance on assessing the impacts of development proposals on groundwater abstraction and groundwater terrestrial ecosystems for further advice on the minimum information we require to be submitted. This requirement should be detailed in the Development Framework.	Comments noted and welcomed. This information is more pertinent to any future detailed planning application and will be referred to the case officer.	No alteration required as a result of this representation.
Environmental enhancement	Welcome the references to potentially enhancing for example links to the greenbelt, ecological corridors, watercourses,	Comments noted and welcomed. Text should be added as requested to	"On site requirements to be delivered by

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	<p>enhancing existing parks and open spaces, connecting path networks and having adequate buffer strips between development and the water environment. We also welcome the references to retaining mature trees where possible and increasing the amount of woodland along the Bucksburn corridor within the Bucks Burn Park. Newly planted trees in this area should be native and of local provenance to enhance the existing native woodland.</p> <p>We would support the investigation of on-site environmental enhancements, for example de-culverting / 'daylighting' watercourses, removal of hard bank reinforcement on Bucks Burn and /or re-meander a reach of the Bucks Burn adjacent to the development.</p> <p>As such we request that the following is added to the end of the statement "On site requirements to be delivered by developers <u>and any other environmental enhancement measures to be investigated and where viable delivered through any subsequent planning application(s)</u>".</p>	<p>reiterate the point that further environmental enhancements should be investigated where possible and be dealt with through the planning application process.</p> <p>This said there are a number of enhancements already identified in the Framework.</p>	<p><u>developers and any other environmental enhancement measures to be investigated and where viable delivered through any subsequent planning application(s)</u>".</p>
Use of carbon neutral technologies and design measures	<p>In accordance with national and local policy and guidance, consideration should be given to the provision of a district heating network to meet the heat demand for the proposed development, consistent with the advice provided in the Scottish Government's online Planning and Heat advice, as quoted above.</p> <p>The Development Framework should clearly detail the requirement for a feasibility study to assess the heat network and details of sustainable design considerations as part of any planning submission.</p>	<p>Agreed add text accordingly that a district heating network should be considered for the site.</p>	<p>Add text in an appropriate location within the Development framework that a district heating network should be considered for the site.</p>
Regulatory requirements	<p>There are a number of regulatory requirements that need to be met as part of the planning application process. The full list of</p>	<p>Comments noted.</p>	<p>Detailed requirements will be forwarded to the</p>

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	these can be viewed in appendix 2 and should be addressed as part of any planning application.		developer.
4. NESTRANS			
	Supportive of the changes that have been made to the document since its last publication and more generally of the principles outlined in the document relating to the integration of public transport, cycling and walking links within and through development.	Comments noted and welcomed.	No alteration required as a result of this representation.
	Highlight the need to fully consider the potential likelihood for and impact of additional traffic, particularly traffic from the AWPR and other surrounding parts of the city and how this can be discouraged from using the roads within the development as a through route to access other parts of the city and the impact that any additional traffic may have on the existing residential areas of Bucksburn, Northfield and Sheddocksley.	The Development Framework street network has been designed to reduce the likelihood of rat running through the site. Comments will be passed onto the developer to ensure that this is in the forefront of their mind.	Comments will be forwarded onto the developer for their information.
Internal comments			
Archaeology	There are several known archaeological sites within the framework boundary. These are Bucksburn House itself (SMR Ref No NJ80NE0153), the site of a 17 th Century mill (SMR Ref No NJ80NE0018), the possible site of a 17 th and 18 th Century bridge (SMR Ref No NJ80NE0489), the farmstead of Upper Bucksburn (SMR Ref No NJ80NE0475), and the former Marchburn Primary School site (SMR Ref No NJ80NE0497) which underwent archaeological evaluation in 2007.	Comments noted.	No alteration required as a result of this representation.
	The key remaining upstanding features, such as Bucksburn House, and the currently unrecorded historic elements of the landscape such as the drystone dykes, should be retained and incorporated into the design wherever possible (though I note the comments regarding Enermech's consolidation of its business within this property). This helps the new development to be embedded into the existing landscape. As such the statement on p7 of the Framework is reassuring – "The current prevalence of field boundaries gives us a hint of how people	Comments noted. It is the intention to utilise the existing features onsite to allow the integration of the development into the landscape.	No alteration required as a result of this representation.

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	have coped with working on this land up to now. We must learn from this and sympathetically employ our new land uses in ways that create shelter and attractive microclimates, as well as retaining, where possible, significant field boundaries, enhancing them and integrating them with the new built environment.”		
3.5 – Visual assessment	Reference is made to the retention of trees and woodland as an important characterising component of views. In addition to the commitment of retaining the woodland along the Bucks Burn, a further commitment to the retention of the established avenue of trees along the Howes Road would help protect this remaining element of the designed landscape associated with Bucksburn House.	Noted	Add text to show the commitment to retaining the trees along Howes Road.
4 – Local context	Welcome the opening statement and the acknowledgement that existing site features such as field boundaries have strongly influenced the Framework.	Comments noted.	No alteration required as a result of this representation.
4.2, fig 17	Refers to a view to Cummings Park but this appears not to have been included in the document.	Noted ensure correct photos are present.	Ensure that the correct photos are present on this page.
4.3, fig 25 and associated text	Welcome the inclusion of this which highlights the multiple benefits of retaining these key historic field boundaries.	Comments noted.	No alteration required as a result of this representation.
4.5 p 29	Again welcome the inclusion of the statement on “Field Boundaries and farm tracks” and in particular the text “The site is characterised by a series of well-defined field boundaries and network of farm tracks and footpaths. The walls, ditches and tree lined tracks are a key character forming element of the site area and must be protected and retained across the site. Integrated where possible in to new proposals.” This recognition is also well referenced within the Vision statement for the Masterplan, and within the detailed design considerations of Section 7.5, and as such requires no additional text from my perspective.	Comments noted.	No alteration required as a result of this representation.

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	<p>A preference for stronger wording in Section 11 'Character Areas', and specifically within Section 11.2 'Architectural Style', 2nd paragraph, last line, where it currently states "...a style reflecting the local vernacular may be more appropriate."</p> <p>Given the historic rural architecture within and adjacent to the development area, and the lack of acknowledgement of that within the later buildings of Northfield, this Framework should be seen as a means of rectifying previously missed design opportunities. As such preference for a word change in the above referenced sentence from "may" to "will" would aid in this approach.</p>	<p>In this instance "will" is a more appropriate word than "may". Text should also be added to state alternatively a more contemporary approach to design may be appropriate.</p>	<p>11.2 should be altered to say will rather than may and additional text added to state "alternatively a more contemporary approach to design may be appropriate."</p>
	<p>With regard to the delivery of the phases themselves, there will need to be an associated programme of archaeological works owing to the potential for previously unrecorded remains within the area.</p>	<p>Noted text should be added into the framework within the phasing section, or other section if more appropriate.</p>	<p>Add text to the phasing (or other appropriate section) "Owing to the undeveloped nature of the site and the potential for undiscovered archaeological finds, a phased schedule of archaeological works will be required as part of the planning application process. It is likely that this could be dealt with as a condition to any subsequent planning application."</p>
Environmental policy			
Map, Fig 03	<p>Update reference to District wildlife sites – these are now LNCS's.</p>	<p>Noted amend accordingly</p>	<p>Amend names accordingly.</p>
Landscape 3.5	<p>Specific reference should be made to landscape character, as</p>	<p>Noted. Reference should be made to</p>	<p>Add text relating to the</p>

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	<p>this is a guiding principle in landscape planning and is enshrined in LDP policies, including D1 and D2. The document could include a bit more detail on how the development takes account of landscape character. It should make reference to the Landscape Character Assessment 1996.</p>	<p>the landscape character of the site and its context.</p>	<p>sites landscape character.</p>
	<p>Mention should be made of the potential to enhance habitats for important local wildlife, Red squirrel populations are expanding in Aberdeen, this site could be a key location for ongoing expansion, and appropriate tree/shrub species could be used to maximise the benefits to them.</p>	<p>Enhancement of the site is mentioned throughout the document however habitat enhancement should be added to the open space and greenways section of the masterplan.</p>	<p>Add text that further reiterates the desire for habitat enhancement.</p>
	<p>Greenferns Park is identified as an ecological park, and therefore some physical connectivity with the rest of the greenspace network/ greenways, should be incorporated so that it functions effectively as a habitat. Connectivity is important for wildlife, and its ongoing viability as a habitat – it is quite a small, isolated site as shown on page 46, however the detailed sketch on page 54 indicates a significant greenway to the north.</p> <p>Similarly Bucksburn park is shown on page 48 as connected via a greenway to Greenferns park, but not on the plan on page 46. These connections should be illustrated in the overall layout on page 46 to ensure that they are incorporated into the design. However, if they are not part of the layout, the detailed sketches are extremely misleading. (DM)</p>	<p>Noted there are inconsistencies between fig 62 and fig 55, one shows a landscape connection to the north and the other does not, seek clarification on this.</p> <p>The plans need to be consistent across the whole Masterplan.</p>	<p>Ensure figures are accurate and provide the necessary connections where appropriate.</p>
Trees	<p>The proposed greenways offer an opportunity to create high quality green corridors which link to proposed and existing corridors and areas of woodland. In addition to maintaining existing trees and features, consideration should be given to increasing the overall width of the green ways to allow the incorporation of further planting and successional tree planting. In line with Policy NE5 and our tree and woodland</p>	<p>Noted some of the images show the buildings are in quite close proximity to the tree belts. To provide clarification text should be added to the masterplan to highlight that development should not take place within the root protection areas and</p>	<p>Add text to 7.7 stating – “Development should not take place within the root protection areas and the zone of influence of existing trees and newly planted</p>

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	<p>supplementary guidance development should take place out with the root protection areas and out with the zone of influence of existing and newly planted trees. Currently a number of images would appear to detail development in close proximity to existing tree features, this would not be considered as acceptable.</p> <p>Whilst it is acknowledged that Figure 44 is only a site layout sketch it does detail residential development in particularly close proximity to existing trees. We would like to see a reference to the Trees and Woodland SG in reference to Zones of Influence to ensure this concept is adopted going forward. The adoption of this concept is likely to impact on land available for development this will have an impact on density ranges identified within figure 91, which may need adjusting.</p>	the zone of influence of existing trees and newly planted trees.	trees.”
	There is an underprovision of open space on the site. There could be stronger and clearer greenway linkages to these areas, in particular Northfield and Heathryfold to the east, where access could be enhanced and ‘greened’ (e.g. to Cruden Place). Developer Obligations should be utilised to enhance adjoining areas to compensate for any under provision or lack of linkages. Environmental Planners and Environmental Services have recently identified a range of potential green space enhancements in the Northfield area.	It is noted that there is an under provision of open space in this area however there is an adjacent area of pitches to the south that would benefit from enhancement. Further discussions can take place as part of the planning application process to where planning obligations money would be best spent.	No alteration required as a result of this representation.
Climate change mitigation and adaptation measures	<p>This masterplan does not cover sustainability principles in all the detail required, making it non-compliant with the requirements of the Climate Change Act. It might be that this is covered by the developers in each phase – but a holistic approach needs to be taken overall to ensure any systems implemented are compatible across all phases and flexible to change.</p> <p>1. Lighting within the development and an overall strategy for</p>	<ol style="list-style-type: none"> 1. This level of detail is not necessary for a masterplan, add text to state a lighting strategy will be required. 2. State this in the text 3. Add text to state that at the design stage consideration should be given to adaptive measures within the building 	<p>Add reference to the requirement for a lighting strategy.</p> <p>Add text to state “compliance with BREEAM HQM or alternative sustainable construction scheme,</p>

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	<p>this.</p> <ol style="list-style-type: none"> 2. Sustainable construction principles – compliance with BREEAM HQM or alternative sustainable construction scheme, use of locally sourced products, fabric first approach. 3. Ensuring building design takes cognisance of adaptive measures – wider guttering to accommodate more potential downpours, porous pavements, use of green infrastructure (this is featured), having larger roof overhangs to provide shelter for the building fabric from adverse weather etc. 4. Provision of recycling and waste facilities – some of these could be communal but no mention made of these. 5. Digital connectivity and accessibility within the development. 	<p>design.</p> <ol style="list-style-type: none"> 4. It is intrinsic that recycling and careful consideration should be given to the location of the recycling and waste provision, to ensure it is not unsightly. 5. Add text to encourage this. 	<p>use of locally sourced products, fabric first approach”</p> <p>Add text to state that at the design stage consideration should be given to adaptive measures within the building design.</p> <p>Add text stating that careful consideration should be given to the location of the recycling and waste provision onsite.</p> <p>Add text stating the provision of high speed digital technology should be considered.</p>
Roads Development Management			
	<p>Provost Fraser Drive (PFD) and Provost Rust Drive (PRD) are obviously designed as frontage free roads which will meet in a town centre hub as the development’s built out. This should ensure good bus services provided that space for necessary infrastructure is provided (shelters, waiting areas, etc.).</p>	<p>Comments noted and welcomed.</p>	<p>No alteration required as a result of this representation.</p>
	<p>A number of detailed comments were also provided but these relate to the detailed planning application stage.</p>	<p>Comments will be passed onto the developer for information.</p>	<p>No alteration required as a result of this representation.</p>