

Archibald B (Brian)

From: Nina Turner <Nina.Turner@snh.gov.uk>
Sent: 03 May 2016 09:14
To: Archibald B (Brian)
Cc: 'ABROWNRI GG@aberdeencity.gov.uk'; Pallant S (Simon); 'Cowe, Ian'
Subject: RE: PROPOSED ABERDEEN LOCAL DEVELOPMENT PLAN - FURTHER INFORMATION REQUEST 06 - ISSUE 11 – ALLOCATED SITES AND GENERAL AREA STRATEGY - DEESIDE

Hello Brian

Please could you let the Reporter know about a factual error in our letter of 28 April, and express our apologies for this.

Page 4, paragraph 1, sentences 7 and 8 should be amended to read *“However, for OP52, it appears from the decaying tree stumps found within the site that this area was previously a plantation ~~Plantation on an Ancient Woodland Site (PAWS)~~, which has been restored to native woodland. ~~Restoration of PAWS to native woodland is a priority under the Scottish Forestry Strategy.”~~*

The amendments are required as FCS have advised us that the woodland would not be classified as PAWS. (The woodlands at OP52 are long established woodlands of plantation origin, classified as type 2b, ie they are of plantation origin from before 1860. Whereas PAWS woodland must originate from ancient semi-natural woodland, classification 1a or 2a.)

I apologise for this error on our part. The change to the text does not however alter the remainder of our advice.
from
Nina

I no longer deal with renewables: queries about renewables should be directed to the relevant Area office to your development (or for internal queries, to the RECAs).

Note that I am studying a MSc part time until April 2017. From mid-April to September 2016, I will usually be out of the office on Mondays OR Fridays. My availability will change each semester – I will update this message accordingly.

Nina Turner, Planning Advisor (north)
Scottish Natural Heritage
Great Glen House
Leachkin Road
Inverness
IV3 8NW

Tel. external direct dial: 01463 725216 / internal direct dial from Silvan or Bby: 7005216 / internal direct dial from GGH: 5216

From: Nina Turner
Sent: 28 April 2016 16:52
To: 'Brian.Archibald@gov.scot'
Cc: 'ABROWNRI GG@aberdeencity.gov.uk'; 'Simon.Pallant@gov.scot'; 'Cowe, Ian'
Subject: RE: PROPOSED ABERDEEN LOCAL DEVELOPMENT PLAN - FURTHER INFORMATION REQUEST 06 - ISSUE 11 – ALLOCATED SITES AND GENERAL AREA STRATEGY - DEESIDE

Hi Brian

Please find attached the SNH response to the Reporter’s questions, and the two Annexes referred to in our letter. Should you or the Reporter have any queries, please let me know (however note I am out of the office Friday and Monday, so wont be able to action anything until Tuesday 3 May).

Many thanks
from
Nina

I no longer deal with renewables: queries about renewables should be directed to the relevant Area office to your development (or for internal queries, to the RECA's).

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From: Brian.Archibald@gov.scot [<mailto:Brian.Archibald@gov.scot>]

Sent: 06 April 2016 10:18

To: Nina Turner

Cc: ABROWNRIGG@aberdeencity.gov.uk; Simon.Pallant@gov.scot

Subject: RE: PROPOSED ABERDEEN LOCAL DEVELOPMENT PLAN - FURTHER INFORMATION REQUEST 06 - ISSUE 11 – ALLOCATED SITES AND GENERAL AREA STRATEGY - DEESIDE

Hello Nina

Thanks for your e-mail below. The reporter has agreed to accommodate an extension of the FIR response until the 29 April for all parties

I hope this is helpful

Thanks

Brian

From: Nina Turner [<mailto:Nina.Turner@snh.gov.uk>]

Sent: 05 April 2016 16:08

To: Archibald B (Brian); 'ABROWNRIGG@aberdeencity.gov.uk'; Pallant S (Simon)

Subject: RE: PROPOSED ABERDEEN LOCAL DEVELOPMENT PLAN - FURTHER INFORMATION REQUEST 06 - ISSUE 11 – ALLOCATED SITES AND GENERAL AREA STRATEGY - DEESIDE

Hello Brian

As discussed, I would be very grateful if you could see whether the Reporter would be able to accommodate an extension of a week, to Friday 29 April? The reason I ask is two-fold;

- The questions asked are very detailed, requiring careful analysis of the information we hold. We will need to consider if we hold all the information required to form our advice, or if we need to access other available sources. Preparing our advice is also likely require a site visit by myself and our woodland specialist. Both of us are based in Inverness, so a site visit will be more time consuming than perhaps for the other parties who are relatively more locally.
- Unfortunately I am away from the office tomorrow and from 9 – 19 April (inclusive), which leaves only 4 working days to carry out the analysis, site visit, internal discussion and sign off of our advice to the Reporter, as well as deal with other active statutory consultations.

It might be possible for me to ask one of my colleagues to deal with the Reporter's request, however I don't know if they have capacity to take on additional work (particularly as they are not familiar with the area or the issues raised in our response to the proposed LDP). So they are also likely to face the same time pressures as me.

I would be very grateful if the Reporter could allow the requested extension of a week in the circumstances. If possible, please could you let me know the Reporter's response before Friday at noon, so I have time to either set up the site visit or pass the case to one of my colleagues.

Many thanks

from
Nina

I no longer deal with renewables: queries should be directed to the relevant Area office to your development (or for internal queries, to the RECA's).

Note that I am studying a MSc part time until April 2017. From mid-April to September 2016, I will usually be out of the office on Mondays OR Fridays. My availability will change each semester – I will update this message accordingly.

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Please note that while SNH is supportive of the principle of renewable energy, our advice is given without prejudice to a full and detailed consideration of the impacts of the proposal if submitted for formal consultation as part of the EIA or planning process.

From: Brian.Archibald@gov.scot [<mailto:Brian.Archibald@gov.scot>]

Sent: 05 April 2016 15:17

To: ABROWNRIIGG@aberdeencity.gov.uk; Nina Turner; Simon.Pallant@gov.scot

Subject: PROPOSED ABERDEEN LOCAL DEVELOPMENT PLAN - FURTHER INFORMATION REQUEST 06 - ISSUE 11 – ALLOCATED SITES AND GENERAL AREA STRATEGY - DEESIDE

Sent to: Aberdeen City Council
Scottish National Heritage
Forestry Commission Scotland

LDP-100-2

5 April 2016

Dear All

**PROPOSED ABERDEEN LOCAL DEVELOPMENT PLAN
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT PLANNING) (SCOTLAND)
REGULATIONS 2008
NOTICE: FURTHER INFORMATION REQUEST 06 - ISSUE 11 – ALLOCATED SITES AND
GENERAL AREA STRATEGY - DEESIDE**

I am writing regarding the above plan which has been submitted to DPEA for examination by Scottish Ministers. Under Regulation 22 of the Town and Country Planning (Development Planning) (Scotland) Regulations 2008, the appointed reporter can request, by way of notice, further information in connection with the examination. This request is a notice under Regulation 22.

The reporter has identified that further information, as listed below, should be provided by various parties. It would be helpful if you could send this information to me to pass on to the reporter by 5pm on the 22 April 2016. Please ensure you also send a copy to the other parties.

The reporter is seeking further information from the council and from the statutory bodies with responsibilities for woodland conservation (SNH and Forestry Commission Scotland) to enable him to determine whether sites OP52 and OP109 could be developed, if necessary with smaller numbers of houses, in a way that avoids any loss of ancient semi-natural woodland.

Please e-mail your response, however, if it is more than 10 pages or in colour, please also provide a hard copy. Please note that DPEA cannot accept hyperlinks to documents or web pages. When replying to this request please quote the request number above.

Background

Opportunity sites OP52 (Malcolm Road, Peterculter) and OP109 (Woodend, Peterculter) are both partly occupied by ancient and semi-natural woodland. Policy NE5 of the proposed plan presumes against development that will result in the loss of, or damage to, trees and woodlands that contribute to nature conservation, landscape character, local amenity or climate change adaptation and mitigation. Scottish Planning Policy (paragraph 194) aims to protect and enhance ancient semi-natural woodland as an important and irreplaceable resource, while paragraph 218 refers to the Scottish Government's Control of Woodland Removal Policy, which similarly seeks to protect such woodland. Representations by Scottish Natural Heritage and Forestry Commission Scotland cast doubt on whether the development of these sites, at least with the numbers of houses indicated in the proposed plan, would be compatible with these policies.

Information requested

The following information is requested from the **council (all items)** and from **SNH and Forestry Commission Scotland (items a, b, d, e, f and i)**.

In respect of site OP52:

a. Whether residential development on this site would be possible without any removal of ancient semi-natural woodland from the site and, if so, the number of houses that could be accommodated;

b. Whether road access to the development could be achieved without removal of any of the boundary trees beside Malcolm Road;

c. Whether the site requires a planning brief (as indicated on page 15 of the proposed plan) or a masterplan (as stated on page 85);

d. Assuming the principle of development is accepted, the changes that are required to the text on page 85 to reflect the need to retain ancient semi-natural woodland, any consequent reduction in house numbers or change in access arrangements, and clarification of the need for a planning brief or a masterplan.

In respect of site OP109:

e. While the text on page 86 of the proposed plan states that ancient woodland on the south of the site is to be protected, please indicate whether there is ancient woodland on any other parts of the site;

f. Whether residential development on this site would be possible without any removal of ancient semi-natural woodland from the site and, if so, the number of houses that could be accommodated;

g. Whether the part of the site currently occupied by disused built development can be regarded as a brownfield site and, if so, why it is not identified in Appendix 1 of the proposed plan;

h. Why a drainage impact assessment is required (page 86) if the council's position is that there are no known flooding risks or drainage issues at the site;

i. Assuming the principle of development is accepted, any changes that are required to the text on page 86 to reflect the need to retain additional ancient semi-natural woodland, any consequent reduction in house numbers, and clarification of the need for a drainage impact assessment.

Please acknowledge receipt of this request and confirm that your response will be provided within the time limit.

A copy of this request will be published on the DPEA website, together with a copy of the council's response.

<http://www.dpea.scotland.gov.uk/CaseDetails.aspx?id=117092>

Please do not hesitate to contact me if there is anything you would like clarified.

Brian Archibald
Development Plan Officer

The Scottish Government
Planning and Environmental Appeals Division
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www.scotland.gov.uk/Topics/Built-Environment/planning/decisions-appeals/Appeals/dpea

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Dh'fhaodadh gum bi teachdaireachd sam bith bho Riaghaltas na h-Alba air a chlàradh neo air a sgrùdadh airson dearbhadh gu bheil an siostam ag obair gu h-èifeachdach neo airson adhbhar laghail eile. Dh'fhaodadh nach eil beachdan anns a' phost-d seo co-ionann ri beachdan Riaghaltas na h-Alba.

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