

Public Document Pack



To: Councillor Boulton, Convener; Councillor Lumsden, Vice Convener; and Councillors Jackie Dunbar, Graham, Laing, McLellan, Nicoll, Sellar and Yuill.

Town House,
ABERDEEN 17 January 2019

CAPITAL PROGRAMME COMMITTEE

The Members of the **CAPITAL PROGRAMME COMMITTEE** are requested to meet in **Committee Room 2 - Town House** on **WEDNESDAY, 23 JANUARY 2019 at 2.00 pm.**

FRASER BELL
CHIEF OFFICER - GOVERNANCE

B U S I N E S S

DETERMINATION OF URGENT BUSINESS

- 1.1 Members are requested to determine whether any urgent business be considered

DETERMINATION OF EXEMPT BUSINESS

- 2.1 Members are requested to determine that any exempt business be considered with the press and public excluded

DECLARATIONS OF INTEREST

- 3.1 Declarations of Interest (Pages 5 - 6)

REQUESTS FOR DEPUTATION

- 4.1 Requests for Deputation

MINUTES OF PREVIOUS MEETINGS

5.1 Minute of Previous Meeting of 23 May - Correction

The Committee are asked to approve the following correction to the 23 May 2018 minute due to an omission in the original minute approved by this Committee on 12 September 2018:

Article 8 - Active Travel Improvements within Middlefield/Northfield – RES/18/021

The Committee resolved:-

(iii) In order to enhance the good work that is going on in the area and to encourage people to become more active, that the Chief Officer – Corporate Landlord prepares an application to the Bus Lane Enforcement Fund for the repair/upgrading of the existing paths in Auchmill Community Woodland (Core Path 8) to be submitted to the budget process for 2019/20.

5.2 Minute of Previous Meeting of 12 September 2018 (Pages 7 - 14)

COMMITTEE BUSINESS PLANNER

6.1 Committee Business Planner (Pages 15 - 20)

FINANCE, PERFORMANCE, RISK AND SERVICE WIDE ISSUES

7.1 Risk Registers Capital and Corporate Landlord - RES/19/169 (Pages 21 - 36)

GENERAL BUSINESS

8.1 Refurbishment of Clinterty Gypsy/Traveller Site - CUS/19/156 (Pages 37 - 48)

8.2 Torry Cruyff Court - COM/19/174 (Pages 49 - 54)

8.3 Aberdeen Local Development Plan 2022 - Main Issues Report - PLA/19/150 (Pages 55 - 148)

Due to the size of appendices 2 to 7, they are available to view via the following link:

<https://committees.aberdeencity.gov.uk/ecCatDisplay.aspx?sch=doc&cat=13907>

EXEMPT / CONFIDENTIAL BUSINESS

- 9.1 Redevelopment of Clinterty Gypsy/Traveller Site - Exempt Business Case (Pages 149 - 174)
- 9.2 Torry Cruyff Court - Exempt Business Case (Pages 175 - 212)
- 9.3 Subsidence of Flats on Errol Place and Errol Street - RES/19/154 (Pages 213 - 246)

EHRIA's related to reports on this agenda can be viewed at
[Equality and Human Rights Impact Assessments](#)

To access the Service Updates for this Committee please use the following link:
<https://committees.aberdeency.gov.uk/ecCatDisplayClassic.aspx?sch=doc&cat=13450&path=0>

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DECLARATIONS OF INTEREST

You must consider at the earliest stage possible whether you have an interest to declare in relation to any matter which is to be considered. You should consider whether reports for meetings raise any issue of declaration of interest. Your declaration of interest must be made under the standing item on the agenda, however if you do identify the need for a declaration of interest only when a particular matter is being discussed then you must declare the interest as soon as you realise it is necessary. The following wording may be helpful for you in making your declaration.

I declare an interest in item (x) for the following reasons

For example, I know the applicant / I am a member of the Board of X / I am employed by... and I will therefore withdraw from the meeting room during any discussion and voting on that item.

OR

I have considered whether I require to declare an interest in item (x) for the following reasons however, having applied the objective test, I consider that my interest is so remote / insignificant that it does not require me to remove myself from consideration of the item.

OR

I declare an interest in item (x) for the following reasons however I consider that a specific exclusion applies as my interest is as a member of xxxx, which is

- (a) a devolved public body as defined in Schedule 3 to the Act;
- (b) a public body established by enactment or in pursuance of statutory powers or by the authority of statute or a statutory scheme;
- (c) a body with whom there is in force an agreement which has been made in pursuance of Section 19 of the Enterprise and New Towns (Scotland) Act 1990 by Scottish Enterprise or Highlands and Islands Enterprise for the discharge by that body of any of the functions of Scottish Enterprise or, as the case may be, Highlands and Islands Enterprise; or
- (d) a body being a company:-
 - i. established wholly or mainly for the purpose of providing services to the Councillor's local authority; and
 - ii. which has entered into a contractual arrangement with that local authority for the supply of goods and/or services to that local authority.

OR

I declare an interest in item (x) for the following reasons.....and although the body is covered by a specific exclusion, the matter before the Committee is one that is quasi-judicial / regulatory in nature where the body I am a member of:

- is applying for a licence, a consent or an approval
- is making an objection or representation
- has a material interest concerning a licence consent or approval

- is the subject of a statutory order of a regulatory nature made or proposed to be made by the local authority.... and I will therefore withdraw from the meeting room during any discussion and voting on that item.

CAPITAL PROGRAMME COMMITTEE

ABERDEEN, 12 September 2018. Minute of Meeting of the CAPITAL PROGRAMME COMMITTEE. Present:- Councillor Boulton, Convener; Councillor Lumsden, Vice-Convener; and Councillors Jackie Dunbar (from item 9.1), Flynn (as substitute for Councillor Jackie Dunbar until item 9.1), Graham, Laing, McLellan, Nicoll, Sellar and Yuill.

The agenda and reports associated with this minute can be found at:-
<https://committees.aberdeencity.gov.uk/ieListDocuments.aspx?CId=621&MIId=6287&Ver=4>

Please note that if any changes are made to this minute at the point of approval, these will be outlined in the subsequent minute and this document will not be retrospectively altered.

DETERMINATION OF URGENT BUSINESS

1. The Convener had determined that the following items of business be considered as matter of urgency in terms of Section 50(B)(4)(b) of the Local Government (Scotland) Act 1973:-

- Item 8.3 Education New Build Programme 2018
- Item 9.2 Education New Build Programme 2018 – Exempt Appendices

The Committee resolved:-
to concur with the Convener.

DETERMINATION OF EXEMPT BUSINESS

2. The Convener proposed that the Committee consider items 9.1 (Council House Building Programme) and 9.2 (Education New Build Programme 2018 – Appendices) on the agenda with the press and public excluded.

The Committee resolved:-
in terms of Section 50(A)(4) of the Local Government (Scotland) Act 1973, to exclude the press and public from the meeting during consideration of items 9.1 (Council House Building Programme) and 9.2 (Education New Build Programme 2018 – Exempt Appendices) so as to avoid disclosure of exempt information of the class described in paragraphs 6 and 9 (for item 9.1) and 6 and 14 (for item 9.2).

DECLARATIONS OF INTEREST

3. Members were requested to intimate any declarations of interest in respect of the items on the agenda, thereafter, the following declarations of interest were intimated:-

CAPITAL PROGRAMME COMMITTEE

12 September 2018

- (1) the Convener declared an interest in item 9.1 (Council House Building Programme) by virtue of her position as a Council appointed Director of the LLP and considered that the nature of her interest did not require her to leave the meeting at that item on the agenda;
- (2) Councillor Flynn declared an interest in item 9.1 (Council House Building Programme) by virtue of his position as a Council appointed Director of the LLP and considered that the nature of his interest required him to leave the meeting at that item on the agenda.

The Committee resolved:-

to note the declarations of interest.

MINUTE OF PREVIOUS MEETING OF 23 MAY 2018

4. The Committee had before it the minute of its previous meeting of 23 May 2018.

The Committee resolved:-

to approve the minute as an accurate record.

COMMITTEE BUSINESS PLANNER

5. The Committee had before it the Business Planner as prepared by the clerk.

The Committee resolved:-

- (i) in relation to item 4 (Review of Community Facilities in Garthdee – Notice of Motion Councillors Yuill and Townson) to note the update provided and to request that the item be separated into two entries;
- (ii) to agree to remove items 5 (Joint Notice of Motion by Councillors Flynn and Nicoll – Land Adjacent to Gateway Business Park) and 6 (Option for the old Aberdeen Exhibition and Conference Centre),
- (iii) to note that items 7 (Queens Square as part of the Masterplan), 8 (St Peter's School – Long Term Education Provision) and 10 (City Centre Masterplan Project EN10: Union Terrace Gardens) would be transferred to the 14 November meeting;
- (iv) to note that items 15 (HMO Overprovision Policy – Main Issue Report Local Development Plan) and 16 (Main Issue Report – Local Development Plan – Affordable Housing Contributions to Dedicated Student Accommodation) would be transferred to the 23 January meeting; and
- (v) to otherwise note the content of the Business Planner.

CAPITAL PROGRAMME COMMITTEE
12 September 2018

COMMUNITY FOOD GROWING SPACES - PLA/18/062

6. The Committee had before it a report by the Chief Officer Strategic Place Planning which provided an update on the progress of the Community Food Growing Programme and sought the necessary approvals to support new projects.

The report recommended:

That the Committee -

- (a) note the progress to date, including successes in attracting external donations and in-kind contributions to support the original Community Food-growing Programme and the on-going consultations with the Food Growing Steering Group;
- (b) to delegate authority to the Chief Officer - Strategic Place Planning to amend the remainder of the Community Food-growing Programme should priorities and feasibilities change; and
- (c) to instruct the Chief Officer Strategic Place Planning to investigate external funding opportunities to extend the Community Food-growing Programme into a self-funded model and to report this to a future meeting of the City Growth and Resources Committee in a years' time.

The Committee resolved:-

- (i) to approve recommendations (a) and (c)
- (ii) to delegate authority to the Chief Officer - Strategic Place Planning to amend the remainder of the Community Food-growing Programme should priorities and feasibilities change and to promote the programme inviting applications from areas outwith the targeted localities where they link to the socio-economic disadvantaged aspect of the programme; and
- (iii) to approve a grant of £6,000 from the food growing programme to Bonnymuir Green Community Trust.

FLEET REPLACEMENT PROGRAMME IN 2018/19 - OPE/18/002

7. The Committee had before it a report by the Chief Officer Operations and Protective Service Services which provided an update (1) on the progress of the Fleet Replacement Programme for 2016/17 and 2017/18; and (2) on Capital Expenditure projects carried out by Fleet Services over the last Financial year.

The report recommended:

That the Committee -

- (a) note the progress made in delivering the Fleet Replacement Programme 2016/17 and 2017/18;
- (b) note the progress made on the following as per the CHI/16/318 report agreed on 24 January 2017:

CAPITAL PROGRAMME COMMITTEE

12 September 2018

- Procurement of Tyre Management service provision
 - Telematic System trial
 - Fuel Bunkering System and Fuel Management System procurement
 - Fleet Management System procurement
 - Development of Fuel Cell Joint Undertaking
 - Introduction of additional Hydrogen Vehicles; and
- (c) approve the continuation of the Fleet Replacement Programme for 2018/19.

The Committee resolved:-

- (i) in response to a question regarding why purchases for the vehicles had not been completed to date, to note that the Director of Resources would identify when the purchase of the vehicles had been planned and any reasons for the slippage and would circulate a response to the Committee;
- (ii) in response to a question regarding the budget saving identified for Fuel Bunkering and whether the saving would be achieved, to note that the Director of Resources would circulate response to the Committee;
- (iii) in response to a question regarding the budget saving identified for the telematics system and whether the savings would be achieved to note that the Director of Resources would discuss specific issues outwith the meeting;
- (iv) in response to a question regarding why the bid to the Fuel Cell Joint Undertaking was unsuccessful to note that the Director of Resources would determine if a reason was provided and circulate the information to the Committee;
- (v) in response to a question relating to what the North West Programme was, to note that the Director of Resources would circulate a response to the Committee; and
- (vi) to otherwise approve the recommendations contained in the report.

MATTER OF URGENCY

The Convener accepted the following item as a matter of urgency in terms of Section 50(B)(4)(b) of the Local Government (Scotland) Act 1973 in order to avoid delays in the delivery of the projects specifically for one site where the acquisition and development of the land was time critical.

EDUCATION NEW BUILD PROGRAMME 2018 - RES/18/174

8. The Committee had before it a report by Chief Officer Corporate Landlord which provided an update on the progress with the development of a new schools' programme and sought the appropriate authority to progress a number of different projects.

The report recommended:

That the Committee -

CAPITAL PROGRAMME COMMITTEE

12 September 2018

- (a) approves the project proposals for Countesswells and Milltimber Primary Schools;
- (b) agrees that Countesswells Primary School be added to the Capital Programme;
- (c) agrees, subject to approval of recommendations 2.7 and 2.8 (for the City Growth and Resources Committee) that the detailed designs and development works be progressed at Countesswells, Milltimber, Tillydrone and Torry; and
- (d) instructs the Chief Officer Corporate Landlord to submit full business cases for each of the aforementioned proposals to this Committee during 2019 for approval.

The Committee resolved:-

- (i) in response to a question regarding whether the Early Learning and Childcare provision included in the Milltimber Primary School proposal had been included in the list presented to the Scottish Government, to note that the Director of Resources would circulate a response to the Committee;
- (ii) in response to a question which sought clarification in relation to the content of the Section 75 Agreement in place with the Countesswells consortium, to request the Chief Officer Strategic Place Planning to provide a response to the Committee;
- (iii) in response to a question which sought clarification as to whether the Section 75 Agreement for Countesswells would cover the full costs of the school; to request the Chief Officer Strategic Place Planning to provide a response to the Committee;
- (iv) in response to a question regarding the timescales for providing full business cases on the proposals to this Committee, to note that due to the work required to progress the detailed designs and development for each of the proposals, that a specific date for the business cases could not be confirmed at this stage;
- (v) in response to a question regarding the situation with the Milltimber Primary School project specifically around the timescales within the Section 75 Agreement and why the project had not progressed earlier to request the Clerk to identify which Committee under their Terms of Reference would receive a report relating to the delays in the capital project; and
- (vi) to otherwise approve the recommendations contained in the report.

In accordance with the decision recorded under article 2 of this minute, the following items of business were considered with the press and public excluded.

In accordance with article 3 of the minute, Councillor Flynn left the meeting during consideration of the following article. Councillor Jackie Dunbar was in attendance for the following items.

CAPITAL PROGRAMME COMMITTEE
12 September 2018

COUNCIL HOUSE BUILDING PROGRAMME - RES/18/034

9. The Committee had before it a report by the Chief Officer Corporate Landlord which provided an update on the proposed business cases for the delivery of 2,000 new Council houses.

The report recommended:

That the Committee -

- (a) agree that the projects listed in Appendix 1 be added to the HRA Capital Programme subject to finalisation for their respective financial models;
- (b) agree to delegate authority to the Director of Resources, following consultation with the Convener and Vice Convener of the City Growth and Resources Committee, to approve financial models for each project, including finalising sources and level of funding (Council/HRA Borrowing, Council 2nd Homes Grants, Scottish Government Grant, affordable housing developer contributions etc), prior to the awarding of any contracts, subject to each financial model being self-financing; and
- (c) agree to delegate authority to the Director of Resources, following consultation with the Chief Officer Corporate Landlord and Chief Officer Governance, to agree the value of the sites for transfer from the Common Good and General Services accounts to the HRA account (and to make the transfers); and the purchase price of new build units from land owners/developers (and to make the purchases); and to seek Scottish Government consents as may be necessary.

The Committee resolved:-

to approve the recommendations contained in the report.

EDUCATION NEW BUILD PROGRAMME 2018 - EXEMPT APPENDICES

10. With reference to article 8 of this minute, the Committee had before it project proposals in relation to the education new build programme.

The Committee resolved:-

to note the content of the appendices.

- **MARIE BOULTON, Convener**

CAPITAL PROGRAMME COMMITTEE
12 September 2018

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	A	B	C	D	E	F	G	H	I
1	CAPITAL PROGRAMME COMMITTEE BUSINESS PLANNER The Business Planner details the reports which have been instructed by the Sub Committee as well as reports which the Functions expect to be submitting for the calendar year.								
2	Report Title	Minute Reference/Committee Decision or Purpose of Report	Update	Report Author	Chief Officer	Directorate	Terms of Reference	Delayed or Recommended for removal or transfer, enter either D, R, or T	Explanation if delayed, removed or transferred
3			23 January 2019						
4	Delays in the Milltimber Primary School Capital Project	Capital Programme Committee 12/09/18 in response to a question regarding the situation with the Milltimber Primary School project specifically around the timescales within the Section 75 Agreement and why the project had not progressed earlier to request a report relating to the delays in the capital project	Service Update will be provided Recommend for removal	StephenBooth/ Gale Beattie	Corporate Landlord/ Strategic Place Planning	Resources/ Place	Remit 1.3	R	
5	HMO Overprovision Policy - Main Issues Report for Next Local Development Plan	Communities, Housing and Infrastructure Committee on 16/1/18 instructed the interim Head of Planning and Sustainable Development to include the topics of HMO Overprovision and Student Accommodation Overprovision within the Main Issues Report for the next Local Development Plan to facilitate mixed/balanced communities.		Gale Beattie	Strategic Place Planning	Place	2	R	This has been included in the Aberdeen Local Development Plan 2022 Main Issues Report (item 10 on the Planner)
6	Main Issues Report - LDP - Affordable Housing Contributions to Dedicated Student Accommodation	Council on 5/3/18 agreed to note the issue raised (extension of the requirement to make affordable housing contributions to dedicated student accommodation) and agree that this be considered within the Main Issues Report of the next Local Development Plan which will be prepared within the next 12 months.		Gale Beattie	Strategic Place Planning	Place	2	R	This has been included in the Aberdeen Local Development Plan 2022 Main Issues Report (item 10 on the planner)
7	Review of Community Facilities in Garthdee - NOM Cllrs Yuill and Townson	Council 15/03/17 referred the terms of the motion to Communities, Housing and Infrastructure Committee. "Instruct the Interim Director of Communities, Housing and Infrastructure to bring forward to the earliest committee a review of community facilities in Garthdee including the feasibility of an addition of a new multi-use hall and associated facilities to Inchgarth Community Centre; and 2 In light of the Administration's commitment to build 2,000 houses by 2022, to instruct the Interim Director of Communities, Housing and Infrastructure to bring forward to the earliest committee a further report on the feasibility of the Council investing in Council housing on the site of the Kaimhill Outdoor Sports Centre".		Stephen Booth	Corporate Landlord/ Early Intervention and Community Empowerment	Resources/ Customer	Remit 1.1	D	An update will be provided at the meeting

	A	B	C	D	E	F	G	H	I
	Report Title	Minute Reference/Committee Decision or Purpose of Report	Update	Report Author	Chief Officer	Directorate	Terms of Reference	Delayed or Recommended for removal or transfer, enter either D, R, or T	Explanation if delayed, removed or transferred
2									
8	Risk Registers (Capital and Corporate Landlord)	To present the risk registers.	A report is on the agenda		Capital/ Corporate Landlord	Resources	GD 7.4		
9	Review of School Estate	Council on 6/3/18 agreed to instruct the Chief Officer – Corporate Landlord to bring a review of the School Estate report within the next 9 months to the Education Operational Delivery Committee, thereafter to forward the report to the Capital Programme Committee.		Stephen Booth	Corporate Landlord	Resources		D	Further work is required to complete the review and will be available later in the year.
10	Aberdeen Local Development Plan 2022 – Main Issues Report	This report presents the Aberdeen Local Development Plan Main Issues Report and background documents and seeks authorisation to consult on it.	A report is on the agenda	Andrew Brownrigg	Strategic Place Planning	Place	2		
11	Subsidence of flats on Errol Place and Erroll Street	The purpose of the report is to: (a) make members aware of ongoing situation regarding subsistence which is affecting 52 flatted properties in Errol Place and Erroll Street; (b) outline the four options considered in terms of dealing with the subsidence; and (c) recommend the most economically viable option to elected members.	A report is on the agenda	Ian Perry	Corporate Landlord	Resources	1.1, 1.3		
12	Redevelopment of Clinterty Gypsy/Traveller Site	to seek approval of the Redevelopment of the Clinterty Gypsy Traveller Site to meet Scottish Government minimum site standards and to meet Gypsy Travellers needs.	A report is on the agenda.	Amanda Farquhar	Early Intervention and Community Empowerment	Customer	1.1		
13	ELC Expansion Programme - Phase 1 Projects	to advise on the phase 1 projects to achieve the 1,140 hours of pre-schol education provision.		Stephen Booth/Eleanor Sheppard	Corporate Landlord /Integrated Children's and Family Services	Resources	Purpose 1.1	D	An update will be provided at the meeting

	A	B	C	D	E	F	G	H	I
	Report Title	Minute Reference/Committee Decision or Purpose of Report	Update	Report Author	Chief Officer	Directorate	Terms of Reference	Delayed or Recommended for removal or transfer, enter either D, R, or T	Explanation if delayed, removed or transferred
2									
14	Business Case for the refurbishment of Harlaw Road Pavilion	A provisional allocation of funding for the refurbishment of the Harlaw Road Pavilion was approved within the Condition and Suitability Programme by the City Growth and Resources Committee on 18 September 2018. This report is to seek the approval of Capital Programme Committee for the full business case for this project. Procurement regulation 4.1.1.2 also requires that individual works contracts with an estimated value above £250,000 require a business case to the Strategic Commissioning Committee, and that the approval of that Committee is required prior to the procurement being undertaken. The estimated cost of the proposed refurbishment of Harlaw Road Pavilion is above this threshold, and so the business case for this project will also be presented to the Strategic Commissioning Committee for its approval.		Andrew Jones	Corporate Landlord	Resources	Remit 1.1	D	As part of the consultation process for the business case, further potential options have been identified which may help to achieve the desired outcomes at a reduced cost. More time is therefore required to assess these options prior to presenting the business case to Committee for approval.
15	Torry Cruyff Court	to report on the development proposals and to seek approval for the implementation of the Cruyff Court as outlined in the Business Case	A report is on the agenda	Jayde Leyden	Early Intervention and Community Empowerment	Customer	Remit 1.1		
16			19 March 2019						
17	Heat Network Torry - Phase 1			Bill Watson	Capital	Resources	Remit 1.1		
18	South College Street - Corridor Improvement - Business Case	CH&I Committee 8/11/17 - The Committee agreed to instruct the interim Head of Planning and Sustainable Development to update the business case, detailed design and cost estimate of the currently approved scheme (Option 1) and report back these details within twelve months.		Alan McKay	Strategic Place Planning	Place	Remit 1.1		
19			21 May 2019						
20	Annual Committee Effectiveness Report	To present the annual effectiveness report for the Committee.			Governance	Governance	GD 7.4		
21			12 September 2019						

	A	B	C	D	E	F	G	H	I
	Report Title	Minute Reference/Committee Decision or Purpose of Report	Update	Report Author	Chief Officer	Directorate	Terms of Reference	Delayed or Recommended for removal or transfer, enter either D, R, or T	Explanation if delayed, removed or transferred
2									
22	Introduction of a Cycle Hire Scheme	Council on 6/3/18 agreed to note the success of similar projects in UK cities and instructs the Chief Officer – Strategic Place Planning to provide a business case to the Capital Programme Committee around the introduction of a cycle hire scheme which would have the potential to bring a real sea-change to transport in the city.		Gale Beattie	Strategic Place Planning	Place			
23			14 November 2019						
24									
25			TBC						
26	Various Business Cases	Council on 6/3/18 agreed to instruct the Chief Officer – Corporate Landlord to bring an up to date business case and progress report to the Capital Programme Committee on the following: o the proposed Tillydrone new Primary School; o Torry Primary School Hub; o Milltimber Primary School; and o Berryden Corridor (all stages)	Capital Programme Committee 12/09/18 A report was submitted to the Committee relating to four Primary Schools which addresses some of the original remit. The Berryden Corridor report will be submitted at a later date.	Stephen Booth	Corporate Landlord	Resources			
27	Review of Community Facilities in Garthdee - NOM Cllrs Yuill and Townson	Council 15/03/17 referred the terms of the motion to Communities, Housing and Infrastructure Committee. "Instruct the Interim Director of Communities, Housing and Infrastructure to bring forward to the earliest committee a review of community facilities in Garthdee including the feasibility of an addition of a new multi-use hall and associated facilities to Inchgarth Community Centre; and 2 In light of the Administration's commitment to build 2,000 houses by 2022, to instruct the Interim Director of Communities, Housing and Infrastructure to bring forward to the earliest committee a further report on the feasibility of the Council investing in Council housing on the site of the Kaimhill Outdoor Sports Centre".	Capital Programme Committee 12/09/18 The Committee agreed to separate the issues into two entries. The second report will be to address the use of the former outdoor centre for council houses. This will be addressed in the detailed proposals for 200 houses in due course.	Stephen Booth	Corporate Landlord/ Early Intervention and Community Empowerment	Resources/ Customer	Remit 1.1		

ABERDEEN CITY COUNCIL

COMMITTEE	Capital Programme Committee
DATE	23 rd January 2019
REPORT TITLE	Cluster Risk Registers
REPORT NUMBER	
DIRECTOR	Steven Whyte
CHIEF OFFICERS	Stephen Booth and John Wilson
REPORT AUTHOR	Chief Officers
TERMS OF REFERENCE	General 7.4

1. PURPOSE OF REPORT

To present Cluster Risk Registers in accordance with the Risk Management Framework and Committee Terms of Reference.

2. RECOMMENDATION(S)

That the Committee note the Cluster Risk Registers presented in Appendices A and B and the actions identified to control the risks contained therein

3. BACKGROUND

Committee Roles and Responsibilities

- 3.1 The Audit, Risk and Scrutiny Committee is responsible for overseeing the system of risk management and for receiving assurance that the Corporate Management Team (CMT) are effectively identifying and managing risks. To this end, it reviews the Council's Corporate Risk Register annually, as well as an annual report on the system of risk management which is included in the Annual Governance Statement.
- 3.2 The Risk Management Framework states that all other committees should receive assurance on the risk management arrangements which fall within their terms of reference. This is provided through the risk registers for the relevant Clusters which fall within the remit for this Committee. These are:-
- Corporate Landlord
 - Capital

Risk Registers

- 3.3 The Corporate Risk Register captures the risks which pose the most significant threat to the achievement of the Council's organisational outcomes and have the potential to cause failure of service delivery.
- 3.4 The previous "Directorate" risk registers have been replaced with "Cluster" Risk Registers. These are set out in appendices A-B and reflect the risks which may prevent each Cluster area from delivering on strategic outcomes.
- 3.5 Chief Officers and Directors have sought to ensure that Cluster Risk Registers meet the following requirements in terms of presentation and content:
1. Reflect the reallocation of responsibilities within the revised organisational structure
 2. Include SMART (Specific, Measurable, Assignable, Realistic, Time-measurable) actions to ensure that risk controls are fully effective;
 3. Link to organisational outcomes as set out in the LOIP and future refreshed version.
- 3.6 Over the coming twelve months, further work will be done to:-
- ensure that actions are SMART and capable of becoming fully effective within a specified timescale
 - identify links between Cluster areas, both in terms of controls and impacts, and
 - identify gaps through assurance mapping.

The registers will also aim to demonstrate clear linkages with the Internal Audit Plan to ensure a risk-based approach to the Council's audit programme.

- 3.7 The newly appointed Chief Officer – Corporate landlord and Chief Officer – Capital will review the Risk Management of their respective clusters and their respective interdependencies (and similar with other key Chief Officers). Following their review, they shall implement any new changes/protocols to ensure that sufficient governance is implemented to inform delivery of the expectations as set out within the Local Outcome Improvement Plan.

4. FINANCIAL IMPLICATIONS

- 4.1 There are no direct financial implications arising from the recommendations of this report. The report deals with risk to the achievement of strategic outcomes and this process serves to identify controls and assurances that finances are being properly managed.

5. LEGAL IMPLICATIONS

- 5.1 There are no direct legal implications arising from the recommendations of this report. Cluster Risk Registers serve to manage many risks with implications for the legal position and statutory responsibilities of the Council.

6. MANAGEMENT OF RISK

- 6.1 The Committee is provided with assurance from the Cluster Risk Registers presented that there are effective controls identified to manage the risks which would present achievement of strategic outcomes relevant to its terms of reference. There are no risks arising from the recommendations in the report.

7. OUTCOMES

- 7.1 Each risk on the Cluster Risk Registers is aligned to one or more of the themes within Local Outcome Improvement Plan.

Design Principles of Target Operating Model	
	Impact of Report
Organisational Design	The completion of Cluster Risk Registers aligned to the interim transitional structure supports the principles of organisational design.
Governance	Reporting to Committees on the Corporate Risk Register and Cluster Risk Registers allows members to scrutinise the system of risk management to help ensure its effectiveness. The registers also provide a tool by which to better manage achievement of our strategic outcomes.
Process Design	In reviewing our risk management processes, there is an opportunity to make sure that the risk to the Council's achievement of the strategic objectives, including those which external organisations and other stakeholders contribute to, is appropriately managed and mitigated.
Technology	It is anticipated that risk registers will be updated using digital methods in the medium term and in the longer term they will become integrated within a wider Assurance Framework.
Partnerships and Alliances	Risks to the delivery of organisational objectives can at times be related to arms-length external organisations. These will be reflected in the appropriate risk register(s). Furthermore, risk is overseen by the Assurance Hub which reports to the Audit, Risk and Scrutiny Committee on a regular basis.

8. IMPACT ASSESSMENTS

Assessment	Outcome
Equality & Human Rights Impact Assessment	Full EHRIA not required

Privacy Impact Assessment	Not required
Duty of Due Regard / Fairer Scotland Duty	Not applicable

9. BACKGROUND PAPERS

None

10. APPENDICES

Appendix A – Corporate Landlord Risk Register
Appendix B – Capital Risk Register

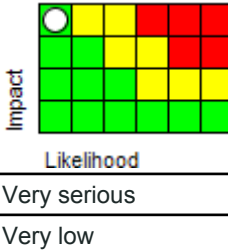
11. REPORT AUTHOR CONTACT DETAILS

Stephen Booth
Chief Officer – Corporate Landlord
stbooth@aberdeencity.gov.uk
Tel: 01224 522675

John Wilson
Chief Officer – Capital
johnw@aberdeencity.gov.uk
Tel: 01224 253629

Code	Corp012	Risk of non-compliance with Statutory Compliance with Council properties.			
Definition	The Council is required by law to safeguard its employees and members of the public to ensure their health and safety through effective implementation statutory maintenance and compliance checks such as asbestos management plans, gas safety certification legionella testing etc.				
Potential Impact	<p>No effective management of building and property management leading to:</p> <ul style="list-style-type: none"> • Risks not identified or controlled; • Fatality or serious injury to employee or member of the public; • Prosecution for failings (criminal) - material breach of health and safety legislation; • Compensation claims (civil); • Enforcement action – cost recovery of regulator time; • Reputational damage; 	<p>Causes</p> <ul style="list-style-type: none"> •Lack of visible active health and safety leadership; •Lack of ownership and accountability for statutory compliance. •Lack of appropriate controls; •Lack of access to (and following) competent advice •Lack of upward and downward communication; •Lack of identification of and completion of suitable training to ensure competent employees; •Inadequate statutory compliance management system; •Compliance with statutory compliance is not monitored, reported or actively reviewed; •Poor health and safety culture of organisation; 	Control Effectiveness		Current Risk Assessment
			Control	Control Assessment	
			Statutory compliance policy in place which defines roles and responsibilities and arrangements;	Partially Effective	
			Sufficient resource in place across the Council to fulfil legal requirements	Partially Effective	
			Regular management meetings to discuss compliance	Partially effective	
			Regular Monthly meetings with contractors to review compliance with contract.	Partially Effective	
Suite of KPI's in some areas	Partially Effective				
				Very serious	
				Significant	
Risk Owner	Stephen Booth	Risk Manager		Residual Risk Assessment	

Appendix A – Corporate Landlord Risk Register

Latest Note	A full review of statutory compliance and procedures has been initiated. Initial findings suggest investment in IT resource and inspectors required.	January 2019	 <p>Impact</p> <p>Likelihood</p> <p>Very serious</p> <p>Very low</p>
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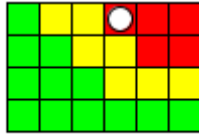

Control Actions

Action 1	Progress	Original Due Date	Amended Due Date
Description	Initial review of documentation procedure		
Update	All interviews concluded and organogram available. Review of IT requirements and solutions under review.		
Assigned To	Stephen Booth		

Appendix A – Corporate Landlord Risk Register

Code	CL02	Risk to the delivery of Capital and Revenue Income		
Definition	The Cluster has income targets around capital and revenue income.			
Potential Impact	Causes	Control Effectiveness		Current Risk Assessment
		Control	Control Effectiveness	
<p>Poor management of income will create financial pressure within service and across the council. The cluster has 5 yearly income targets for capital sales. The cluster collects over £6 million per annum in commercial rents and further £3million from Common Good. The Marischal Square development requires to be managed and rent collected. The council have a liability for Head Lease payments. New AECC has significant income stream and land with development potential. Reputational risk around realising rental incomes.</p>	<ul style="list-style-type: none"> Income influenced by macro and micro economic conditions. Timing to conclude transactions Lack of information and understanding of management requirements at project initiation and development stage Lack of process around asserts being declared surplus. 	Staff have appropriate training, qualifications and engage with market and like professionals.	Partially effective	<p>Likelihood</p>
		Regular marketing and income meetings.	Partially effective	
		Use of external agents where appropriate	Partially effective	
		Revised surplus procedure to streamline process	Partially effective	
		MSQ project has built in initial contingency.	Partially effective	
		Partnership arrangements in a number of areas to reduce risk, introduce experience.	Partially effective	
				Very serious
				Significant
Risk Owner	Stephen Booth	Risk Manager		Residual Risk Assessment
Latest Note	Updated.		January 2019	<p>Likelihood</p>
				Very Serious
				Very Low

Appendix A – Corporate Landlord Risk Register

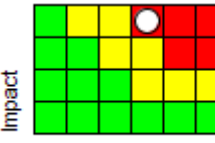
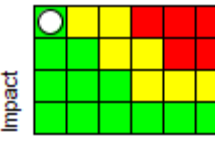
Code	CL03	Risk around delivery of asset valuation		
Definition	Risk of failure to complete the asset valuation which is required for the council financial accounts purposes.			
Potential Impact	Causes	Control Effectiveness		Current Risk Assessment
		Control	Control Effectiveness	
Council accounts are not signed off Reputational Damage Significant costs in outsourcing works	<ul style="list-style-type: none"> • Inadequate resource around project delivery • Lack of management of process and reporting. • Maintain RICS, Valuer Registration status for sign off • Failure to recruit and retain staff 	Resource plan developed on annual basis although there are vacant posts	Partially effective	 Likelihood
		Regular meetings with finance team	Partially effective	
		Staff CPD and training	Partially effective	
				Very serious Significant
Risk Owner	Stephen Booth	Risk Manager		Residual Risk Assessment
Latest Note	Updated.		January 2019	 Likelihood
				Very serious Very low

Page 28

Control Actions

Action 1	Progress	Original Due Date	Amended Due Date
Description	Delivery programme developed		
Update	ongoing		
Assigned To	Neil Strachan		

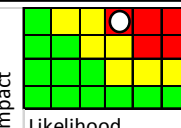
Appendix A – Corporate Landlord Risk Register

Code	CL04	Risk of inadequate Asset management planning		
Definition	The cluster has a risk that resources have not been allocated appropriately and efficiently if asset management plan are not in place and robust			
Potential Impact	Causes	Control Effectiveness		Current Risk Assessment
		Control	Control Effectiveness	
<ul style="list-style-type: none"> Asset unable to meet service and customer requirements. Assets unable to meet statutory responsibilities. Asset unable to match with legal and other agreements Resources directed in wrong areas Reputational damage Unable to meet Housing Revenue Account regulatory requirements Poor policy and decision making Unable to deliver transformational savings and service improvements 	<ul style="list-style-type: none"> Lack of up to date asset management plans Assets managed differently in a number of areas (ALEO'S, third sector, education estates etc. Lack of co-ordination with other public sector providers. Lack of resource and appropriate skills. Lack of strategic direction. Lack of forward planning by clusters. Lack of good quality information on stock. 	Better engagement with public sector partners and ALEO's	Not Effective	 <p>Likelihood</p>
		Merge asset management teams in corporate landlord.	Partially effective	
		Business canvasses have locations section to query locations and identify costs	Partially effective	
		Business canvass for phase II asset rationalisation	Partially effective	
		Engagement with other Chief Officers on future and requirements.	Partially effective.	
		Creation of HRA strategic team with external support.	Partially effective	
			Very serious	
			Significant	
Risk Owner	Stephen Booth	Risk Manager		Residual Risk Assessment
Latest Note	Updated. Dialogue being established around ALEO hub. Review of input with partners around future asset planning.		January 2019	 <p>Likelihood</p>
				Very serious
				Very low

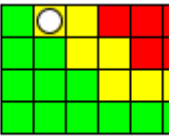
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Appendix B – Capital Risk Register

Capital Cluster Risk Register

Code	CP001	Risk that management failures / slippage in the delivery of capital projects /failure to secure and or retain funding from external sources, impacts negatively on the Council’s financial stewardship.			
Definition	In lieu of the wide portfolio of projects within the Capital Plan, failure to deliver a particular project could have an adverse impact on the LOIP expectations, and could have an adverse impact on any external funding opportunities.				
Potential Impact	Causes	Control Effectiveness		Current Risk Assessment	
		Control	Control Assessment		
<ul style="list-style-type: none"> . Investment opportunities missed. . Inability to deliver balanced budget. . Inability to fund planned projects . Reputational damage. . Litigation. 	<ul style="list-style-type: none"> . Disconnect between project management and corporate financial management . Poor project management skills base . Project risk escalations not notified to corporate financial management . Understatement of project risk . “Optimism Bias” . Poor communication channels . Key financial decision making at project level not aligned with corporate financial management . Inability of Developers to make payment to Council in relation to s75 Contributions or require reimbursement of said funds including interest 	Alignment of risk at project and directorate levels with specific regard to allocated budgets	Partially Effective		
		Effective project management with risk management training for key managers in relation to the Capital Programme	Partially Effective		
		Project delivery reviews	Partially Effective		
		Have open communication channels and effective sharing of information within the Cluster	Partially Effective		
		Effective communication channels maintained with developers to minimise disruption	Partially Effective		
		Regular reporting to Director and wider CMT	Partially Effective		
					Very serious
					Significant
Mitigating Actions				Residual Risk Assessment	

Appendix B – Capital Risk Register

<ul style="list-style-type: none"> . Ensure project/programme risk register review meetings include consideration of any financial impact on the wider capital portfolio and any implications this may have across the Council (to be implemented Q1 2019) . Review risk management training programme for key staff, target Q1 2019. . Ensure key/sensitive projects allocated to managers with appropriate skills, target Q1 2019 . Arrange for Project Execution Plans to be prepared for key projects, target Q1 2019. . Arrange for 'Communications Plans' to be developed for key/sensitive projects with monthly 'communications meetings' incorporating consideration to key stakeholders, target Q1 2019 . Arrange regular meeting with Officer within Place to manage s75 contributions. Target Q1 2019 			
			Likelihood
			Very serious
			Very Low
Risk Owner	Steve Whyte	Risk Manager	John Wilson
Latest Note	Chief Officer – Capital appointed in July 2018		

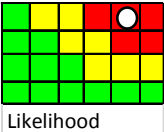
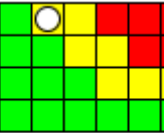
Appendix B – Capital Risk Register

Code	CP002	Lack of staff resources which impacts on the delivery of capital projects.		
Definition	<p>The Council is committed to the delivery of its strategic and capital planning priorities. Failure to deliver these priorities within time scale is a highly significant risk to the expectations as set out within the LOIP.</p> <p>In lieu of the wide portfolio of projects within the Capital Plan, failure to deliver a particular project due to staff resource issues will have an adverse impact on the LOIP expectations, whether that project is directly related to Place, People, Economy or Technology.</p>			
Potential Impact	Causes	Control Effectiveness		Current Risk Assessment
		Control	Control Assessment	
<ul style="list-style-type: none"> . late delivery of project . Inability to deliver balanced budget. . risk of interdependencies with other projects . Reputational damage. 	<ul style="list-style-type: none"> . lack of professional resources for design, contract documentation, site supervision and contract management . Poor project management skills base 	Each project to prepare its own risk register	Partially effective	<p>Impact</p> <p>Likelihood</p> <p>Very serious</p> <p>High</p>
		Regular risk register reviews	Partially effective	
		Regular progress meetings	Partially effective	
		Regular reporting to key Chief Officers	Partially effective	
		Regular reporting to Director of Resources and wider CMT	Partially effective	
Mitigating Actions				Residual Risk Assessment
<ul style="list-style-type: none"> . Ensure project management good practice is applied with regard to maintaining risk registers (where appropriate), target Q1 2019. . Arrange regular meetings with other key Chief Officers (Finance, Corporate Landlord etc) to review any specific project's delivery . Ensure projects allocated to managers with appropriate skills, target Q1 2019 . Arrange for 'Communications Plans' to be developed for key/sensitive with monthly 'communications meetings' with key officers, target Q1 2019 . Review staff resources to align with project delivery, target Q1 2019. This will include <ul style="list-style-type: none"> • An independent review of external staff resources out with the Capital team but internal to the Aberdeen City Council to deliver the capital programme of projects • A review of available consultant/contractor frameworks to facilitate the delivery of the capital programme of projects • Consultation with the Chief Officer - Commissioning to consider options taking cognisance of the LOIP. • Consultation with the Chief Officer – Corporate Landlord at feasibility stage and project close. • Consultation with the Chief Officer - Finance taking cognisance of the wider cost pressures. 				<p>Impact</p> <p>Likelihood</p> <p>Very serious</p> <p>Very Low</p>

Appendix B – Capital Risk Register

Risk Owner	Steve Whyte	Risk Manager	John Wilson
Latest Note	Chief Officer – Capital appointed in July 2018, Capital Cluster resources are under review.		

Appendix B – Capital Risk Register

Code	CP003	Budget allocations within approved Outline Business Cases of projects are insufficient for project development/construction and any associated future maintenance obligations.		
Definition	<p>The Council is committed to the delivery of its strategic and capital planning priorities. Historical Outline Business Case for capital projects which are still at feasibility or detailed design stage shall be reviewed to ensure that they include an updated cost estimate for the full life cycle of the project.</p> <p>In lieu of the wide portfolio of projects within the Capital Plan, any significant changes following the review of a project may have an adverse impact on the LOIP expectations. For example, any forecast increase in costs may impact on the funding allocation of other projects across the whole portfolio.</p>			
Potential Impact	Causes	Control Effectiveness		Current Risk Assessment
<ul style="list-style-type: none"> . increase in project cost estimate . impact on Revenue budget . Inability to deliver balanced budget. . late delivery of projects . risk of interdependencies with other projects . Reputational damage. 	<ul style="list-style-type: none"> . capital cost estimates not updated . Full life cycle cost estimate not prepared . lack of awareness of interdependencies . unrealistic timescale for delivery 	Control	Control Assessment	 <p>Impact</p> <p>Likelihood</p>
		. Cost estimates for key projects to be reviewed at key stages of delivery.	Partially effective	
		. Regular progress meetings.	Partially effective	
		. Regular reporting to other Chief Officers	Partially effective	
		. Close collaboration with Chief Officer-Corporate Landlord.	Partially effective	
		. Regular reporting to Chief Officer - Finance	Partially effective	
		. Regular reporting to Director of Resources	Partially effective	
				Very serious
				High
Mitigating Actions				Residual Risk Assessment
<ul style="list-style-type: none"> . Review Outline Business Case template for individual projects within the Capital Plan, target Q4 2018 . Ensure independent cost estimate review check is carried out, prior to approving OBC . Regular reporting to Finance Officers, monthly . Monthly meeting with Resources CMT to raise any issues, target Q1 2019 . Develop protocol for OBC preparation and approval with other Chief Officers – Corporate Landlord, Place, Commissioning, Legal, City Growth. . Depending on outcomes, consultation with the Chief Officer - Finance taking cognisance of the wider cost pressures. 				 <p>Impact</p> <p>Likelihood</p>
				Very serious
				Very low

Appendix B – Capital Risk Register

Risk Owner	Steve Whyte	Risk Manager	John Wilson
Latest Note	Chief Officer – Capital appointed in July 2018.		

ABERDEEN CITY COUNCIL

COMMITTEE	Capital Programme
DATE	23 January 2019
REPORT TITLE	Redevelopment of the Clinterty Gypsy Traveller Site
REPORT NUMBER	CUS/19/156
DIRECTOR	Andy MacDonald
CHIEF OFFICER	Derek McGowan
REPORT AUTHOR	Amanda Farquhar
TERMS OF REFERENCE	Remit 1.1

1. PURPOSE OF REPORT

- 1.1 To seek approval of the Redevelopment of the Clinterty Gypsy Traveller Site Business Case in order to satisfy Scottish Government minimum site standards and to meet Gypsy Traveller's needs.

2. RECOMMENDATIONS

- 2.1 Subject to recommendation 2.3 below, to approve the option 1 recommendation contained in clause 3.8 of the Redevelopment of the Clinterty Gypsy Traveller Site Business Case and note the estimated costs.
- 2.2 Subject to recommendation 2.3 below, to instruct the Director of Resources to apply for appropriate external funding from Scottish Water in relation to the proposed drainage works.
- 2.3 To note that the project would be submitted as part of the Budget Setting Process in March 2019

3. BACKGROUND

3.1 Scottish Government

In 2015 the Scottish Government issued a report to all Local Authorities on Minimum Site Standards and gave councils until June 2018 to meet these new standards. Cyclical and essential maintenance is carried out through

appropriate revenue budgets, but no upgrades have been carried out through the non-housing capital programme leading to Aberdeen City Council failing to meet the new Scottish Government minimum site standards and failure to meet our statutory duties.

Aberdeen City Council failed on 3 points-:

Essential Fabric Standards – Rising damp in properties

Energy Efficiency – Insulation within properties

Safety and Security – Road safety issues

All Councils must comply with The Scottish Government Minimum Standards report, bringing scrutiny by Scottish Government and the Housing Regulator, therefore work must be done to ensure that we comply and meet the Gypsy Traveller's needs and our statutory duty in providing suitable accommodation for Gypsy Travellers.

The Scottish Government have advised that Aberdeen City Council have until December 2019 to meet these standards.

3.2 **Business Case**

A business case has been developed setting out options for redevelopment of the Clinterty Traveller site to meet statutory requirements and is appended to this report.

Option 1 – Refurbishment of existing chalets

Option 2 – Refurbish and extend the Clinterty Traveller site

Option 3 – Demolish existing chalets and build 21 new chalets

Option 4 – Demolish, rebuild and extend 30 new chalets

Option 5 – Demolish existing chalets and not rebuild

Option 6 – Do nothing

Based on a balanced view of evidence, the objectives scoring, and community consultation and the various dialogues over time with officers, the recommendation of this Business Case is Option 1 - To Refurbish the Clinterty Traveller Site.

Developing the site and facilities in this way ensures that we can meet the projects objectives namely:

- Refurbishment of accommodation and facilities on the Clinterty Traveller Site
- Deliver the best outcome with the most effective solution
- Compliance with Scottish Government minimum site standards
- To meet the expectations and aspirations of the Gypsy Traveller community
- To meet demand for suitable Gypsy Traveller accommodation

In summary, this project will produce the redevelopment of the Clinterty Traveller Site to improve living conditions for Gypsy Travellers

- Will comply with Scottish Government minimum site standards and building requirements
- To meet current needs of Gypsy Travellers
- Improve living conditions

4 FINANCIAL IMPLICATIONS

- 5.1 The cost of implementing the redevelopment works detailed for the preferred option is presented in the exempt business case.
- 5.2 The project will require to be submitted to the budget process and assessed against existing priorities for inclusion within the Non-Housing Capital Programme. An opportunity exists to approach Scottish Water to fund a share of the drainage cost for the site (total drainage cost £55,000), and this will be explored by officers, but cannot be guaranteed.
- 5.3 Maintenance costs for new facilities are detailed in the business case and will also be required to be submitted to the budget process.
- 5.4 There would be no additional staff required for managing the refurbished site.
- 5.5 Subject to the approval of the recommendations by the Capital Programme Committee and allocation of funding through the Budget setting process, a procurement business case will be prepared for the Strategic Commissioning Committee as required by ACC Procurement Regulation 4.1.

6. LEGAL IMPLICATIONS

- 6.1 If the recommendations are not approved, then the Council will not comply with Scottish Governments minimum standards for Traveller Sites and will fail to meet our statutory duties.

7. MANAGEMENT OF RISK

	Risk	Low (L), Medium (M), High (H)	Mitigation
Financial			
Legal	If not approved, will not comply with Scottish Government minimum standards	H	If approved the Council will comply with the Scottish Government requirements
Employee	None		

Customer	The site currently does not meet Gypsy Travellers needs for suitable accommodation	H	Gypsy Travellers have been consulted throughout this process and they have agreed on the preferred option
Environment	Aberdeen City Council failed on 3 points: Essential Fabric of the chalets Energy efficiency Safety and Security	H	Potential for environmental improvements such as measures to enhance energy efficiency. Insulation, heat, light, structure fabric and window specifications can also support this. This would help to address the environmental impact over the site life time not just the refurbishment process. Work to improve energy efficiency and any installation of the low energy heat and lighting can help support emission reduction targets. As would the installation of water efficiency measures. Work to refurbish the chalets has the potential to reduce risks of water penetration, damp and the impacts of excess heat. Drainage plans should accommodate the higher winter rainfall projections for the city under climate change. With drainage improvements required for the site there may be options for natural flood management. Fences Round each plot would increase security for tenants and children from the road.
Technology	None		
Reputational	If recommendations are not approved, the Council will not meet minimum site standards	H	Approval of the recommendations ensures that the Council will comply with the Scottish

	issued by the Scottish Government and will have failed in the statutory duty to provide suitable accommodation for Gypsy Travellers.		Government requirements and will also deliver the option preferred by Gypsy Travellers consulted on the options.
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8. OUTCOMES

Local Outcome Improvement Plan Themes	
	Impact of Report
Prosperous People	All people in Aberdeen are entitled to live within our community in a way they feel safe and protected from harm, supported when necessary and fully included in the life of the city. All citizens are equally entitled to enjoy these aspirations, and it is recognised that people may, at times become vulnerable. People sometimes need others to support their achievement of a full, active, safe citizenship.
Prosperous Place	The quality and design of a place can significantly influence the ability of individuals and communities to live in healthy, sustainable ways. Issues such as wellbeing and quality of life, physical and mental health, social and cultural life.

9. IMPACT ASSESSMENTS

Assessment	Outcome
Equality & Human Rights Impact Assessment	EHRIA completed
Data Protection Impact Assessment	Not required
Duty of Due Regard / Fairer Scotland Duty	The Fairer Scotland Duty is considered within the EHRIA. The proposal to improve accessible accommodation will encourage usage by Gypsy/Travellers, reduce unauthorised encampments and provide, in some cases, better access to

	<p>services. This can have the added gain of impacting positively on poverty reduction.</p> <p>These proposals evidence our commitment to paying due regard in relation to our Public Sector Equality Duty and to the Fairer Scotland Duty in actively considering, whether there are opportunities to reduce inequalities of outcome caused by socio-economic disadvantage. The Equality Act does not set a legal requirement to involve communities in meeting the Fairer Scotland Duty, but the EHRC recommends it. As “Participation” is also a human rights principle, communities will contribute to improving services through their involvement in the local community engagement and the planning around these proposals.</p>
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10. BACKGROUND PAPERS

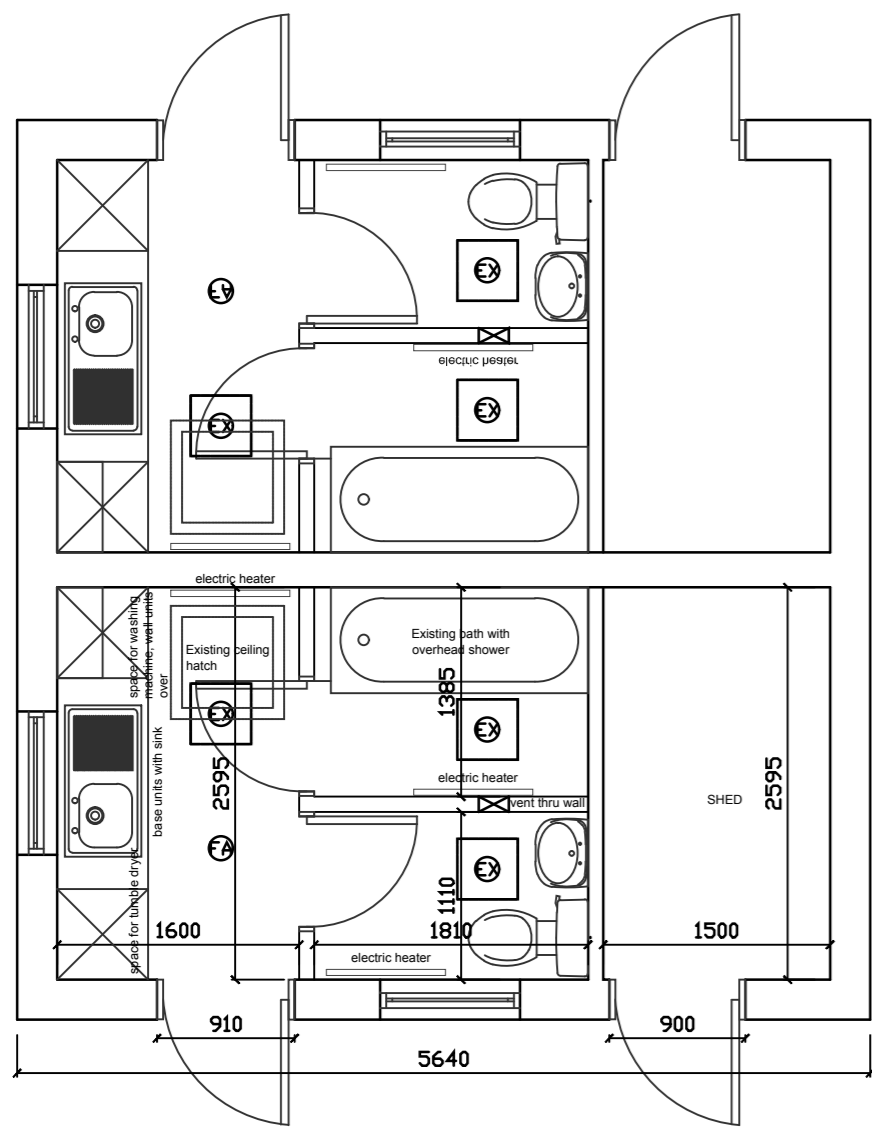
10.1 Scottish Government minimum site standards report

11. Appendices

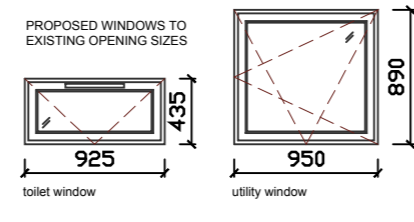
11.1 Redevelopment of the Clinterty Gypsy Traveller Site Business Case - Exempt

12. REPORT AUTHOR CONTACT DETAILS

Amanda Farquhar
 GTLO/Site Manager
afarquhar@aberdeencity.gov.uk
 01224 791860/07802303983



PLAN

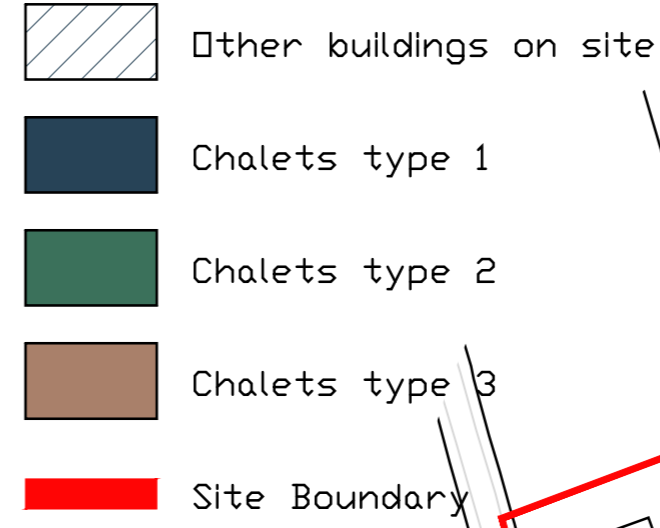


concrete blockwork external walls with approx. 100mm wide single concrete block partitions - decorated
External haffing
Concrete tiled roof
PVC windows
Timber door sets

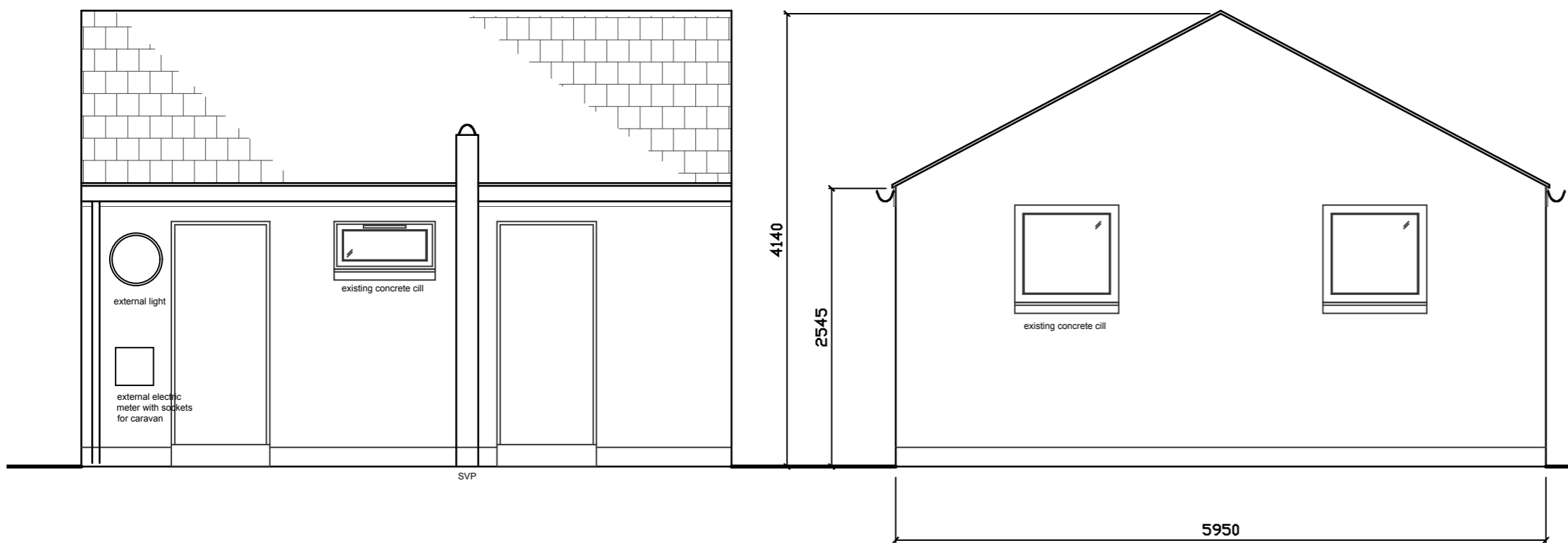
Option 1
Refurbish Clinterty Gypsy Traveller site;
Install new kitchens and bathrooms
Internal insulation (approx. 50mm), redecoration and new slip resistant vinyl flooring. New insulation batts to roofspace (Rockwool approx. 250mm)
Full rewire and fire alarm system upgrade - suitable for cookers
Installation of new heaters, ventilation fans, hot and cold water pipework and any associated mechanical works.
Re-hairing exterior walls, new gutters and downpipes
Installation of new PVC windows and external door sets.
Fences round each chalet/plot - to enable tenants to keep children safe as site is situated alongside a busy road - total of approx. 550m of 1.2m high rolltop mesh panel fence with 23 gates.
New play park - quote received from others £50,000
Upgrade to existing drainage system (mains) - full replacement - allow for removal of existing tarred surfaces and reinstatement at the completion of the works.
Create a further 5 car parking spaces - remove existing grass and soil on identified site, prepare ground and tar - to include signage.

Option 2
Demolish and rebuild chalets
a) solid blockwork with external insulation and render
Total rebuild of chalets to upgrade facilities - approx. 20m² internal floor area, with toilet, separate bathroom/shower, utility/kitchen amenities and store. To include tarred areas around each chalet and fencing to each boundary.
New play park - quote received from others £50,000
Upgrade to existing drainage system (mains) - full replacement - allow for removal of existing tarred surfaces and reinstatement at the completion of the works to suit new layouts.
Create a further 5 car parking spaces - remove existing grass and soil on identified site, prepare ground and tar - to include signage.

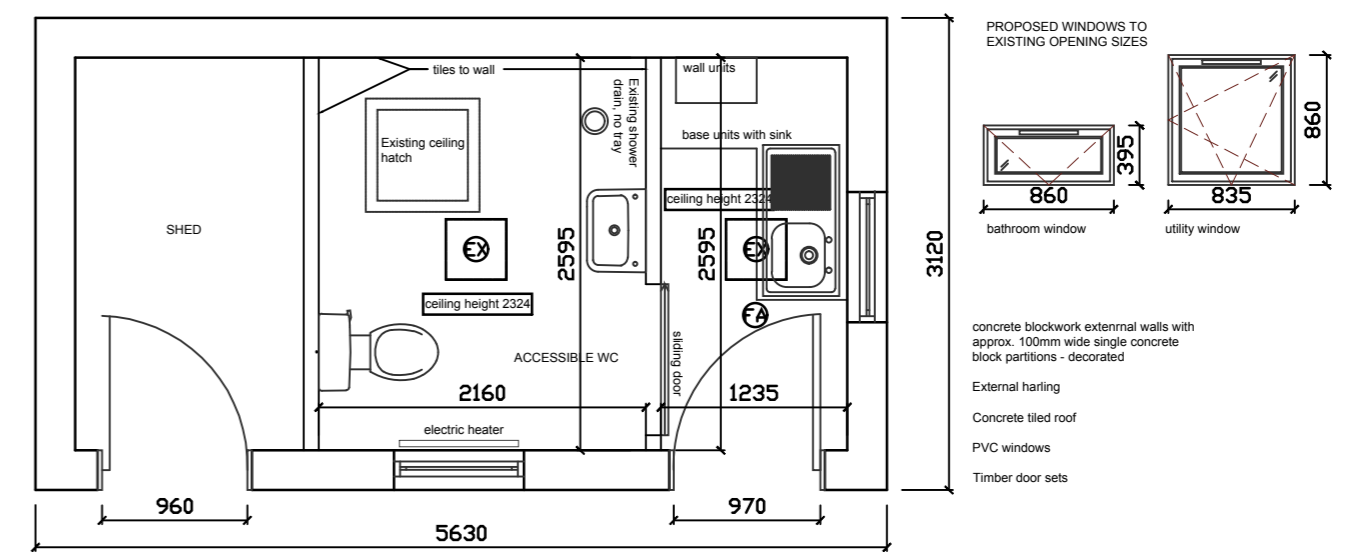
Option 3
Demolish and rebuild chalets and extend site with a further 9 chalets



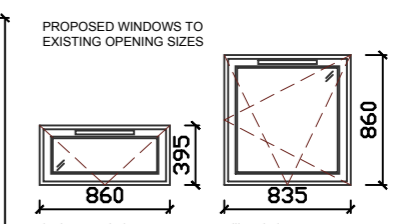
LOCATION PLAN
SCALE 1:1250



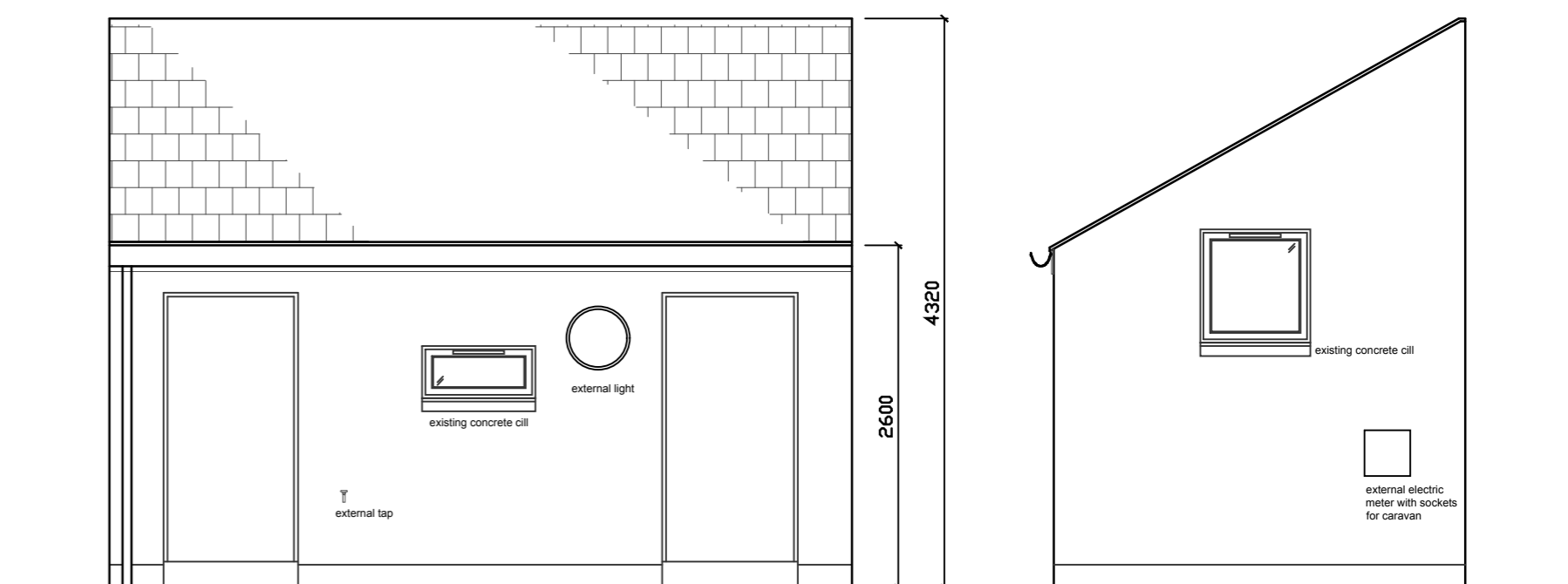
EXISTING CHALET TYPE 1
SCALE 1:50



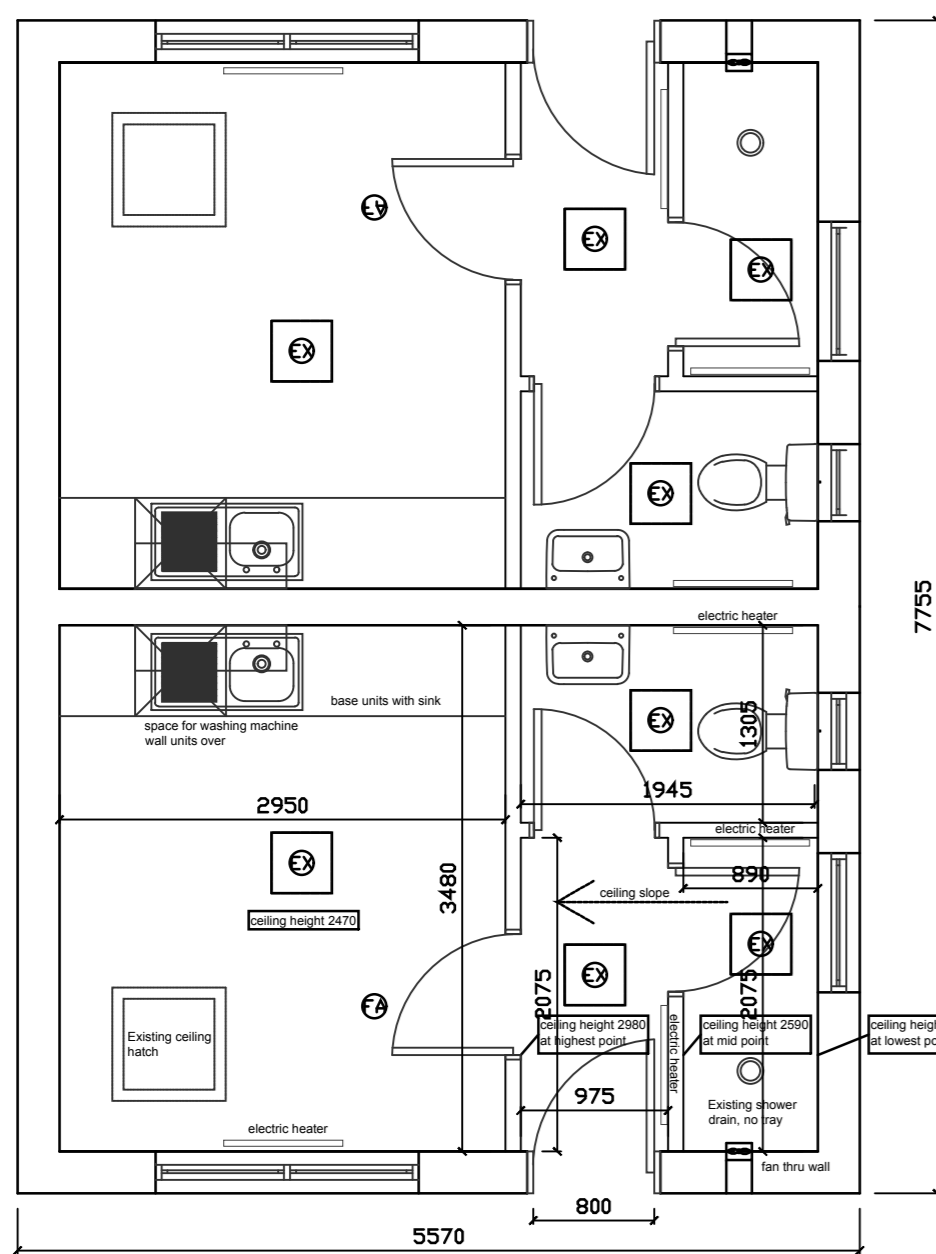
PLAN



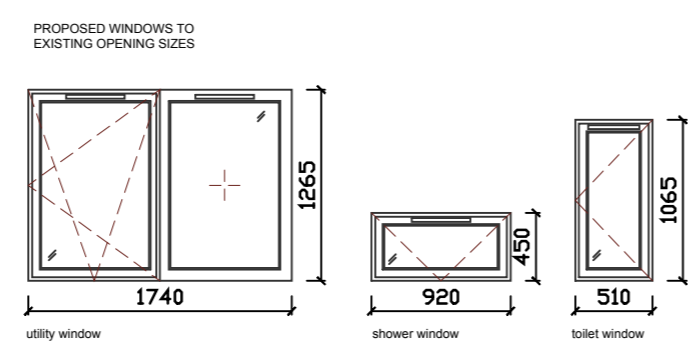
concrete blockwork external walls with approx. 100mm wide single concrete block partitions - decorated
External haffing
Concrete tiled roof
PVC windows
Timber door sets



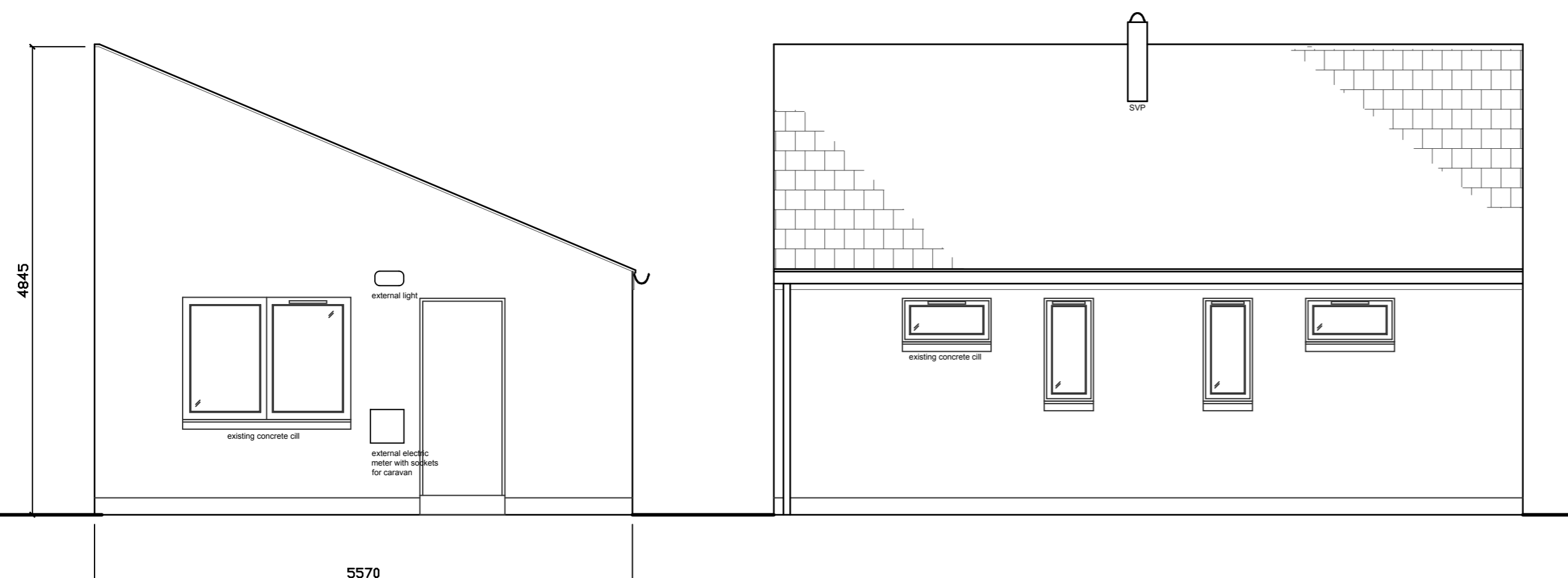
EXISTING CHALET TYPE 3 - ACCESSIBLE
SCALE 1:50



PLAN



concrete blockwork external walls with approx. 100mm wide single concrete block partitions - decorated
External haffing
Concrete tiled roof
PVC windows
Timber door sets

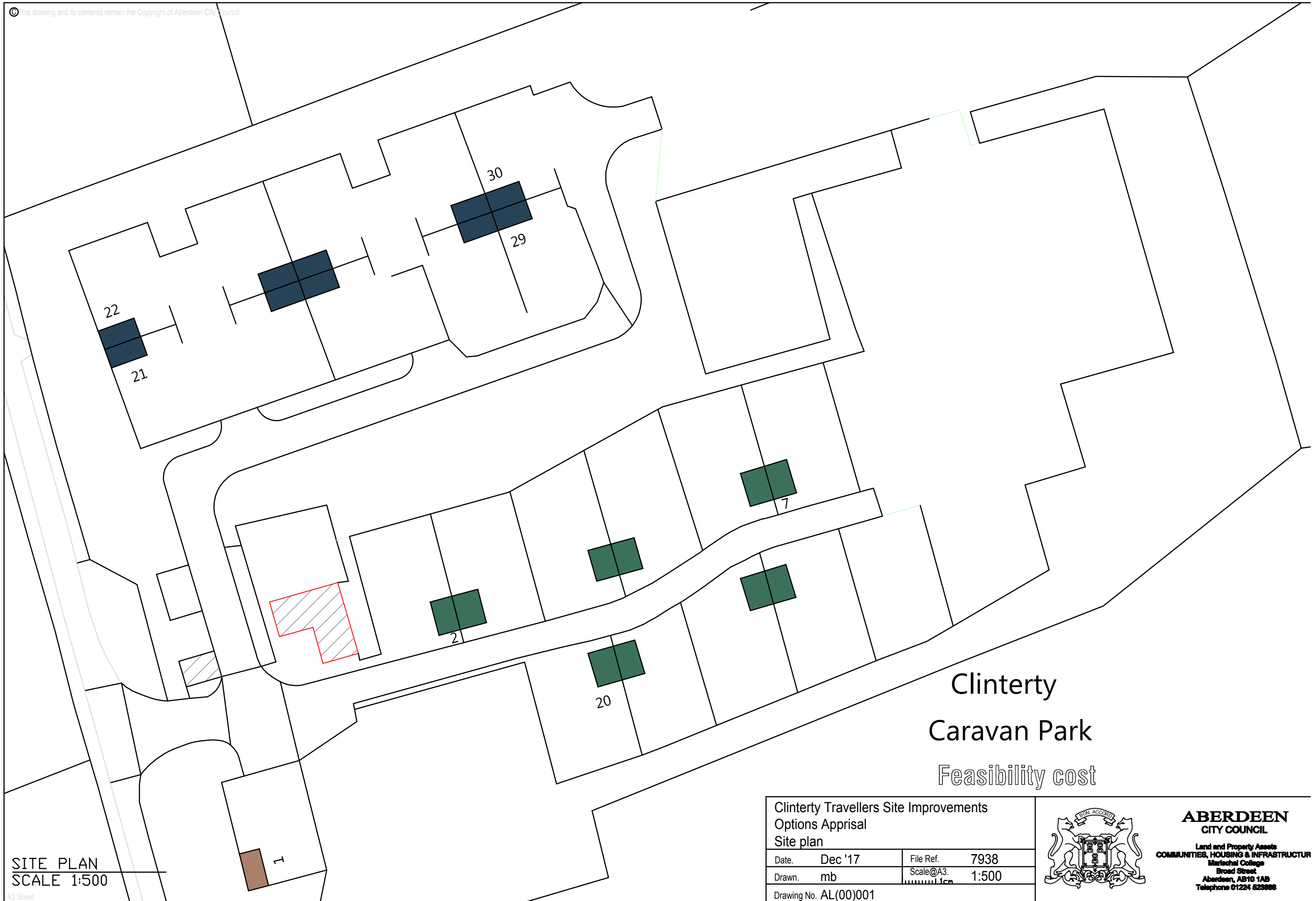


EXISTING CHALET TYPE 2
SCALE 1:50

Feasibility Cost

Rev.	Date	Description	A1	Ints.
 ABERDEEN CITY COUNCIL Land and Property Assets COMMUNITIES, HOUSING & INFRASTRUCTURE Marischal College Broad Street Aberdeen, AB10 1AB Telephone 01224 523888				
Client: Aberdeen City Council				
Project: Clinterty Travellers Site Improvements Options Appraisal				
Title: Existing chalets plans and elevations and description of proposed works				
Date:	Dec '17	Scale:	As noted	
Drawn:	mb	File Ref.:	7938	
Checked By:		Drawing No.:	AA(00)001	

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Clinterty
Caravan Park
Feasibility cost

SITE PLAN
SCALE 1:500

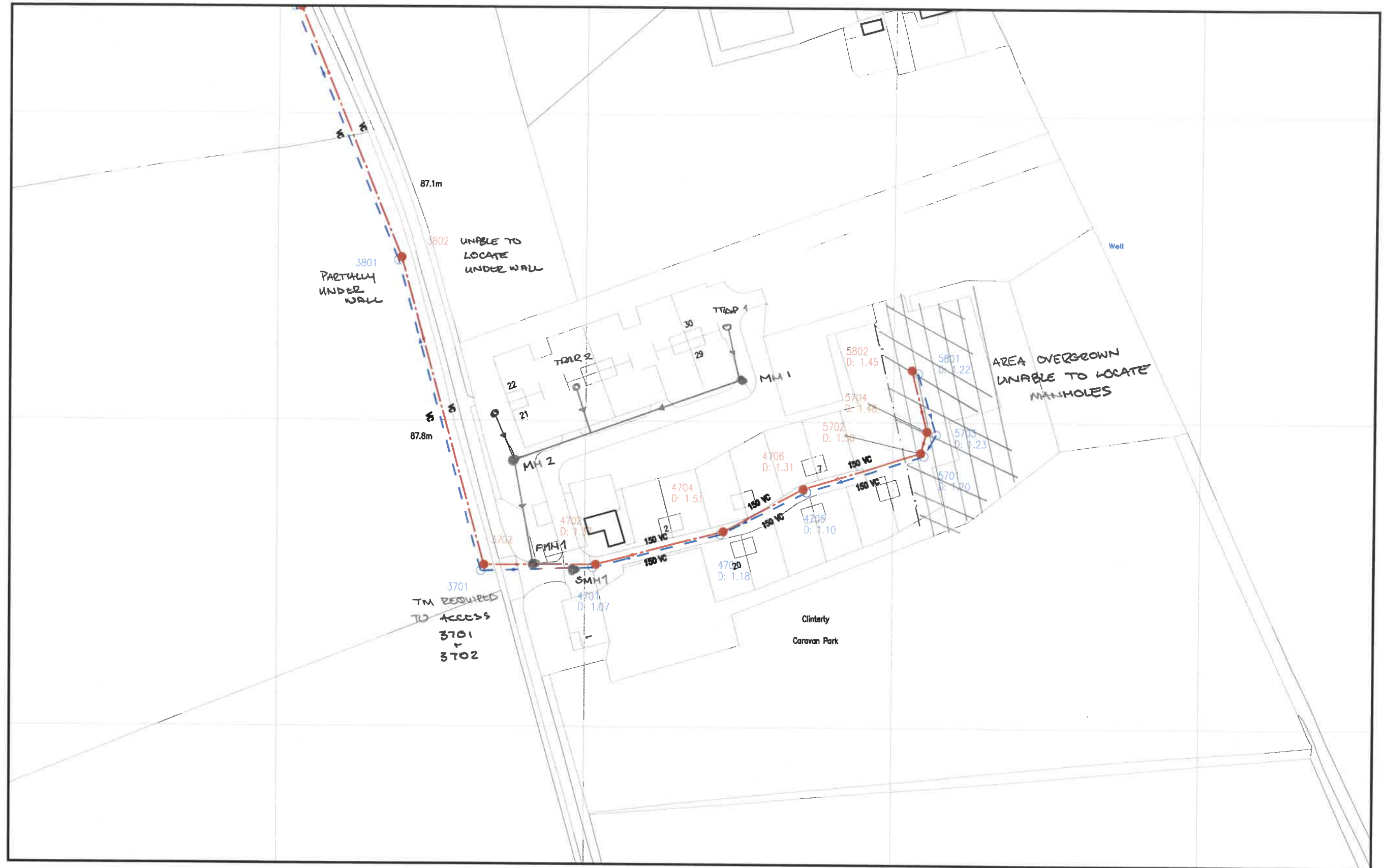
A3 Sheet

Clinterty Travellers Site Improvements			
Options Appraisal			
Site plan			
Date.	Dec '17	File Ref.	7938
Drawn.	mb	Scale@A3.	1:500
Drawing No. AL(00)001			



ABERDEEN
CITY COUNCIL
Land and Property Assets
COMMUNITIES, HOUSING & INFRASTRUCTURE
Marischal College
Broad Street
Aberdeen, AB10 1AB
Telephone 01224 523986

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The representation of physical assets and the boundaries of areas in which Scottish Water and others have an interest does not necessarily imply their true positions. For further details contact the appropriate District Office.

Date Plotted: 15/05/2018

OP/JCGIX0118
Wastewater Plan



Scale: 1:1250

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ABERDEEN CITY COUNCIL

COMMITTEE	Capital Programme City Growth and Resources
DATE	Capital Programme - 23 January 2019 City Growth and Resources – 7 February 2019
REPORT TITLE	Torry Cruyff Court
REPORT NUMBER	COM/19/174
DIRECTOR	Andy McDonald
CHIEF OFFICER	Derek McGowan
REPORT AUTHOR	Jade Leyden
TERMS OF REFERENCE	Capital Programme: 1.1, City Growth and Resources: 1.2, 1.3

1. PURPOSE OF REPORT

Capital Programme Committee:

- 1.1 to report on development proposals and to seek approval for the implementation of a Cruyff Court as set out in the business case.

City Growth and Resources Committee:

- 1.2 to report on investment proposals and to seek approval for the use of resources for their implementation.

2 RECOMMENDATIONS

That the Capital Committee: -

- 2.1 Approves Option 2 in the attached business case to install a Cruyff Court in place of the existing, unfit for purpose artificial pitch on the Tullos Playing Fields (located on Girdleness Road) to serve the Torry community.

That the City Growth and Resources Committee: -

- 2.2 Notes the existing £250,000 budget within the Non-Housing Capital Programme to establish a second Cruyff Court, and approves the acceptance and utilisation of the £50,000 in-kind/financial contribution from the Johan Cruyff Foundation for the project and;

2.3 Instructs the Chief Officer - Early Intervention and Community Empowerment to submit the project to the budget process for funding the ongoing running costs of the second Cruyff court.

3. BACKGROUND

3.1 Work was completed on Scotland's first Cruyff Court in February 2017 with the grand opening occurring in July 2017. Since opening there has been a substantial difference made to not just the local community but also the city as a whole. The court was built on the site of Catherine Street's old play areas, just off George Street, in the city centre of Aberdeen. The project was funded by Aberdeen City Council's Housing Account budgets, in partnership with the Johan Cruyff Foundation and Denis Law Legacy Trust.

3.2 Since Catherine Street Court has opened, a Cruyff Court tournament in Aberdeen has been held. This provided an opportunity for local schools to compete in a round robin tournament for the prize of a life time. Both the winning boys' and girls' teams were given the opportunity to travel to Liverpool for the UK National Final, receive a tour of Liverpool's home stadium, Anfield and meet Robbie Fowler all free of charge.

3.3 Based on the success of the Catherine Street Court, this proposal is to upgrade the existing artificial pitch on the Tullos playing fields in on Girdleness Road, Torry with Aberdeen's second Cruyff Court (See appendix 1). This will be delivered in partnership with the Johan Cruyff Foundation and the Denis Law Legacy Trust, both of whom have confirmed their support and contributions.

3.4 This project will support the delivery of several key primary drivers within the Community Planning Aberdeen's Torry Locality Plan 2017 – 2027. This project will:

- Increase number of individuals taking care of their own health and wellbeing
- Decrease the incidence of anti-social behaviour in the surrounding areas
- Increased opportunities to access high quality, fit for purpose facilities
- Provide opportunities for young people to volunteer and develop employability skills

3.5 Tullos was one of three potential sites for Scotland's second Cruyff Court. A decision on location was made on this upon the completion of the Cruyff Courts Criteria Selection Document (This document provides the Cruyff Foundation with the basis for them to make the final decision of the location for a Cruyff Court). Three areas were proposed, including Tullos Playing Fields, Northfield Community Centre and the Tillydrone Lads Club. All three options went through the set scoring matrix and Tullos was the highest scoring criteria for: location (including number of schools in the area), accessibility and space.

3.6 Considering the above, it was decided by both the Denis Law Legacy Trust and The Cruyff Foundation that Tullos Playing Fields would be the most appropriate location for the second Cruyff Court. The Johan Cruyff Foundation have committed to a £50,000 contribution on the basis the new court is built on that site.

3.7 The Finance, Policy and Resources Committee approved a budget of £250,000 for the installation of an another Cruyff Court in Aberdeen in March 2017. The contribution from the Johan Cruyff Foundation covers the additional funding needed to cover the full cost of construction.

- 3.8 The Denis Law Legacy Trust have confirmed that they will allocate staff time and a dedicated Coordinator towards providing a minimum of 6 hours a week of provision on the court for the duration of the 10-year legal agreement. They have valued this contribution at £50,000.
- 3.9 In addition, the Trust has confirmed an agreement to meet 50% of the agreed annual maintenance costs in conjunction with the Council.
- 3.10 The Johan Cruyff Foundation has also confirmed that they will provide funding for the project to the total value of £50,000. This consists of a cash contribution which will be used for the procurement of the turf.

4. FINANCIAL IMPLICATIONS

- 4.1 The construction cost of establishing a Cruyff Court on the Tullos Playing fields has been estimated at £300,000. This will be funded from the Non-Housing Capital budget approved by FP&R committee in March 2017 along with the £50,000 contribution from the Johan Cruyff Foundation.
- 4.2 There will be annual revenue costs associated with this project in the form of routine maintenance of the court and energy costs. These have been estimated at:
 - Maintenance Costs: £8,700 per annum (50% of this will be covered by the Denis Law Legacy Trust)
 - Energy Costs: £600 per annum
- 4.3 Funding of the on-going revenue costs will require to be considered as part of the 2019/20 budget setting process.
- 4.4 It is anticipated that the turf will last the duration of the 10-year legal agreement providing the necessary annual maintenance to ensure the court remains in sound technical, practical and visual condition is carried out. Any non-repair and maintenance requirements would be non-routine and funded by the existing Corporate Routine and Maintenance budget.

5. LEGAL IMPLICATIONS

- 5.1 A legal agreement will be required between the Council, the Johan Cruyff Foundation and the Denis Law Legacy Trust for the construction and maintenance and service delivery of this project. A draft agreement consistent with the original agreement for the first court is being reviewed by the legal team.
- 5.2 Approval to tender for the works is subject to the corporate procurement processes and reporting to the Strategic Commissioning Committee.

6. MANAGEMENT OF RISK

	Risk	Low (L), Medium (M), High (H)	Mitigation

Financial	Cost/scope of work increases	M	Tender for fixed price contract. Establishment of a robust project plan with contingencies included and a work breakdown structure.
Financial	Doing Nothing – Through not developing the site, future costs may be incurred in order to make the site safe or to remove the existing site.	L	Remove the implementation of the Business Case.
Legal	Partner organisation leaves partnership	L	A 10-year legal agreement will be in place with all partners represented.
Employee	No significant or unusual risks		
Customer	Facility is underused and/or vandalised	L	A community engagement plan has been drafted to ensure the development meets the needs of the community and fosters a sense of ownership to the site.
Environment	No significant or unusual risks		
Technology	No significant or unusual risks		
Reputational	No significant or unusual risks		

7. OUTCOMES

Local Outcome Improvement Plan Themes	
	Impact of Report
Prosperous Economy	Service delivery post construction will provide voluntary and training opportunities to the local community through schemes such as Heroes of the Cruyff Court and the Cruyff Foundation Coach course.
Prosperous People	The recommendations of this report will provide children and young people in Torry with access to services that meet their needs, will support the improvement of the health and wellbeing of the community and seek to reduce the levels of Youth Anti-Social Behaviour in the immediate surrounding area.
Prosperous Place	The installation of a Cruyff Court will increase access to high quality and fit for purpose facilities in the area.

	This will also enable further partnership work between the Council, Denis Law Legacy Trust and the Johan Cruyff Foundation to maximise the asset.
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Design Principles of Target Operating Model	
	Impact of Report
Customer Service Design	Evidence from the first court suggests that the increase in provision will have a positive impact on the wellbeing of community members. The activities provided on the court will be designed with the local community.
Organisational Design	As well as ongoing consultation with the community, we will also provide update to appropriate community groups such as the Community Council and the Torry Locality Partnership to ensure we are continuing to meet the needs of the community and are aware of and address any issues that may arise.
Governance	There will be a legal agreement in place with all parties and the business case relates directly to the local plan for Torry.
Process Design	Due to the success of the first court, we know that Cruyff Courts have a positive impact on the community, as well as this, this proposal relates to the Torry Locality Plan. We will continue to work with the community to ensure the activities of the court meet the needs of the community.
Technology	We will use Social Media to engage the community with the Cruyff Court and encourage participation.
Partnerships and Alliances	We will enter into an agreement in partnership with the Johan Cruyff Foundation and the Denis Law Legacy Trust to support the Cruyff Court to have positive outcomes within the community.

8. IMPACT ASSESSMENTS

Assessment	Outcome
Equality & Human Rights Impact Assessment	The proposed facility aims to reduce anti-social behaviour in the immediate area, thus creating the potential to foster good relations between people who share a protected characteristic and those who do not. In addition, when the Denis Law Legacy Trust is not using the facility, the facility is open to any person/people at any time, free of charge therefore advancing equality by meeting the needs of different groups.
Data Protection Impact Assessment	<i>Not required</i>
Duty of Due Regard / Fairer Scotland Duty	The Fairer Scotland Duty has been considered within our completed Equality and Human Rights Impact Assessment. Among other things, this proposal seeks to increase the provision of high quality, fit for purpose facilities in the

	community of Torry and to provide opportunities for young people to volunteer and develop their employability skills, thus supporting the reduction of inequalities of outcome caused by socio-economic disadvantage.
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9. BACKGROUND PAPERS

Torry Locality Plan 2017-2027

10. APPENDICES (if applicable)

Appendix 1- Business Case

11. REPORT AUTHOR CONTACT DETAILS

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07917 305257

ABERDEEN CITY COUNCIL

COMMITTEE	Capital Programme Committee
DATE	23 January 2019
REPORT TITLE	Aberdeen Local Development Plan 2022 – Main Issues Report Consultation
REPORT NUMBER	PLA/19/151
DIRECTOR	Steve Whyte
CHIEF OFFICER	Gale Beattie
REPORT AUTHOR	Andrew Brownrigg
TERMS OF REFERENCE	<i>2. The Committee, in relation to major infrastructural planning, will oversee and monitor the Local Development Plan, subject to a final approval being given by Council.</i>

1. PURPOSE OF REPORT

1.1 This report presents the Aberdeen Local Development Plan Main Issues Report and background documents and seeks authorisation to publish the Main Issues Report for consultation.

2. RECOMMENDATIONS

That the Committee:-

- 2.1 note the outcomes of the pre-Main Issues Consultation;
- 2.2 note the contents of the Aberdeen Local Development Plan Main Issues Report;
- 2.3 Instructs the Chief Officer Strategic Place Planning to publish the Aberdeen Local Development Plan Main Issues Report (subject to minor drafting corrections), along with the supporting documents which will inform the consultation and listed in the Appendices to this report, for a 10-week consultation period, with the outcomes to be reported to Council with the Proposed Plan in early 2020; and

3. BACKGROUND

3.1 At the 16 January 2018 Communities, Housing and Infrastructure Committee, members agreed to the preparation of a Main Issues Report, taking into consideration the comments received from a pre-main issues consultation that took place earlier 2018 this year. This is the first stage in producing a revised Local Development Plan that will eventually replace the current Plan which was adopted in 2017. This report summarises the outcomes of the pre-main issues consultation, presents the Aberdeen Local Development Plan Main Issues Report and background documents and informs Committee of the next steps. The Main Issues Report is attached in Appendix 1.

3.2 A Main Issue Report should set out potential new policies and proposals for new development in the area and is the key document in engaging with the local community on future development in Aberdeen.

3.3 The Main Issues Report is not a draft version of the plan but rather presents a preferred option and reasonable alternatives for development, informed by a sound evidence base. Scottish Government Circular 6/2013 on Development Planning states that the publication of the Main Issues Report should come before the Council has reached a firm view as to the strategy that should be followed, and the authority's approach should not be one of defending their proposals but one of genuine openness to different ideas. It is not until the publication of the Proposed Plan, which is programmed for February 2020, that the Council is expected to have reached a view.

3.4 The report recommends that Committee agree only that the Main Issues Report be issued for public consultation at this stage.

Pre-Main Issues Engagement

3.5 The formal Pre-Main Issues Report Consultation on the future development in Aberdeen City ran between 19 March and 28 May 2018, although workshops/meetings have been ongoing with Elected Members, Community Council Forum, Key Agencies, Developers and Landowners and internal services.

3.6 The consultation took the form of 4 distinct exercises, 'drop in' events, development bids, 'Place Standard' tool and a questionnaire. 56 representations and 359 'Place Standard' responses were received and these have helped to inform the Main Issues Report and determine what the main issues should be. More details on the consultation can be found in the Monitoring Statement (Appendix 2). Engagement took place with key agencies and infrastructure providers, the Scottish Government, the Strategic Development Planning Authority and Aberdeenshire Council. This engagement will continue through to the Proposed Plan.

Development Bids

3.7 Developers and landowners submitted 146 development bids, promoting sites for inclusion in the Main Issues Report (although 1 has been withdrawn). These are available to view on the Council's website but are discussed in more detail in the Settlement Strategy section below. An assessment of all these proposals against a sustainability checklist has been undertaken. A report of the assessments has been produced and can be seen in Appendix 3.

Contents of the Main Issues Report – Spatial Strategy

3.8 There are two core sections in the Main Issues Report - the Spatial Strategy and the Main Issues. The Spatial Strategy suggests where new development should go. It has been written to comply with the Proposed Strategic Development Plan which has been agreed by both Aberdeen City and Aberdeenshire Council's. This indicates how much new housing and employment land is needed. The Spatial Strategy explains that there is a limited amount of new housing land required (640 units) and that no further employment land is needed for now.

3.9 The Proposed Strategic Development Plan expects the Council to prioritise brownfield sites. Any greenfield housing allocations should be small scale, have limited impacts on the environment and infrastructure and should not be extensions to existing sites identified in the 2017 Local Development Plan. On that basis the proposal is to identify the 15 sites identified in the Main Issues Report as the officer's 'preferred' housing allocations (without commitment) to be included in the next LDP. Those bids which are not favoured are regarded as alternatives for the preferred options in the Main Issues Report.

3.10 The Spatial Strategy also identifies a number of other new proposals that could be included in the next LDP. These have emerged from the Development Bids, an updated Brownfield Urban Potential Study and the City Centre Masterplan. In addition, the report seeks views on three new healthcare facilities which NHS Grampian are looking to provide in the north west of the City.

The Main Issues

3.11 During the Pre-MIR stakeholder engagement, a number of broad themes emerged which people were interested in or concerned about. 12 main issues were identified from these themes (summarised below) and views are sought on them. There are also 28 questions on other related issues which views are sought on.

Prosperous Place

- Encouraging City Centre Living
- A 24 hour city
- Supporting and growing visitor attractions
- Minimum space standards for residential development

Prosperous Economy

- Promoting electric vehicle charging
- Low and zero carbon technologies
- Supporting heat networks
- West End Office Area

Prosperous People

- Sustainable Mixed Communities, focussing on;
 - Inclusive Housing Mix (Housing for the Elderly and Accessible Housing)
 - Residential Care Facilities
 - Student Accommodation
 - Houses in Multiple Occupation

Next Steps

3.12 The public consultation on the Main Issues Report should begin in late February 2019 and will run for 10 weeks, to allow time for the community and development industry to respond. To maximise community engagement a number of consultation events will be carried out which will be publicised through community networks, including community councils and the Council's website. The Main Issues Report will

be published on the Council website and copies will be made available in all the City's libraries and at Marischal College.

4. FINANCIAL IMPLICATIONS

4.1 There will be costs associated with printing the Main Issues Report and some of the supporting documents. There will also be costs associated with running public events, advertising, publicity and printing material. In total these costs should amount to no more than £20,000 and can be met from the Development Plan budget.

4.2 It is likely that an Examination into the Proposed Local Development Plan will take place in 2021. Based on past experience, the cost of the Examination could be in the region of £50,000 to £100,000. It is expected that these costs can be met from existing budgets.

5. LEGAL IMPLICATIONS

5.1 Scottish local authorities are required to prepare Local Development Plans every 5 years under the Town and Country Planning (Scotland) Act (1997). In doing so, Section 17 of the Act requires planning authorities to first compile a Main Issues Report which must set out our general proposals for development in the area. The Main Issues Report is the key document in the early stage of effectively engaging with the local community on future development in Aberdeen. The detailed legal requirements for preparing a Local Development plan are set out in Circular 6/2013 Development Planning. By publishing the Main Issues Report for consultation at the end of February 2019, this will ensure the Council meets the statutory timeframes for the next Local Development Plan.

5.2 Scottish Ministers have a power under the Act (section 16(7)) to direct a planning authority to prepare and submit a report as to why it has failed to replace its LDP within five years. A direction from the Scottish Ministers would result in additional officer time and expense in preparing the report.

6. MANAGEMENT OF RISK

	Risk	Low (L), Medium (M), High (H)	Mitigation
Financial	Not having an up to date Local Development Plan could lead to more costly appeals-led planning decisions.	L	A Development Plan Scheme, setting out the delivery actions and timescales for the Local Development Plan has been agreed by the Council. This will be updated annually.
Legal	Failure to deliver an up-to-date Local	L	Consulting on the Main Issues Report will allow us to progress with a Local

	Development Plan in line with legislation.		Development Plan in line with the statutory requirement to replace it at least every 5 years
Employee	N/A		
Customer	Not delivering a Local Development Plan would increase uncertainty of developers, the public and investors.	L	Consulting on the Main Issues Report will allow us to progress with a Local Development Plan in line with the statutory requirement to replace it at least every 5 years
Environment	N/A		
Technology	N/A		
Reputational	Failure to deliver a Local Development Plan could negatively affect the Council's current good reputation in terms of keeping development plans up to date.	L	A Development Plan Scheme, setting out the delivery actions and timescales for the Local Development Plan has been agreed by the Council. This will be updated annually.

7. OUTCOMES

Local Outcome Improvement Plan Themes	
	Impact of Report
Prosperous Economy	The Local Development Plan will provide certainty for the public, development industry and businesses as to where and when development is intended to be focused over the next 10 years.
Prosperous People	The Local Development Plan will help to cement the continued intention to develop sustainable mixed communities for the benefit of the whole population.
Prosperous Place	The Local Development Plan will commit the Strategic Development Plan vision to be an even more attractive, prosperous, resilient and sustainable place, and will support the projects identified in the City Centre Masterplan.
Enabling Technology	The Local Development Plan will encourage opportunities for greater digital connectivity across the Aberdeen.

Design Principles of Target Operating Model	
	Impact of Report
Customer Service Design	The Main Issues Report is a consultation document and is the main focus for consultation on the next Local Development Plan.
Partnerships and Alliances	Although led by Aberdeen City Council, the project benefits from the input of a wider client group, including representatives from local and national key agencies and partners. This input will continue through the LDP process.

8. IMPACT ASSESSMENTS

Assessment	Outcome
Equality & Human Rights Impact Assessment	<i>Completed</i>
Data Protection Impact Assessment	<i>Completed</i>
Duty of Due Regard / Fairer Scotland Duty	<i>Completed as part of the Equality and Human Rights Impact Assessment</i>

9. BACKGROUND PAPERS

Circular 6/2013 Development Planning

<https://www.gov.scot/publications/planning-series-circular-6-2013-development-planning/pages/6/>

Scottish Planning Policy (Scottish Government)

<https://www.gov.scot/binaries/content/documents/govscot/publications/publication/2014/06/scottish-planning-policy/documents/00453827-pdf/00453827-pdf/govscot%3Adocument>

National Planning Framework 3 (Scottish Government)

<https://www.gov.scot/publications/national-planning-framework-3/>

Proposed Aberdeen City and Shire Strategic Development Plan 2018 (SDPA)

[file:///C:/Users/abrownrigg/Downloads/Proposed Strategic Development Plan 2018 %20\(1\).pdf](file:///C:/Users/abrownrigg/Downloads/Proposed_Strategic_Development_Plan_2018%20(1).pdf)

Aberdeen Local Development Plan 2017 (Aberdeen City Council)

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

10. APPENDICES

A number of background documents have been prepared to support and inform the Main Issues Report. The Main Issues Report is Appendix 1.

Because of their size, the following Appendices will be made available separately.

A Monitoring Statement forms part of the evidence base for the plan. As the current Local Development Plan was adopted in 2017 and is fairly up to date, the Monitoring Statement concentrates on the policy changes required by the new Aberdeen Local Development Plan (see Appendix 2).

The Development Options Assessment examines the 146 development bids (Appendix 3)

In order to meet the Proposed Strategic Development Plan requirements for housing the Brownfield Urban Potential Study was updated in 2018. This will be updated again next year (see Appendix 4).

The Environmental Assessment (Scotland) Act 2005 requires a Strategic Environmental Assessment (SEA) of all plans, programmes and strategies to be undertaken. An Environmental Report has been produced and will be published for consultation alongside the Main Issues Report. The SEA provides an assessment of the impact of the sites and policies on the environment. For any identified impacts on the environment mitigation measures are proposed, and a framework of how these impacts will be monitored is included in the Environmental Report (see Appendix 5).

A Strategic Flood Risk Assessment has been undertaken to satisfy the requirements placed on local authorities under section 1 of the Flood Risk Management (Scotland) Act 2009. This requires local authorities to exercise their flood risk related functions with a view to reducing overall flood risk and promoting sustainable flood risk management. The Assessment looks at a number of potential sources of flood risk which may be relevant for development in Aberdeen (see Appendix 6).

An Onshore Wind Spatial Framework (which is a requirement of Scottish Planning Policy) has been prepared to assess the opportunities for identifying areas suitable for wind turbine developments. The countryside surrounding Aberdeen within the local authority boundary is limited and together with the presence of Aberdeen Airport there is little scope to identify suitable sites for large scale wind farms. The Local Development Plan will continue to support the principle of a wide range of renewable or low-carbon energy developments and a criteria-based policy for assessing proposals is the most appropriate method for dealing with applications for wind turbines and other renewable developments (see Appendix 7).

11. REPORT AUTHOR CONTACT DETAILS

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Main Issues Report – Contents

1. Introduction
 - 1.1 Background
 - 1.2 Vision and Objectives
 - 1.3 Aberdeen Main Issues Report
 - 1.4 Local Development Plan Policies and Supplementary Guidance
 - 1.4 What should I do next?
2. Settlement Strategy
 - 2.1 Housing Allowances and New Sites
 - 2.2 Employment Land Allocations
 - 2.3 Other Proposals
 - 2.4 NHS Grampian Healthcare Facilities
 - 2.5 Existing Opportunity Sites Identified in the 2017 LDP

Main Issues for a Prosperous Place

3. Aberdeen City Centre
 - 3.1 City Centre Background
 - 3.2 City Centre Masterplan and the Local Development Plan
 - 3.3 City Centre Intervention Areas
 - 3.4 Transforming the City Centre – The Role of the City Centre
 - 3.5 Town Centre First and Sequential Approach
 - 3.6 Main Issue 1 – Living in the City Centre
 - 3.7 Main Issue 2 – A 24 Hour City
 - 3.8 Civic Uses, Culture and Arts

3.9 Main Issue 3 – Visitor Attractions

4. Quality Places
 - 4.1 Background
 - 4.2 Main Issue 4 – Minimum Internal Space Standards for New Residential Development
 - 4.3 External Space Standards
 - 4.4 Natural Environment
 - 4.5 Food Growing

Main Issues for a Prosperous Economy

Transport and Infrastructure

- Transport Background
- Sustainable and Active Travel
- Main Issue 5 – Electric Vehicle Charging Infrastructure
- Digital Infrastructure
- Developer Obligations

Resource Policies and Heat Networks

- Main Issue 6 – Low and Zero Carbon Generating Technologies and Water Efficiency
- Renewable and Low Carbon Energy Developments
- Main Issue 7 – Heat Networks
- Supporting Business and Industrial Development
- Main Issue 8 – West End Office Area

Main Issues for Prosperous People

Affordable Housing

- Background
- Affordable Housing
- Private Rented Accommodation and Build to Rent

Sustainable Mixed Communities

- Background
- Main Issue 9 – Inclusive Housing Mix (Housing for the Elderly and Accessible Housing)

- Main Issue 10 – Residential Care Facilities
- Main Issue 11 – Student Accommodation
- Main Issue 12 – Houses in Multiple Occupation
- HMO Overprovision Policy
- Community Planning
- Changing Places Toilets

APPENDIX A – Proposed Draft Policies

1 Introduction

1.1 Background

The planning system in Scotland is 'plan-led'. Policies, proposals and guidance are set out in Development Plans. In Aberdeen, the Development Plan is in two parts. The Aberdeen City and Shire Strategic Development Plan (SDP) sets out the broad vision, objectives and development requirements for both Aberdeen City and Aberdeenshire. More detailed policies, proposals and land allocations are then set out in Local Development Plans which cover individual local authority areas. This is the Main Issues Report (MIR) for the Aberdeen City Local Development Plan (LDP) and it covers the whole of the Aberdeen City area. This Main Issues Report is the first stage in producing a revised and updated LDP for Aberdeen which, when adopted, will replace the Aberdeen LDP 2017. It has been informed by:

- Pre-Main Issues Report stakeholder engagement,
- The Proposed Aberdeen City and Shire Strategic Development Plan,
- Monitoring of key changes since the preparation of the Aberdeen Local Development Plan 2017,
- The Strategic Environmental Assessment,
- The National Planning Framework and Scottish Planning Policy, and
- Other key plans, strategies and legislation.

However, the planning system will soon be changing. The Scottish Government is introducing a new Planning Bill which aims to update and amend aspects of the planning system, and how land is developed and used. The proposals may streamline Local Development Plans, abolish Supplementary Guidance, abolish Strategic Development Plans and introduce Local Place Plans. Some of these changes will take place while we are preparing this Plan, so we will need to anticipate these changes as far as we can within the bounds of current legislation.

1.2 Vision and Objectives

Until new legislation is introduced, the Aberdeen LDP must be consistent with the Aberdeen City and Shire SDP. The Proposed SDP vision is to make the area an even more attractive, prosperous resilient and sustainable European city region and an excellent place to live, visit and do business. The Aberdeen LDP will share the main aims of the Proposed SDP which are to:

- provide a strong framework for investment decisions which will help to grow and diversify the regional economy in a sustainable manner;
- promote the need to use resources more efficiently and effectively whilst protecting our assets; and,
- take on the urgent challenges of climate change.

A Strategic Environmental Assessment (SEA) has been carried out for submitted development bids, sites being carried forward from the existing LDP, the 12 main issues, and new policies/those which have undergone significant changes. The SEA's are contained within the Interim Environmental Report.

The LDP will also be informed by a number of national, regional and local strategies and plans, including the National Planning Framework 3 (NPF3) and Scottish Planning Policy (SPP). Both NPF3 and SPP are likely to be reviewed during the preparation of our Plan. Both documents expect the planning system to achieve the following outcomes;

1. **A successful, sustainable place** - supporting sustainable economic growth and regeneration, and the creation of well-designed, sustainable places.
2. **A low carbon place** - reducing our carbon emissions and adapting to climate change.
3. **A natural, resilient place** - helping to protect and enhance our natural and cultural assets, facilitating their sustainable use.
4. **A more connected place** - supporting better transport and digital connectivity.

1.3 Aberdeen Main Issues Report

The role of the MIR is to stimulate discussion on the main planning issues facing Aberdeen and to suggest possible options for dealing with them. There will be a further opportunity to comment when the Proposed LDP is published in 2020. The timetable for preparation of the LDP is set out below.

Key Stages	Dates
Agree Main Issues Report and Monitoring Statement for consultation.	January 2019
Consult on Main Issues Report.	February to April 2019

Publish Proposed Local Development Plan and Proposed Action Programme.	February 2020
Consult on Proposed Local Development Plan and Proposed Action Programme.	February 2020 to May 2020
Submit Proposed Local Development Plan to Ministers. Publicise submission of Plan.	December 2020
Examination in Public of Proposed Plan.	January to September 2021
Report of Examination in Public published and submitted to Aberdeen City Council.	October 2021
Aberdeen City Council adopts Plan.	January 2022

During the Pre-Main Issues Report stakeholder engagement, during February to May 2018, a number of broad themes emerged which people were particularly interested in or concerned about. Not all issues raised can be addressed through the planning system. We have therefore, structured this MIR around the following themes:

- **Prosperous Place**
 - Aberdeen City Centre
 - Quality Places
- **Prosperous Economy**
 - Transport and Infrastructure
 - Resource and Business Policy
- **Prosperous People**
 - Affordable Housing
 - Sustainable Mixed Communities

We have identified 12 main issues from these themes and have set out reasonable options to deal with the issue, including our preferred option. Alongside the main issues there are also 27 questions on other related proposals which we would like to hear your views on. For each of the main issues we would welcome views on;

- **Whether you agree with the preferred option?**
- **If not, whether you support any of the alternate options presented?**
- **If not, whether you have ideas for options that should be considered?**

1.4 Local Development Plan Policies and Supplementary Guidance

The Scottish Government is considering abolishing Supplementary Guidance (SG) as part of the new Planning Bill. Because of this we are reviewing our current SG with a view to bringing some of the policy aspects of this into the next LDP. We would anticipate that the remaining policy and guidance will be adopted by the Council as either Local Planning Policy or Technical Advice Notes. We have included a number of new draft LDP policies in Appendix A and would welcome your views on these.

1.5 What Should I Do Next?

As an interested individual, business or group you can help and contribute to the process of preparing the Local Development Plan by telling us what you think about the options and questions set out in this Main Issues Report. Comments should be submitted to the Council using the online consultation hub, Citizen Space. If this is not possible, then representation forms are available on the website, with hard copies available in libraries and Marischal College.

The consultation period will commence on _____ and run for 10 weeks until _____. Comments can be submitted by post or email using the contact details set out below.

**Local Development Plan Team
Aberdeen City Council
Business Hub 4
Marischal College
Broad Street
Aberdeen
AB10 1AB**

Email ldp@aberdeencity.gov.uk
Tel 01224 523317

2 Settlement Strategy

2.1 Housing Allowances and New Sites

The Aberdeen LDP 2017 allocates land for housing and employment over two phases in line with the Aberdeen City and Shire SDP 2014. The SDP 2014 is currently being replaced so this MIR puts forward new housing and employment allowances in line with the Proposed SDP 2018. This sets out the following housing allowances for Aberdeen City.

Period 1 Allowances 2020-32	Period 2 Allowances 2033-35	Period 3 Allowances 2036-40	TOTAL
4168	4500	4930	13,598

Period 1 Allowances 2020-32

Potentially, any sites not identified as being 'effective' in the 2016 Housing Land Audit (HLA) (which was used as the base for the Proposed SDP) could be counted towards the 4168 allowances for 2020-32. This could include the following:

Constrained greenfield sites identified in the 2016 HLA	2449 units
Greenfield sites identified in the current ALDP but not in the 2016 HLA	120 units
Brownfield Sites identified in a Brownfield Urban Potential Study	3408 units
Total	5977 units

We propose to discount the 2449 constrained greenfield sites from the Phase 1 allowances on the basis that most of them are part of larger sites and may not all be delivered during that period. This means we would have up to 3528 units which can be counted towards the 4168 allowances. This leaves a shortfall of 640 units which would need to be met through new allocations.

The development industry and landowners submitted 146 proposals for sites to be included in the MIR during the Pre-Main Issues consultation stage. The Proposed SDP expects us to prioritise brownfield sites. Any greenfield housing allocations should be small scale, have limited impacts on the environment and infrastructure and should not be extensions to existing sites identified in the Aberdeen LDP 2017. On that basis we would propose to identify the following sites as our 'preferred' housing allocations to be included in the next LDP. In addition, there are substantial housing elements in the City Centre Masterplan intervention area proposals which are detailed in Section 3 Aberdeen City Centre. All of the bids, including the preferred options and alternatives are shown on the maps later in this section.

Preferred Housing Sites

Reference	Site	Proposal	Issues
B01/06	Cordyce School, Dyce	50 to 100 homes*	Capacity of the site is dependent on design and access issues.
B02/08	WTR Site at Dubford	20 homes	Small brownfield housing opportunity that should look to integrate with the neighbouring development at Dubford.
B02/22	North Denmore	30 homes	Housing opportunity on unused land in North Denmore.
B02/25	Balgownie Area 4	15 homes	Small housing opportunity on unused land next to the new development at Home Farm.
B03/13	Summerfield House, Eday Road	1.1ha for housing	Brownfield housing opportunity.
B03/19	Woodend Hospital	7.1ha for housing	Large brownfield housing opportunity which includes some open space and listed buildings.
B03/20	Old Skene Road	14 homes	Small greenfield site next to Kingswells.
B04/01	Granitehill North	100 homes	Brownfield housing opportunity in an ageing industrial location. Education capacity issues need to be addressed.

B04/02	Granitehill Central	170 homes	Brownfield housing opportunity in an ageing industrial location. Education capacity issues need to be addressed.
B06/01	152 Don Street, Old Aberdeen	50 homes	Well connected brownfield opportunity in a conservation area.
B07/02	Raeden (eastern part)	1.48ha for housing	Presence of mature trees and walled garden means that only a small part of this site may be suitable for housing.
B08/02	Frederick Street	0.1ha for housing	Small brownfield opportunity.
B08/04	Urquhart Building, City Hospital	0.28ha for housing	Housing opportunity would allow the re-use of this listed building.
B11/01	Garthdee Road	20 homes	Small housing development in conjunction with community planting/open space provision.
B11/02	Kaimhill Outdoor Centre	35 homes	Housing development in conjunction with open space improvements.

*There were 2 further development bids for Cordyce School, both of which are also considered to be suitable (see 2.3 Other Proposals).

Question 1

New Housing Sites

- Do you agree with our preferred housing sites?
- Are there any other sites that would be suitable for housing?

Period 2 Allowances 2033-35 and Period 3 Allowances 2036-40

SPP and the Proposed SDP do not require Local Development Plans to identify proposals beyond a 10 year period, and we do not propose to identify any new sites to meet the allowances for Periods 2 and 3. This is because we have a very healthy and long term housing land supply in Aberdeen and we do not think that having more longer term allowances is necessary. We will however continue to identify the 3440 units at Greenferns, Grandhome and Newhills which the current LDP identifies for its Phase 3. In addition, the 2449 constrained greenfield sites identified in the 2016 Housing Land Audit will contribute to the future land supply should the constraints currently applying to them be removed. Further brownfield, city centre masterplan and other windfall sites will also emerge over the next few years which will augment the already generous supply of housing land which we have.

Question 2

Housing Allowances beyond 2032

- Is there a need for us to identify any further Housing Allowances or sites for the period beyond 2032?

2.2 Employment Land Allocations

The Proposed SDP asks Local Development Plans to make sure there is at least 60 hectares of marketable land available to businesses at all times in a range of places within Aberdeen City. In addition, at least 20 hectares of the marketable employment land in the Strategic Growth Areas should be of a standard which will attract high-quality businesses or be suitable for company headquarters.

The 2017 Employment Land Audit shows that there is around 222ha of marketable employment land in Aberdeen. There is a good spread of employment land, with larger allocations to the north at Findlay Farm and the Core/Berryhill/Cloverhill, to the west at Dyce Drive, Rowett North and Prime Four Kingswells and south at Altens and Peterseat. Because of this healthy position, we do not consider it necessary to identify any further employment land in the next LDP. In addition, we do not intend to bring forward the land currently identified in the LDP 2017 as Phase 2 employment land at OP1 Murcar, OP18 Craibstone North and Walton Farm and OP60 Charleston. Instead, we would propose to continue to identify these sites as Strategic Reserve Employment Land for the period 2032-40 in line with the Proposed SDP requirement.

2.3 Other Proposals

We think that there are a number of other new proposals that could be included in the next LDP. These have emerged from the Development Bids, an updated Brownfield Urban Potential Study and the City Centre Masterplan.

Reference	Site	Proposal
B01/11 and B01/13	Cordyce School	Healthcare Facility and/or Health and Fitness Village
B03/01	Kingsford	Stadium and Training Facilities
B04/03	Mastrick Clinic	Uses that would support the Mastrick neighbourhood centre.
B08/03	Resource Centre City Hospital	Retail, commercial or office use
Brownfield	Former Bucksburn Primary School	0.94ha for housing, healthcare or other compatible uses
City Centre Masterplan	The 7 City Centre Masterplan intervention areas will be identified as Opportunity Sites.	See Section 3.3 City Centre Intervention Areas for details.

Question 3

Brownfield and other Opportunity Sites

- Are there any further brownfield or other opportunity sites which would be suitable for re-development?

2.4 NHS Grampian Healthcare Facilities

NHS Grampian need to modernise some of their facilities. There are several doctor's surgeries and medical centres which are not fit for purpose and which need to be replaced by up to date premises. In particular, new healthcare facilities are needed in order to replace existing practices in three areas – Dyce and Stoneywood, Buckburn and Bankhead and Northfield and Mastrick. As part of the Pre-Main Issues consultation, NHS Grampian suggested several sites for new healthcare facilities in these areas and there may be other additional options that should be looked at - they are shown on the maps overleaf:

Dyce and Stoneywood

- Cordyce School (B01-11). A brownfield site with reasonable access, it lies on the edge of Dyce.
- Central Park, Dyce (B01-10). Very good access and central to Dyce. If open space is developed, this would have to be replaced – probably by the existing health centre site.

Buckburn and Bankhead

- Bankhead Playing Fields (B01-12) – This is open space which is likely to be valued locally. Access is possible but not straightforward.
- Former Buckburn Primary School (001) - A brownfield site with good access, it lies on the edge of the catchment
- Former Stoneywood School (002) – A brownfield site but peripheral to the catchment and less easy to access.

Northfield and Mastrick

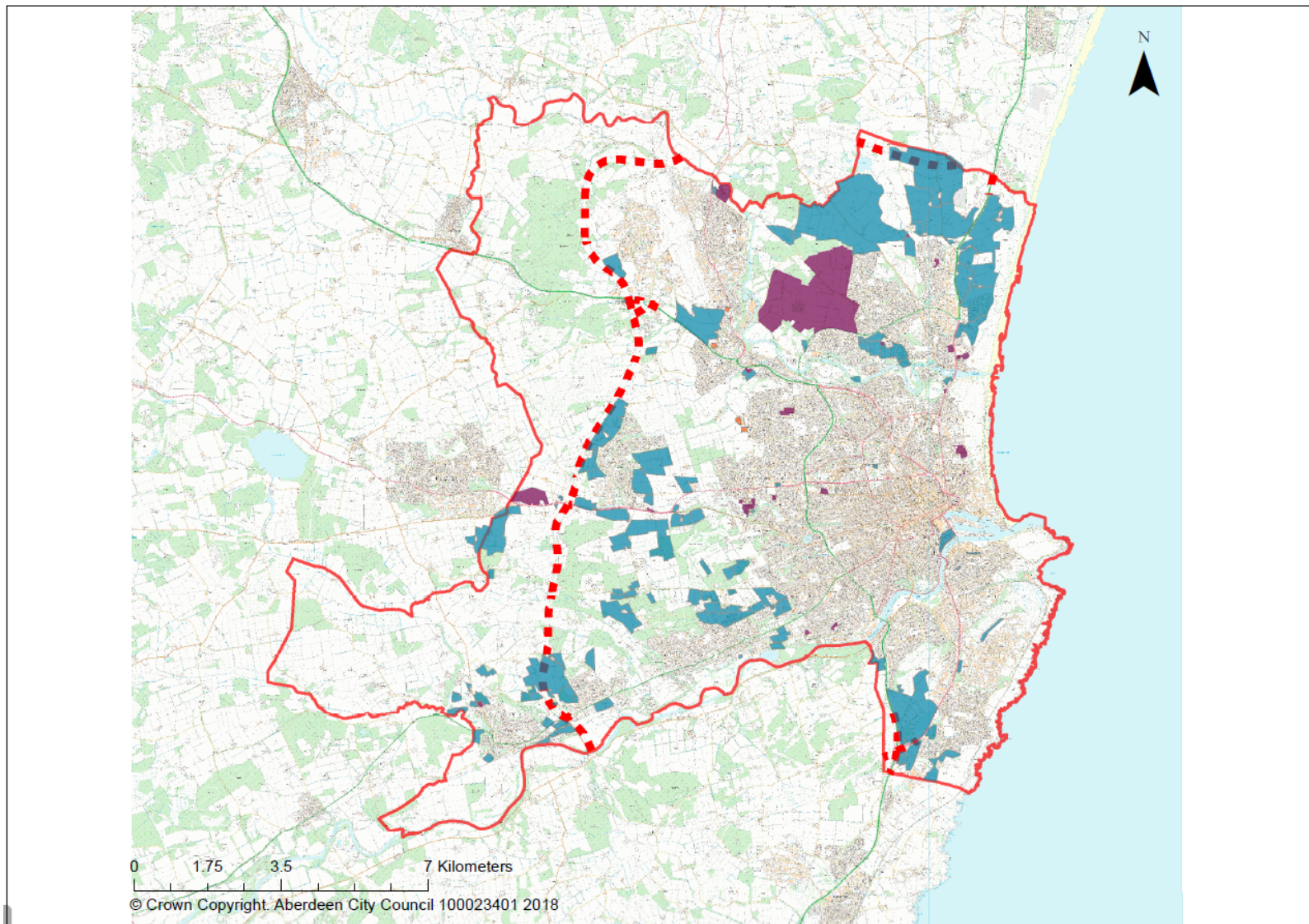
- South of Orchard Brae School (B03-17) Part of Greenferns development area but removed from the planned neighbourhood centre.
- West of Orchard Brae School (B03-18) – Part of Greenferns development area, this is close to the bus terminus and planned neighbourhood centre.

Question 4

New Healthcare Facilities

- Do you have any comments on these sites?
- Are there any other sites in these areas that we should be considering?

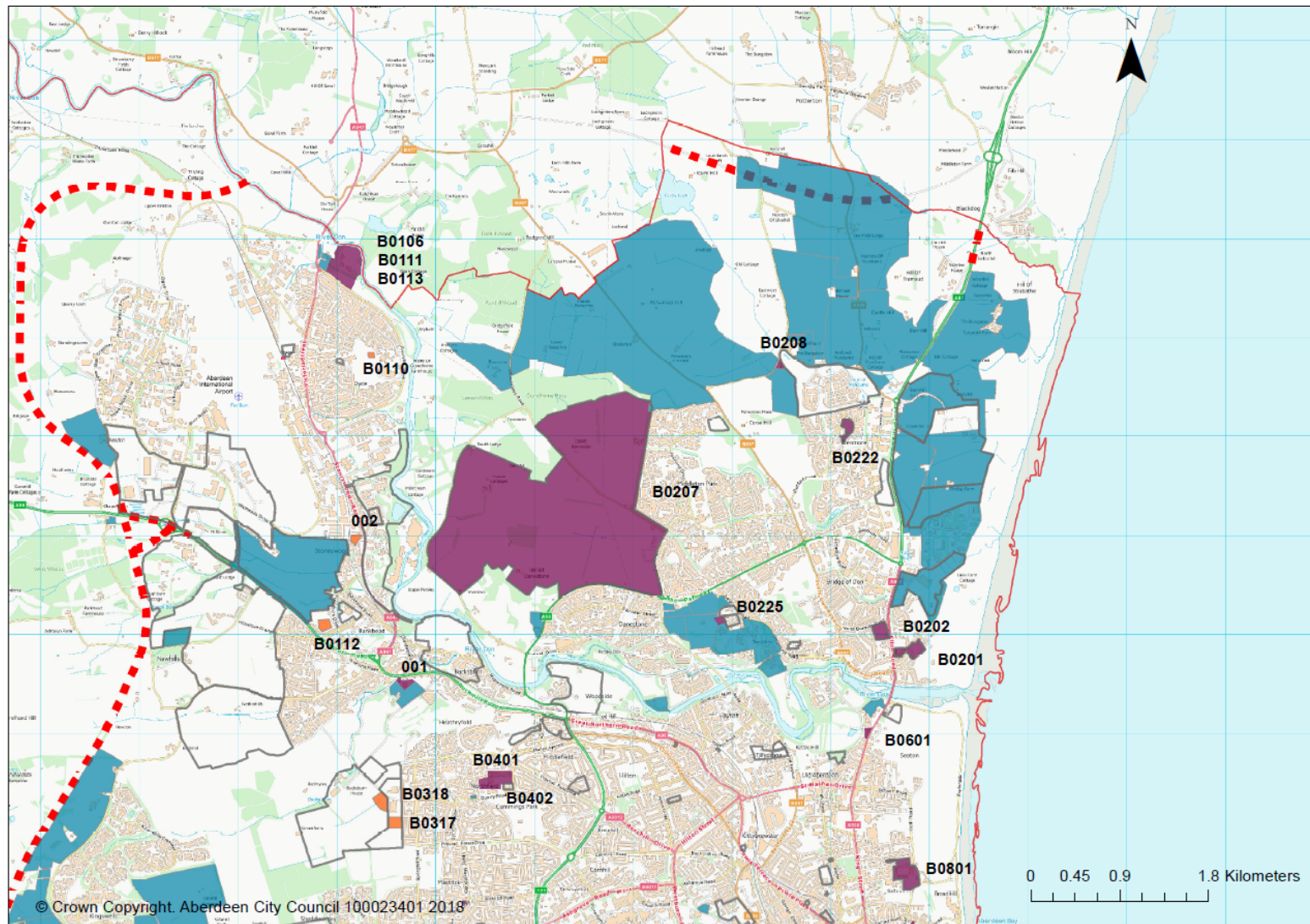
Map 1: Development Bids 2018 – Recommendations



Key

- Desirable
- Possible
- Undesirable

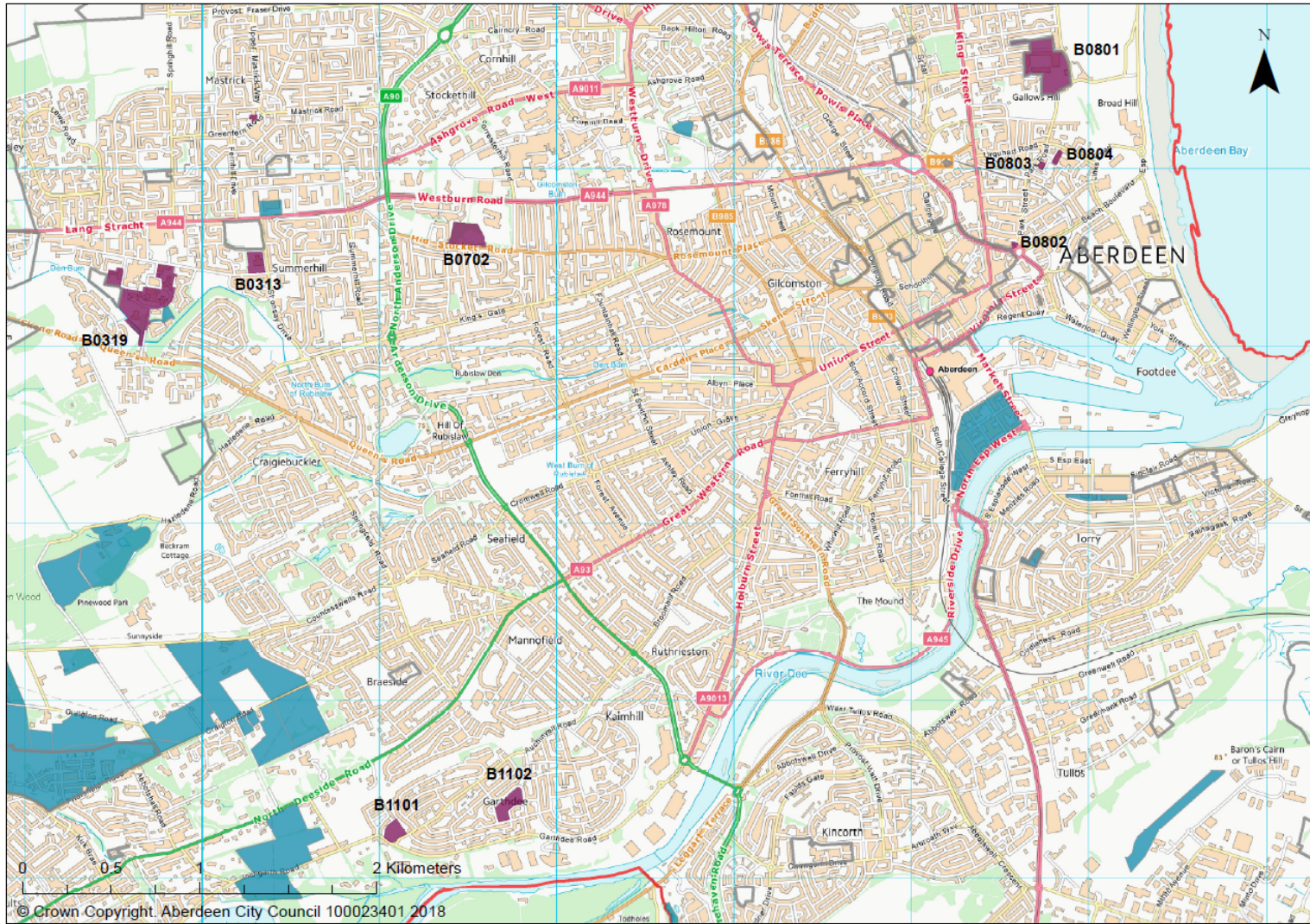
Map 2: Aberdeen North



Key

- Desirable
- Possible
- Undesirable
- Local Development Plan Sites 2017

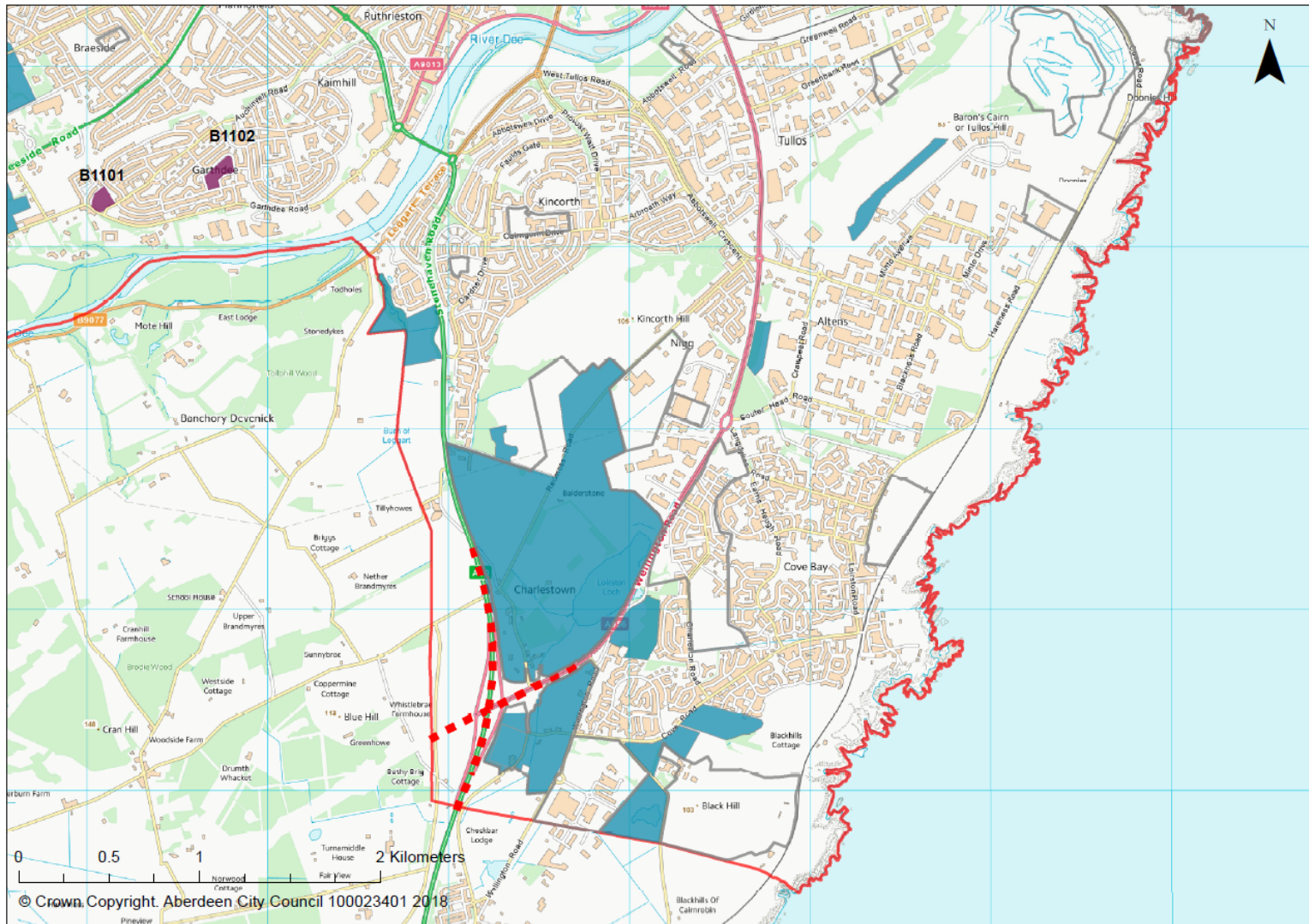
Map 3: Aberdeen Urban



Key

- Desirable
- Possible
- Undesirable
- Local Development Plan Sites 2017

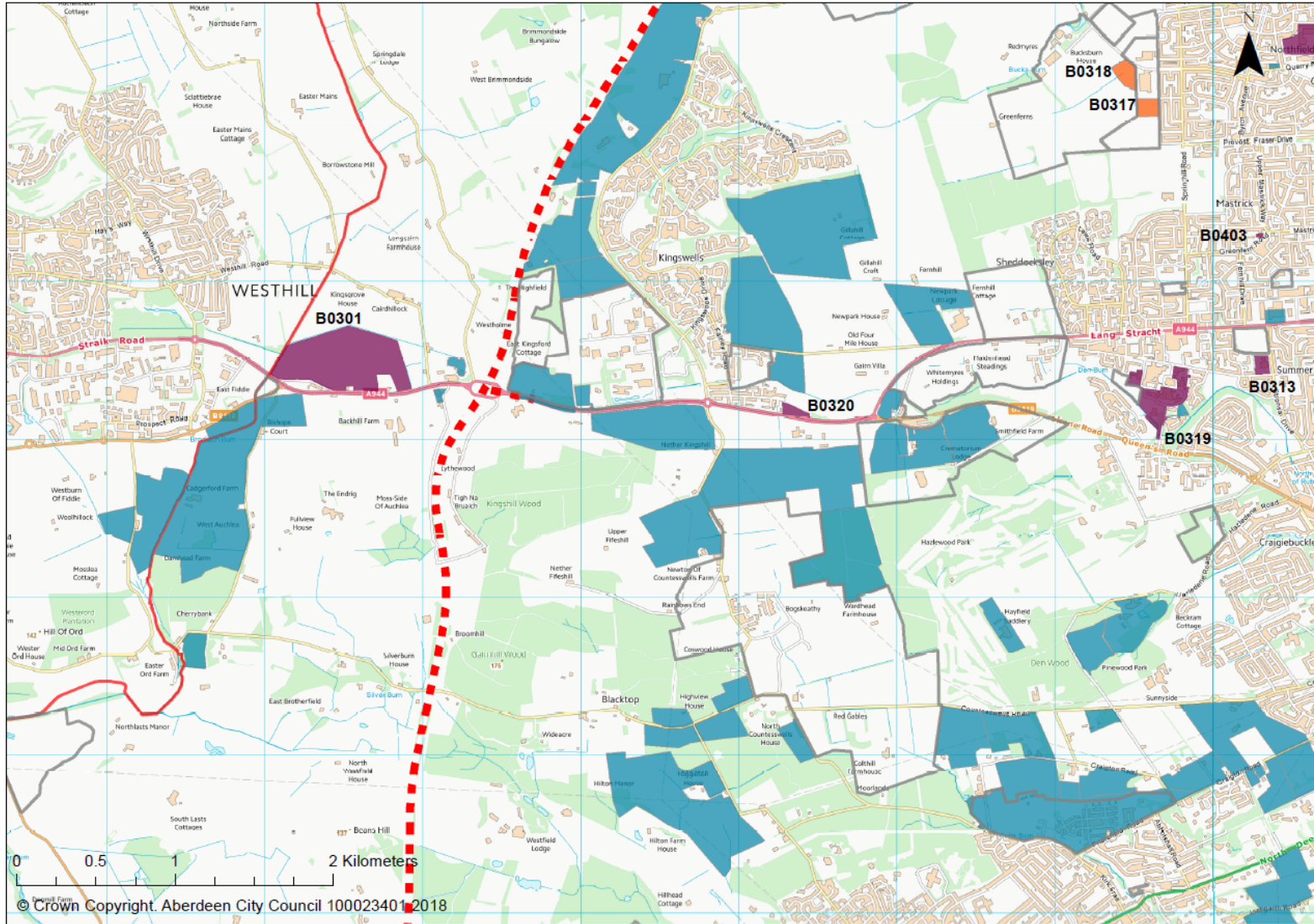
Map 4: Aberdeen South



Key

- Desirable
- Possible
- Undesirable
- Local Development Plan Sites 2017

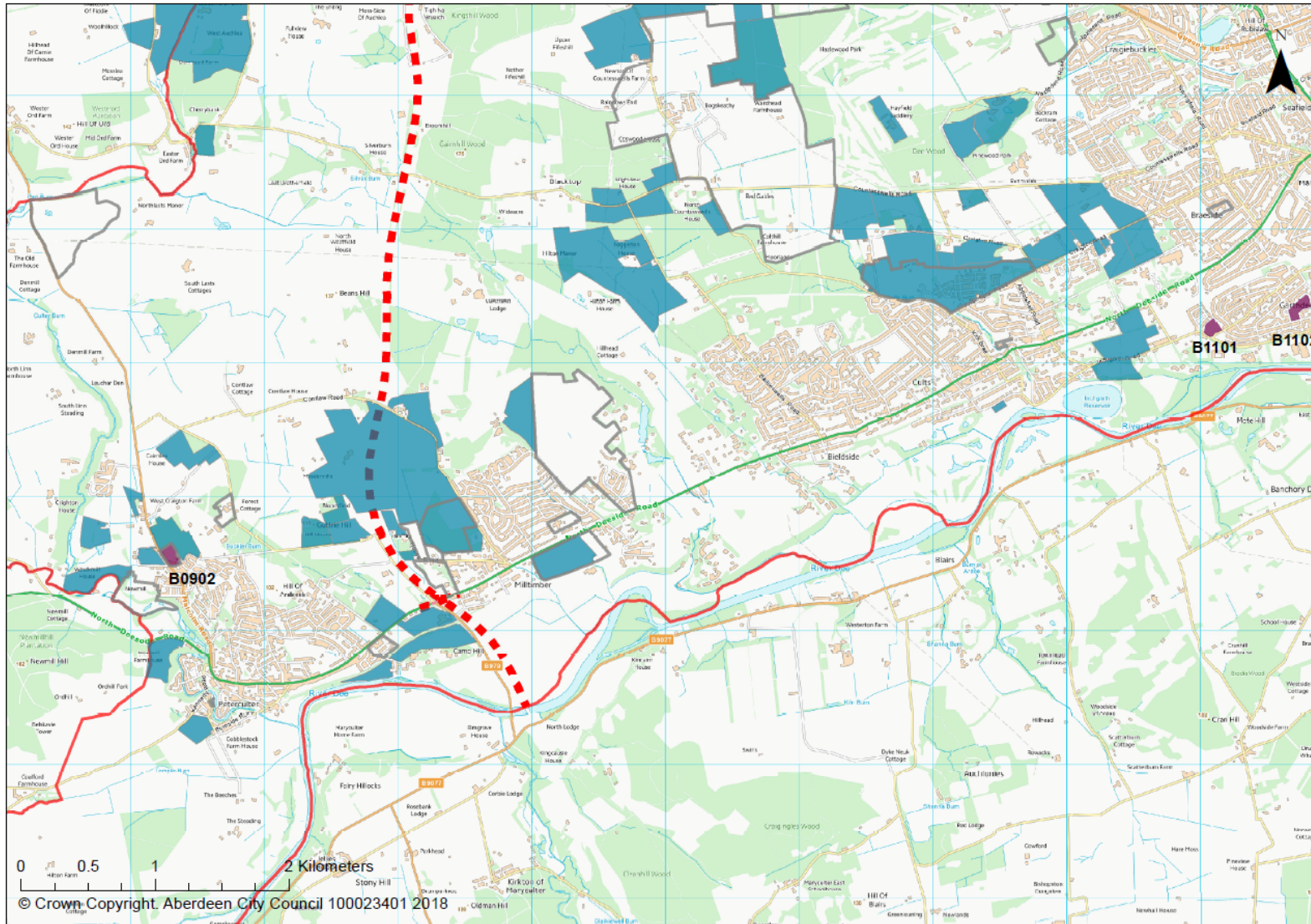
Map 5: Aberdeen West



Key

- Desirable
- Possible
- Undesirable
- Local Development Plan Sites 2017

Map 6: Aberdeen Deeside



Key

- Desirable
- Possible
- Undesirable
- Local Development Plan Sites 2017

The following bids were re-submissions of proposals already identified in the 2017 Local Development Plan. Although they are shown as desirable on the maps above, they are not 'new' allocations:

- B0207 Grandhome
- B0201 Gordon Centre
- B0202 Balgownie Centre
- B0801 Pittodrie
- B0902 Malcolm Road

2.5 Existing Opportunity Sites identified in the Aberdeen LDP 2017

In general we would intend to continue to identify the opportunity sites found in the Aberdeen LDP 2017. We will however, remove those sites which are developed or nearly built out, or where plans for a site have changed significantly. We think that the following sites could be removed. It is likely that this list will grow over time as and when other existing sites are developed.

ALDP 2017 Reference	Site	Reason for Removal
OP6	Balgownie Primary School	Housing development will be completed in 2018
OP11	Balgownie Home Farm	Developed for housing
OP12	Former 'One' Sports Centre	Developed for housing
OP14	Former Bankhead Academy	New school built
OP17	Stoneywood	Major housing development will be completed in 2019
OP24	A96 Park and Ride	Complete and operational
OP26	Auchmill Golf Course	Reconfiguration of golf holes now complete

OP30	Kingswells D and West Huxterstone	Housing development will be completed in 2020
OP45	Peterculter East	Developed for housing
OP53	Aberdeen Gateway	Developed for employment uses
OP54	Altens East and Doonies	Council Materials Recycling Facility and depot complete and operational
OP56	Cove West	Housing development will be completed in 2021
OP104	Craiginchies Prison	Housing development will be completed in 2018
OP110	Wellington Circle	Developed for retail
OP35	Granitehill Road	Museum Store complete and operational
OP37	Burnside Centre	Developed for adult special needs centre
OP66	Manor Walk	Housing development will be completed in 2018
OP69	140 Causewayend	Developed for student flats
OP70	Froghall Road	Housing development will be completed in 2019
OP71	41 Nelson Street	Developed for mosque
OP76	Causewayend Primary School	Developed for student flats
OP78	Cotton Street	Developed for industrial and storage

OP83	Energy Futures Centre, south beach	Centre will be developed on another site
OP84	Hilton Nursery School	Developed for housing
OP89	Smithfield Primary School	Developed for housing
OP91	Marischal Square	Developed for mixed uses
OP95	Triple Kirks	Under construction for student accommodation
OP100	Water Lane	Demolished
OP80	Bon Accord Masterplan	Replaced by City Centre Masterplan
OP106	Beach Esplanade (former Jimmy Chung's)	Developed for restaurant

3 Aberdeen City Centre and the Network of Centres

3.1 City Centre Background

Aberdeen city centre, the regional centre for the North East of Scotland, plays a major role in the commercial, economic, social, civic and cultural life of Aberdeen and beyond. It provides a focus for employment and business interaction, it offers access to a wide range of goods and services, and it is a place where many people meet socially and choose to live and visit.

During the Pre-Main Issues consultation, many comments said that there is a need for city centre transformation. The city centre should be a welcoming, attractive, accessible, green and well-connected place which contributes to an improved quality of life.

The city centre has a strong character and a rich urban legacy. It includes a number of listed buildings and conservation areas, as well as the remnants of a historical street pattern and areas of archaeological significance. Union Street lies at its heart and epitomises Aberdeen to residents and visitors alike.

The city centre is the focus of the City's transport routes and includes hubs for bus, rail and ferry. There are relatively limited areas of open space within the city centre, comprising Union Terrace Gardens and Bon Accord Terrace Gardens, the cemetery at St Nicholas Kirk and a grassed area on Broad Street. There are further areas of civic space at Castlegate and Broad Street.

There are a number of committed and proposed projects in Aberdeen city centre that will help to create a better place for people to live, work and visit. Many of these projects fall from the City Centre Masterplan (CCMP) which was unanimously approved by the Council in 2015. The CCMP identifies eight objectives for Aberdeen city centre:

- Changing perceptions and promoting the city as more than just an energy hub.
- Growing the city centre employment base by promoting the area as a centre for business, trade, innovation and enterprise.
- A metropolitan outlook and recognition of the fact that proposals for the city centre will have a wider metropolitan context across the city region.

- Creating a living city for everyone by increasing the amount of housing available in the city centre, and by creating more “liveable” environments to ensure that city centre living is an attractive choice.
- Promoting the “Made in Aberdeen” brand by ensuring the city centre retains its distinctiveness and embraces local character.
- Revealing waterfronts by reconnecting the city centre with the harbour, beach and rivers.
- Striving to become a technologically advanced and environmentally responsible city.
- Promoting cultural identity and a culturally distinctive place.

Further partners and organisations leading on a number of initiatives across the city centre include the Aberdeen Inspired Business Improvement District, and the Union Street Conservation Area Regeneration Scheme.

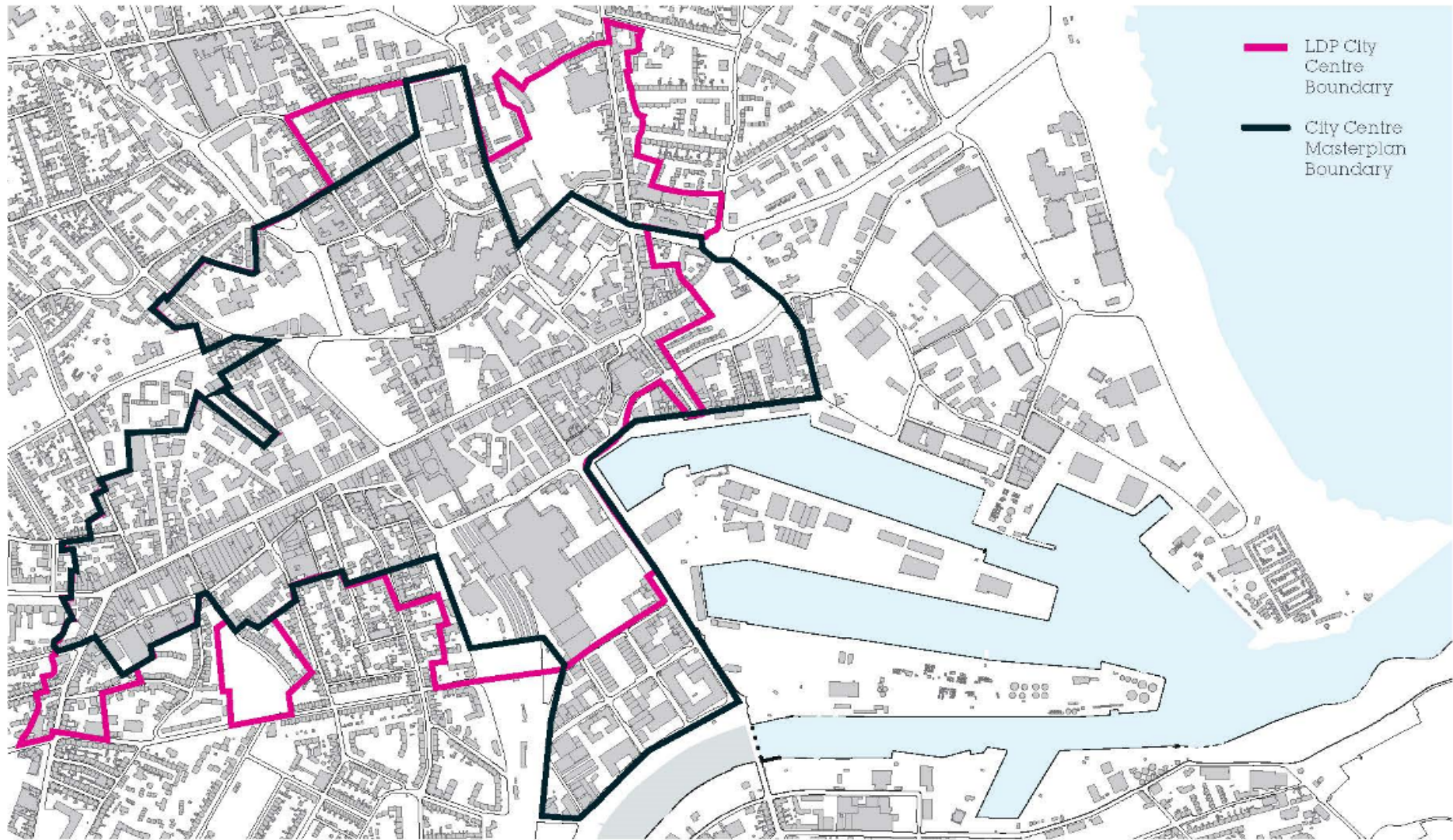
3.2 The City Centre Masterplan and the Local Development Plan

The relationship between the CCMP and the LDP could be strengthened. In order present a coherent approach to the city centre we propose to modify the city centre boundary within the LDP to match that within the CCMP.

Question 5 City Centre Boundary

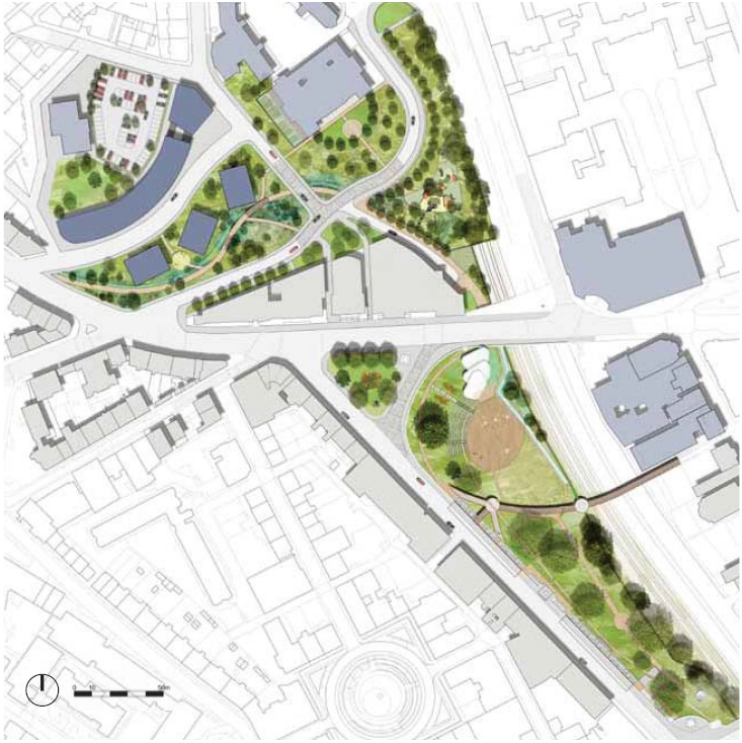
- Do you agree the Local Development Plan should modify its city centre boundary to match the city centre boundary shown in the City Centre Masterplan?

LDP and City Centre Masterplan Boundaries



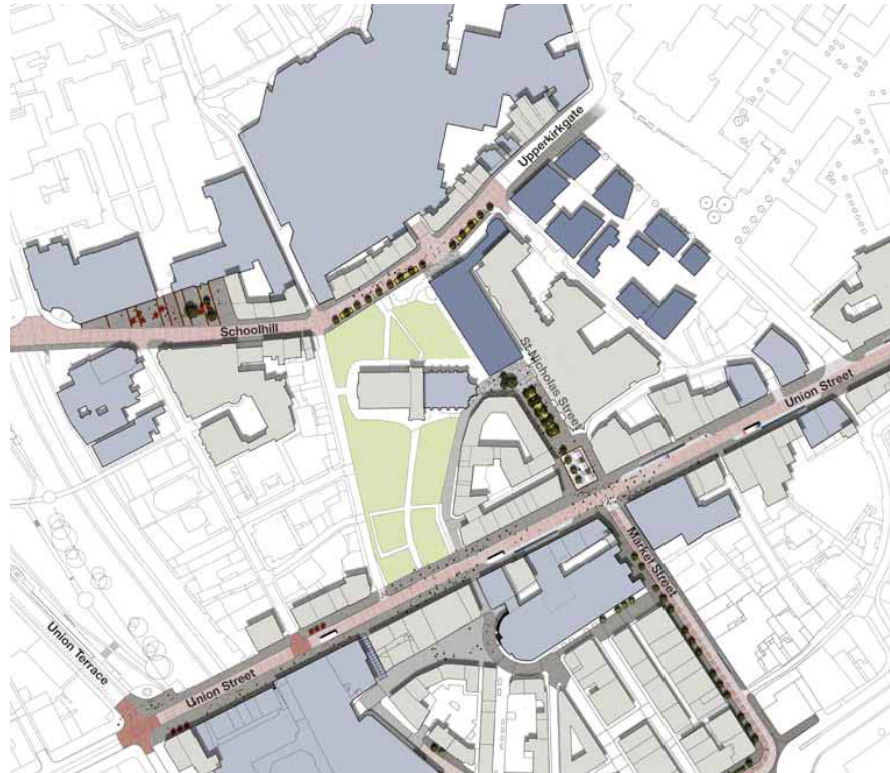
3.3 City Centre Intervention Areas

Further to the boundary change proposed, we also think we should identify the seven CCMP intervention areas in the LDP. These will be shown as opportunity sites. The seven intervention areas are shown below:

Intervention area	Vision and development summary
<p><i>Denburn Valley</i></p>  <p>Extract from the CCMP.</p>	<p>The Denburn Valley will come alive through the revitalisation and expansion of the Union Terrace Gardens and a new urban quarter at the head of the valley. Redevelopment of the Denburn Health Centre / carpark and refurbishment of the historic Woolmanhill Hospital create the capacity for a new mixed use neighbourhood, set within an attractive green setting, commanding south facing views of the city.</p> <ul style="list-style-type: none"> • New ground floor uses circa 1,788 sq m (19,000 sq ft). Appropriate uses; Use class 1 (Retail); use class 2 (Financial, Professional and other services), use class 3 (Food and Drink and use class 11 (Assembly and Leisure). • New upper floor uses circa 22,602 sq m (243,000 sq ft). Appropriate uses: Use class 9 (houses) – approximately 260 apartments. • Refurbishment of former Woolmanhill hospital buildings circa 12,302 sq m (132, 000 sq ft). Suitable uses: Pavilion class 7 (Hotels and Hostels) or use class 9 (Houses). Other remaining buildings suitable for use class 9 (Houses). • Refurbishment of Denburn Court. • Upgrade and expansion of Union Terrace Gardens including outdoor amphitheatre, new soft landscaping and high level bridge access.

Intervention area

Heart of the City



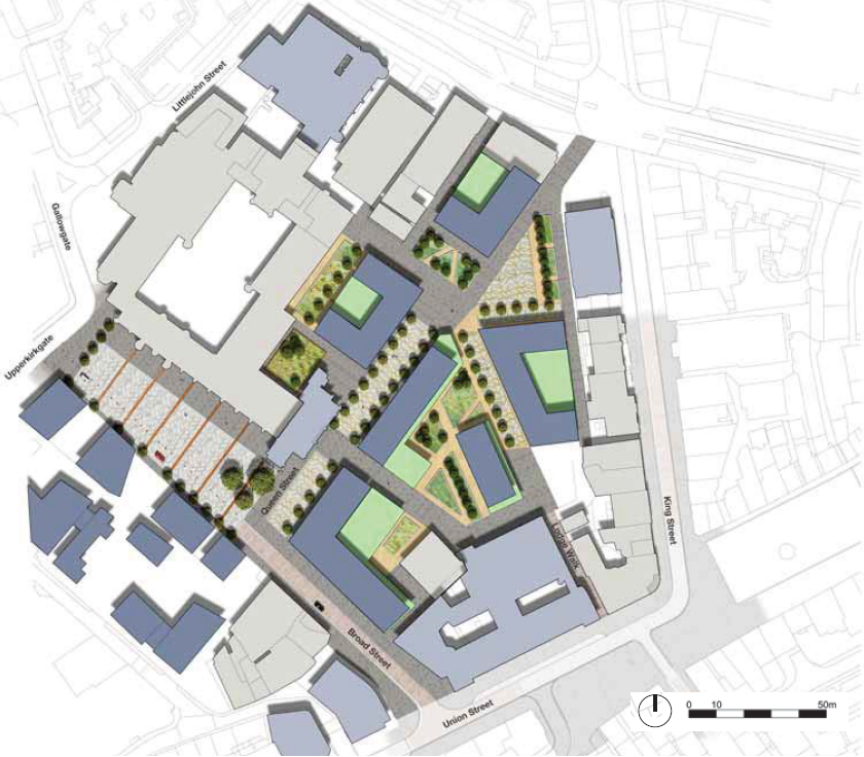
Extract from the CCMP.

Vision and development summary

The heart of the city will be reinvigorated with internal and external spaces that knit together the medieval and Georgian city. Union Street gets the space it deserves for people to inhabit and enjoy with cars removed and footways widened. Better enforcement and maintenance of historic properties allows Union Street to shine with improved shop fronts and greater encouragement for higher quality businesses. Connections to Union Street are enhanced from the south with new steps at Back Wynd and improved route through the Trinity Centre. The St. Nicholas Centre and Indoor Market will be remodelled to create more permeable and attractive spaces and a wider offer of uses.

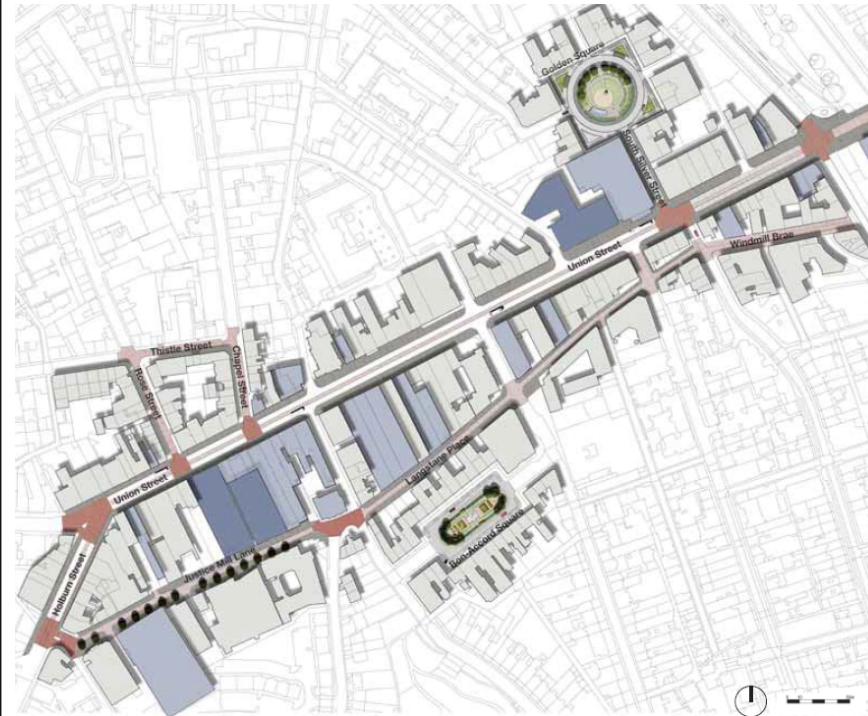
- Refurbishment and remodelling of buildings on Union Street. Negligible increase in overall accommodation but increased utilisation of existing floor space. Appropriate uses (ground floors); Use class 1 (Retail), use class 2 (Financial, Professional and other services), and use class 3 (Food and Drink). Appropriate uses (upper and lower floors): use class 4 (Business); use class 7 (Hotels and Hostels); use class 9 (Houses); use class 10 (Non-residential Institutions); use class 11 (Assembly and Leisure).
- Remodelling of the St Nicholas Centre. Negligible increase in retail floor space but potential for expansion of office accommodation by 3,336 sq m (36,000 sq ft).
- Refurbishment of Mithers Kirk circa 2,620 sq m (20,000 sq ft). Use class 10 (Non-residential Institution) and use class 11 (Assembly and Leisure).

	<ul style="list-style-type: none">• Redevelopment of Aberdeen Indoor Market circa 6,149 sq m (66,000 sq ft) use class 1 (Retail), use class 3 (Food and Drink) and use class 11 (Assembly and Leisure), circa 9,500 sq m (103,000 sq ft) use class 6 (Houses) and 3,500 sq m (38,000 sq ft) use class 7 (Hotels and Hostels).
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Intervention area	Vision and development summary
<p data-bbox="206 284 450 320">Queen's Square</p>  <p data-bbox="206 1118 450 1142">Extract from the CCMP.</p>	<p data-bbox="1128 284 2033 687">Queen's Square is the transformation of the Queen Street area into a new mixed used urban quarter. Cafes and shops spill out onto pedestrian friendly streets and public spaces. Apartments above provide a desirable residential address. Together with Marischal College, the Lemon Tree and the Arts Centre the proposed mix of uses forms a vibrant urban quarter that is active through the day and into the evening. It becomes a pleasant spot for city workers to take time out during the day, for culture vultures to extend their visit to the Lemon Tree or Arts Centre and for residents to enjoy convenient access to the city centre's employment and leisure opportunities.</p> <ul data-bbox="1128 730 2033 1251" style="list-style-type: none"> • Refurbishment of the eastern annex of Marischal College: Use class 4 (Offices) and class 11 (Assembly and Leisure). • Refurbishment of Greyfriars John Knox Church circa 1,436 sq m (15,000 sq ft). Appropriate uses: Use class 3 (Food and Drink); use class 4 (Business); use class 7 (Hotels and Hostels); use class 10 (Non-residential Institutions); use class 11 (Assembly and Leisure). • New ground floor uses circa 7,686 sq m (83,000 sq ft). Appropriate uses: Use class 1 (Retail); use class 2 (Financial, Professional and other services) and use class 3 (Food and Drink). • New upper floor uses circa 25,735 sq m (277,000 sq ft). Appropriate uses: Use class 9 (Houses) – approximately 330 apartments.

Intervention area

Union Street West




Extract from the CCMP.

Vision and development summary

Union Street West will reaffirm itself as an elegant city quarter, home to a sizable business community, a growing residential community and a vibrant mix of retail and leisure uses. The environment of the area will be much improved with extensive public realm works on Union Street and surrounding streets and key spaces such as Golden Square and Bon Accord Square. The refurbished Music Hall and new City Rooms will elevate the cultural, civic and commercial status of Union Street, channelling more footfall through the day and into the evening and serving to reinforce opportunities for sympathetic restoration and infilling of the heritage townscape.

- New Aberdeen City Rooms circa 10,239 sq m (111,000 sq ft). Ground floor cafe, multi-purpose foyer and gallery (use class 11) with offices (use class 4) above and rooftop restaurant (use class 3).
- Refurbishment of Music Hall.
- Refurbishment of Golden Square.
- Refurbishment of Bon Accord Square.

Intervention area	Vision and development summary
<p data-bbox="208 284 459 316">Station Gateway</p>  <div data-bbox="208 606 376 965" style="background-color: #1a3d4d; color: white; padding: 5px;"> <p>Longer Term Aspirations</p> <p>In the much longer term (i.e. most likely to be beyond the tenure of this 20 year masterplan) the vision for the area envisages a more comprehensive enhancement and development programme for the Trinity Centre that will seek to better integrate it into its historic townscape surroundings.</p> </div> <p data-bbox="208 970 448 994">Extract from the CCMP.</p>	<p data-bbox="1126 284 2033 574">A much enhanced gateway experience and better pedestrian routes between Union Street and the station will radically improve first impressions of Aberdeen and the attraction of access by rail. When emerging from the train station, people will be greeted with a more welcoming city. More generous public realm will create more space for people to meet and linger with new hotels and retail facilities helping to animate and enliven this important entrance to the city centre.</p> <ul data-bbox="1142 619 2011 957" style="list-style-type: none"> • Expanded station concourse circa 2,700 sq m (29, 000 sq ft) across two levels to include use class 1 (Retail) and 3 (Food and Drink). • New station hotel above concourse circa 10,000sq m (108,000 mq ft) • New Trinity Centre entrance and bridge links • Hotel/serviced apartments on Atholl House site circa 8,600 sq m (93,000 sq ft), use class 7 (Hotels and Hostels).

Intervention area


Castlegate/Castlehill

Extract from the CCMP.

Vision and development summary

Castlegate will be reinvigorated as Aberdeen city centre's main civic square. This historic space that for centuries was enlivened with people and activity has lost a sense of focus in recent years and the intention is to seek a new role for Castlegate that brings it back to life. Forming a crossroads between Union Street, the harbourside and the beach, Castlegate forms an important orientation point for visitors and should once again become a popular place to enjoy city life. There is also scope to enhance the wider setting of Castlegate through the enhancement of the neighbourhood at Castlehill, which comprises the Virginia Court and Marischal Court towers.

- Refurbishment of properties on Castlegate and Justice Street. Appropriate ground floor uses: Use class 1 (retail); Use class 3 (Food and Drink); and use class 11 (Assembly and Leisure). Appropriate upper floor uses; Use class 4 (Offices), use class 7 (Hotels and Hostels) and use class 9 (residential).
- Refurbishment of Marischal and Virginia Court (use class 9) Houses; potential for use class 1 (Retail); use class 3 (Food and Drink) and use class 11 (Assembly and Leisure) at street level.
- New Residential circa 3,800 sq m (40, 000 sq ft) – approximately 46 apartments.

Intervention area	Vision and development summary
<p data-bbox="206 320 360 352">North Dee</p>  <p data-bbox="206 1155 443 1174">Extract from the CCMP.</p>	<p data-bbox="1133 320 2024 687">A new office district located at North Dee provides increased capacity for large office based employers to locate in the city centre. Less of a business park and more of an urban scaled business quarter, the district sits within a well designed urban landscape that emphasises pedestrian connectivity, a mix of spaces to inhabit and dwell and a range of local shops and eateries. Occupying a high profile position on North Esplanade overlooking the river, the centre piece of the development is the Global Energy Hub, which provides a range of spaces designed to support collaboration and innovation.</p> <ul data-bbox="1133 692 2024 1031" style="list-style-type: none"> • Global Energy Hub (use class 4(circa 17,352 sq m (187,000 sq ft) • New office development (use class 4) circa 107,000 sq m (1,150,000 sq ft) • New ground floor uses and refurbishment of listed smoke houses circa 3,590 sq m (38,000 sq ft) use class 1 (Retail); use class 2 (Financial, Professional and other services), use class 3 (Food and Drink) and use class 4 (Business) • New multi-storey car park (approximately 450 spaces)
<p data-bbox="206 1272 461 1303">Torry Waterfront</p>	<p data-bbox="1133 1272 2011 1375">A new residential community like no other in Aberdeen. Torry Waterfront is a high density urban neighbourhood overlooking the River Dee, enjoying a pleasant green setting but easy</p>



Extract from the CCMP.

access to the city centre. Linked to the city with a new pedestrian bridge, an enhanced riverside promenade is animated by a riverside park, a new high quality hotel (that is also a Hotel Academy) and residential apartments that enjoy spectacular views out over the city and harbour.

- New residential, circa 56,681 sq m (610,000 sq ft). Approximately 730 dwellings.
- New ground floor uses circa 2,350 sq m (25,000 sq ft) use class 1 (Retail) and use class 3 (Food and Drink)
- Hotel Academy (use class 7) circa 5,016 sq m (54,000 sq ft).

Question 6

City Centre Masterplan Intervention Areas

- Do you agree that the City Centre Masterplan intervention areas should be identified as opportunity sites with the Local Development Plan?

3.4 Transforming the City Centre - The Role of the City Centre and Union Street

SPP outlines a 'town centre first' principle. This directs activities which attract significant numbers of people, including retail and commercial leisure, offices, community and cultural facilities, to town centres ahead of other locations. The definition of a town centre includes city centres and local centres. We have promoted this approach for a number of years as it has been recognised that a mix of uses is important for a vibrant centre.

The Proposed Aberdeen City and Shire SDP 2018 also promotes a town centre first principle and outlines, '*It is particularly important that we continue to support the transformation of Aberdeen City Centre, and make sure that this key regional asset fulfils its potential.*' A successful town centre has vibrancy, vitality and viability. To achieve this it is necessary to ensure there are a variety of uses present for the day time, evening and night time economies.

Recent developments, such as The Capital, Silver Fin and Marischal Square have revitalised the provision of Grade A office development in the city centre, and the Aberdeen Art Gallery extension and Aberdeen Musical Hall refurbishment will improve the quality of uses. In policy terms, high footfall generating developments are supported within the city centre (Policy NC1) which notes the city centre as the preferred location for retail, office, hotel, commercial leisure, community, culture and other significant footfall generating development serving a city-wide or regional market.

Further zones within the city centre include NC2: The City Centre Retail Core and Union Street. Policy NC2 directs retail uses which serve a regional or city need to the retail core. This promotes a high concentration of retail uses within a short span of Union Street (between the north/south bookends of Union Square and Bon Accord Centre and the east / west bookends of Broad Street to Huntly Street). Within the Union Street area of the City Centre Retail Core, there is an expectation that ground floor premises will predominantly have a retail use and target percentages are outlined in six zones along the street.

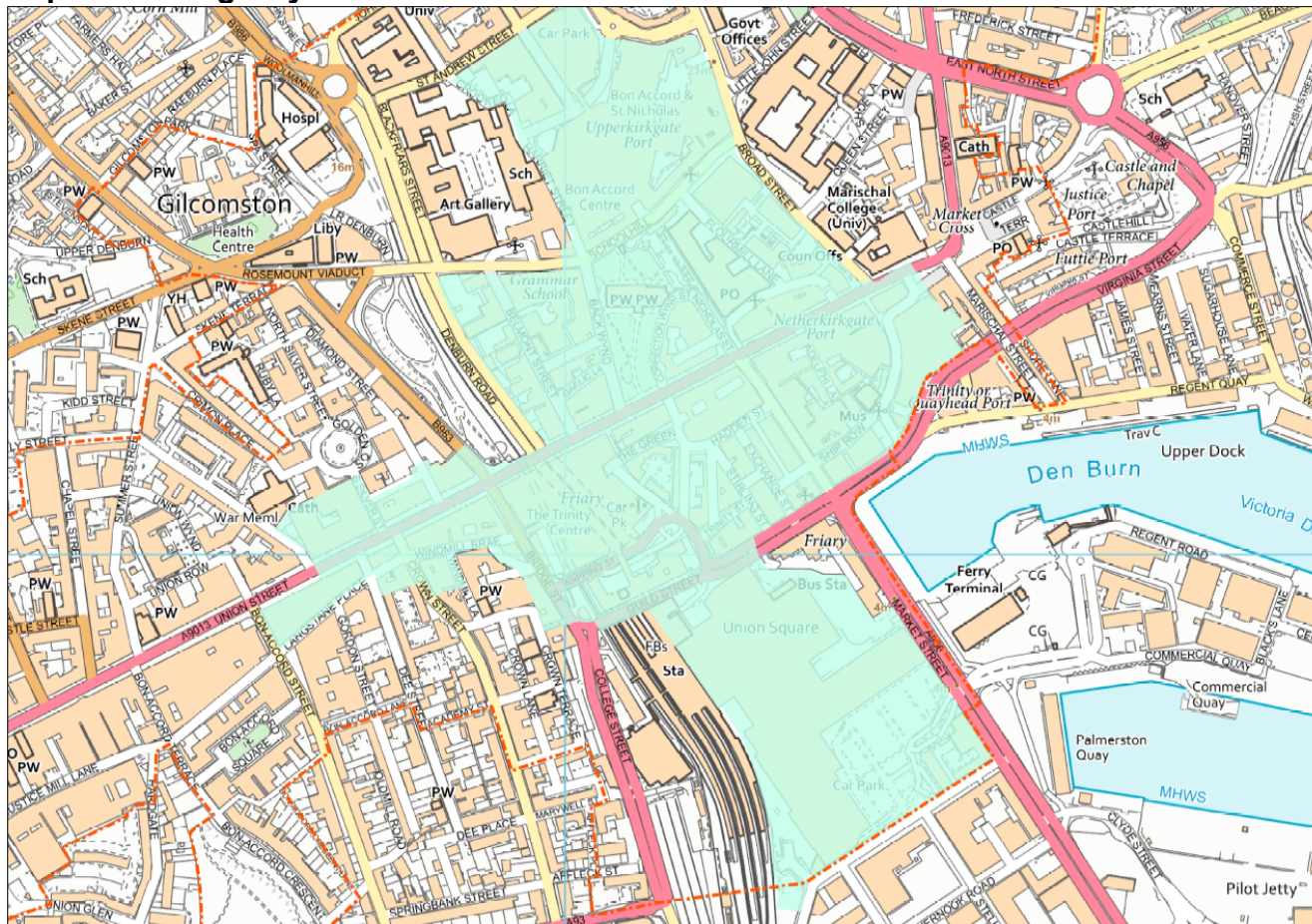
The CCMP says that we need to reinstate '*the central role of Union Street in the life of the city, establishing stronger retail linkages north and south and creating a destination not just for shopping but for many city activities*'. With this in mind should there be a refocus of the uses within the city centre retail core and union street zonings? This would provide a focus on where retail uses should be located, and concentrate uses within the area. It would direct people who are living, working, investing and visiting Aberdeen to the main retail hub. Open frontages at ground floor level would be retained ensuring a welcoming presence.

Question 7


City Centre Retail Core

- Should the retail core be reduced to focus on a more compact area of Union Street and the existing shopping centres?

Map 6: Existing City Centre Retail Core



Key

 City Centre Retail Core

The current target minimum retail percentages on the Union Street area of the retail core are set out below. Presently, planning applications for non-retail uses which would take a sector below the minimum percentage should be refused. We do this to try and maintain as much retail use on Union Street as possible. However, if there is no demand for retail use in a particular unit, then it sometimes means it can stand empty for some time. Allowing other uses could see empty units filled more quickly, but it could also result in the gradual loss of retail units over time.

Sector	Minimum required retail percentage
A (North side of Union Street between Broad Street and St Nicholas Street)	40
B (North side of Union Street between St Nicholas Street and Union Terrace)	70
C (North side of Union Street between Union Terrace and Huntly Street)	45
D (South side of Union Street between Bon Accord Street and Bridge Street)	65
E South side of Union Street between Bridge Street and Market Street)	80
F (South side of Union Street between Market Street and Marischal Street)	65

Question 8

Union Street Frontages

- Should the Union Street Frontages Percentages be reviewed? Do the current target percentages ensure there is a balance between ensuring a strong retail focus and allowing for other uses?
- What other uses should we allow on the retail core area of Union Street?

3.5 Town Centre First and Sequential Approach

SPP and the Proposed Aberdeen City and Shire SDP promote a town centre first principle. This principle is supported by a network of centres, where there are clusters of uses and activity. These centres range in size from the city centre (which is a regional centre) to smaller town, neighbourhood and commercial centres. Developments that attract large volumes of people are expected to be located within appropriate centres. Uses that attract people include retail and commercial leisure uses, offices, community and cultural facilities and other public buildings such as libraries, and education and healthcare facilities.

Clustering these uses in centres helps to create sustainable mixed communities, encourages more sustainable travel patterns and ensures these centres remain the heart of their communities and are hubs for a range of activities. Without the town centre first principle and the sequential approach, it is feasible developments that attract large numbers of people could be located outwith town centres, thereby reducing their vibrancy, vitality and viability and weakening them. Aberdeen's existing network of centres is as follows:

Centre Type	Name	Role
Regional Centre/ City Centre	Aberdeen City Centre	Is the top of the hierarchy. This is the preferred location for all retail, office, hotel, commercial leisure, community, cultural and other significant footfall generating developments serving a city-wide or regional market.
Town Centre	Rosemount Torry	Is the preferred location for all retail, office, hotel, commercial leisure, community, cultural and other significant footfall generating development that markets for, and serves, the area but isn't serving a citywide or regional market.

District Centre	Danestone Dyce Middleton Park			Rousay Drive Upper Berryden		Is the preferred location for retail, commercial leisure, community and cultural provision where the market area covers the district centre.
Neighbourhood Centre	Bielside Braehead Way Bucksburn Byron Chattan Place Cornhill	Cove Cults Culter George Street Hayton Holburn	Kincorth Kingswells Kittybrewster/Clifton Lang Stracht Leaside Road Mastrick	Mannofield Moir Green Rosemount NC Scattlie Park Scotstown Seafield	Seaton Sheddocksley St Swithin Street Urquhart Road Victoria Street, Dyce Woodside	Is the preferred location for local retail, commercial leisure, community and cultural provision only.
Commercial Centres	Garthdee Kittybrewster Links Road / Boulevard			Lower Berryden Denmore Road		Current policy supports bulky goods only. However, SPP paragraph 63 states that commercial centres have a more specific focus on retailing and/or leisure uses, such as shopping centres, commercial leisure developments, mixed retail and leisure developments, retail parks and factory outlet centres.

We intend to modify the role of Commercial Centres so they support and promote a wider range of uses within them.

A further challenge to the town centre first approach and the network of centres is out of town retail parks. Due to the imminent opening of the Aberdeen Western Peripheral Route (AWPR), in addition to residential and business development allocations in the LDP, Aberdeen will continue to be attractive to retailers. Out of town retail parks could risk weakening the existing and established centres within Aberdeen and be counterproductive to the town centre first principle and our sequential approach.

Question 9

Out of Town Retailing

- Should we direct high footfall uses to existing centres including the city centre?
- Should we consider new out of town retail parks?
- What would the impact of these be on Union Street and the city centre, and Aberdeen's network of centres?

Proposals for commercial leisure uses are required to follow the network of centre sequential approach, and there is support for leisure uses within the zoning 'Beach and Leisure'. To ensure commercial leisure uses are located in the correct place, and to support the vibrancy and vitality of our existing town centre, proposals for commercial leisure uses outwith the network of centres or the beach and leisure zone are required to be assessed against Policy NC5: Out of centre proposals.

Question 10

Commercial Leisure Uses

- Should we continue to direct commercial leisure uses towards existing centres and the beach and leisure area?

3.6 Main Issue 1 – Living in the City Centre

Living in the city centre is a positive way to ensure it has vibrancy, vitality and viability throughout the day and into the evening. To achieve this we want to increase the number of people living in Aberdeen city centre. The CCMP encourages city centre living and aims to add 3,000 new residents (1,500 homes) to the city centre by 2040. The *City Centre Living Study* (2017) gives insight into the current state of the city centre housing market and gives potential solutions to increase the number of people living there.

The current policy approach sits within SG and has a presumption in favour of proposals to use and upgrade vacant, under-used and sub-standard upper and lower (basement) floor properties into residential use with the city centre.

Question 11
City Centre Living

- How can we encourage more people to live in the city centre?
- Would a document outlining the principles which need to be applied in converting a building into residential use be helpful?

The CCMP identifies proposals for residential accommodation within 5 of the Intervention Areas:

- Denburn Valley,
- The Heart of the City,
- Queen's Square,
- Castlegate/Castlehill, and
- Torry Waterfront.

Support for residential accommodation in the city centre can be shown within a relevant city centre policy, and by identifying areas as opportunity sites for residential accommodation.

Main Issue 1
Living in the City Centre

Should we include a policy in the Local Development Plan supporting residential development in the city centre, including the conversion of upper and basement floors of premises to provide residential accommodation?

Options

Implications

Option 1 – Current Approach

Support for residential use is outlined within supplementary guidance/local planning advice documents.	<ul style="list-style-type: none"> • The support for residential use in the city centre is not readily visible. • The approach supports the aims of the CCMP.
<i>Option 2 – Preferred Option</i>	
Include in policy the support for residential use in the city centre, and the conversion of upper floors to residential accommodation in the LDP and identify opportunity sites with residential uses.	<ul style="list-style-type: none"> • The support for residential use will be within the main body of the LDP, therefore more visible. • The approach supports the aims of the CCMP.
<i>Option 3 – Alternative Approach</i>	
There is no need for a policy within the LDP or other planning documents.	<ul style="list-style-type: none"> • Removing text showing support for residential use in the city centre may reduce the awareness that it is encouraged and supported. • The approach will not support the aims of the CCMP.

Question 12

Residential Development in the City Centre

Are there any other locations within the city centre where residential accommodation could be provided?

3.7 Main Issue 2 – A 24 Hour City

We are looking at means to allow economic activities outwith the usual office hours times. It can include eating and drinking, entertainment and nightlife such as theatres, cinemas, music and other arts venues, pubs, and night clubs. Within Aberdeen, the city centre is the focus for the majority of evening and night-time economy activities. A range of available services and facilities at different times of the day and night help to ensure the city centre is successful. In Aberdeen, there has historically been a decrease in early evening economy, from 5-8pm. We want to support and encourage the growth of Aberdeen as a 24 hour city.

Main Issue 2 A 24 Hour City	
Should 24 hour activities in Aberdeen be supported and encouraged to grow, especially in the city centre? Could this be achieved through a policy?	
Options	Implications
<i>Option 1 – Current Approach</i>	
High footfall generating developments are supported by Policy NC1: City Centre-Regional Centre.	<ul style="list-style-type: none"> Evening and night time economy is supported within the network of centres.
<i>Option 2 – Preferred Option</i>	
Establish the requirement to support and encourage the evening and night time economy through policy.	<ul style="list-style-type: none"> Encourage and enhance the existing evening and night time economy to ensure a mix of day, early evening and night time economy. Amenity will need to be assured to balance the needs of city centre residents.

3.8 Civic Uses, Culture and Arts

Aberdeen has a wealth of cultural facilities with its museums, art gallery and performance spaces, and cultural based activities are growing with the success of Spectra Festival, NuArt and Word Festival to name but a few. In expanding the appeal of its existing cultural and performance spaces, Aberdeen City Council has recently invested in the Museum and Art Gallery and the Aberdeen Music Hall. The CCMP also focuses on the importance of promoting the “Made in Aberdeen” brand by ensuring the city centre retains its distinctiveness and embraces local character to ensure Aberdeen avoids becoming an ‘anywhere’ place. The Made in Aberdeen objective recognises the need to develop a range of distinctive experiences so that Aberdeen city centre is like no other place. This can be achieved by support and encouraging the creative sector. To help achieve this aim the CCMP identifies the Shore Porter’s warehouses on Virginia Street as space to accommodate desk based digital and high-tech businesses and studio spaces for makers and artists.

Question 13

Encouraging the creative arts

- What can we do to support and encourage the creative sector to ensure a range of distinctive experiences so that Aberdeen city centre is like no other place?

Question 14

Proposals for creative arts

- Are there other buildings or areas within Aberdeen that could accommodate the existing and support an emerging creative sector, for desk based and studio based artists?

Question 15 Percent for Art

- To ensure Aberdeen city centre retains its distinctiveness, should developments with construction costs of £1 million or over be required to allocate at least 1% of construction costs for the inclusion of art projects in a publicly accessible/visible place or places within the development?

3.9 Main Issue 3 – Visitor Attractions

Creative spaces and festivals are increasing the number of local, national and international visitors to Aberdeen city centre and beyond. The Proposed Aberdeen City and Shire SDP 2018 notes the importance of sustainable tourism to the city region and the importance of recognising and safeguarding tourism, including the role the historic and natural environments play within this. The majority of the high footfall generating arts-based activity are located in the city centre.

Main Issue 3	
Support for Visitor Attractions	
To support our existing visitor attractions should Aberdeen have a policy about protecting and growing visitor attractions?	
Options	Implications
<i>Option 1 – Current Approach</i>	
High footfall generating developments are supported by Policy NC1: City Centre-Regional Centre.	<ul style="list-style-type: none"> • Visitor attractions are supported within the network of centres. • The approach supports the aims of the CCMP.
<i>Option 2 – Preferred Option</i>	
Establish a new policy to support and encourage visitor attractions	<ul style="list-style-type: none"> • Encourages and enhances support for these uses. • The approach supports the aims of the CCMP.

4 Quality Places

4.1 Background

The prosperity of place is linked to the quality of the built environment, which in turn is realised through the placemaking process. Placemaking is a holistic, multidisciplinary and collaborative approach that requires a real understanding of the value of place, context and the needs of end users. The outcome of this process helps to define the physical, functional, social, cultural and environmental value of the places and spaces within which we live, work and play. Successful placemaking and urban design can create positive place identity, foster a sense of community and belonging, deliver urban renewal and regeneration, promote sustainability, health, wellbeing and enhance the overall urban experience.

Quality buildings and public spaces encourages economic growth and inward investment. Retaining and enhancing our architectural assets, both old and new will give Aberdeen its sense of place and identity. Drawing upon these positive characteristics should be the starting point for informing the 'look' and 'fit', in terms of both aesthetic and function, of future development. We must continue to promote the six qualities of a successful place, as set out in SPP, 'Creating Places' and 'Designing Streets': *'distinctive'*; *'welcoming'*; *'adaptable'*; *'resource efficient'*; *'safe and pleasant'*; and, *'easy to move around and beyond'* and ensure that these qualities are being delivered on the ground.

There are currently five policies within the LDP that deal principally with design related matters. It is our intention to enhance and streamline existing policies within the plan and to introduce new policies and guidance to ensure that future development continues to exhibit high standards of design and contributes positively to a sense of place.

In the next LDP we intend to set a renewed focus on amenity to ensure the delivery of high quality places throughout the City. Amenity is defined as 'a desirable or useful feature or facility of a building or place' and otherwise as the 'pleasantness or attractiveness of a place'. We want to ensure that new living accommodation is both fit for purpose and provides an appropriate degree of amenity for residents, particularly in respect of minimum standards for internal floor space and external private amenity space.

4.2 Main Issue 4 – Minimum Internal Space Standards for New Residential Development

The U.K. has the smallest homes by floor space area of any European country, with the average new build property covering just 76sq.m. compared with almost double that amount of 137sq.m. in Denmark. The spaces in which people live can affect their quality of life. Research suggests that overcrowding and cramp conditions can lead to depression, the breakdown of relationships and physical symptoms such as asthma. Good housing can make an enormous difference to our quality of life and space standards have a vital role to play.

In October 2015, the U.K. government introduced a new housing standard called the ‘Nationally Described Space Standard’, a voluntary benchmark that sets out to improve the quality of new-build housing in England by ensuring it is built to an adequate size. At present, we do not have a prescribed space standard at a national level in Scotland. However, a number of Local Authorities in Scotland have introduced space standards within their respective LDPs. These set out minimum space standard requirements, in some cases tailored to specific circumstances, such as the type of accommodation and its location within a city.

In recent years, there has been an increase in the number of applications for residential development seeking to provide inadequate levels of internal floor space. Much of what had been proposed falls well below the minimum internal gross floor areas set out in the aforementioned U.K. space standard. As such, we want to introduce a clear requirement that proposals for all new residential development must demonstrate a minimum level of internal floor space. We want to achieve this through the introduction of a new policy. In addition, we intend to include further guidance on what form(s) this should take in respect of specific circumstances, such as for new dwellings, flats and conversions and within city centre, inner city and suburban contexts.

Main Issue 4	
Minimum Internal Space Standards for New Residential Development	
How can we ensure that new residential development delivers an adequate amount of internal floor space for future occupants?	
Options	Implications
<i>Option 1 – Current Approach</i>	

<p>Rely on the market to deliver development that caters to demand, and to allow space standards to be set through applying other policy requirements and material planning considerations, such as access to light, outlook and general amenity.</p>	<ul style="list-style-type: none"> • No minimum space standard requirement would allow developers to provide homes with little or no restriction in respect of internal space standards. • The absence of space standard policy would make it difficult to ensure minimum space standards in new residential development.
<p><i>Option 2 – Preferred Option</i></p>	
<p>Set minimum internal space standards for new residential development (including conversions) in line with the ‘Nationally Described Space Standard’.</p>	<ul style="list-style-type: none"> • It is considered that that this approach will ensure that minimum standards are being achieved across the city. • Ensuring consistency in decision making and outcomes. • Sets out clear expectations to the development industry. • May impact on the viability of some proposals.
<p><i>Option 3 – Alternative Option</i></p>	
<p>Better the minimum internal space standards set out in Option 2 and/or tailor these to contextual expectations associated with city centre, inner city and outer city (suburb) locations.</p>	<ul style="list-style-type: none"> • This would ensure that applied standards offer a degree of flexibility and are appropriate to local circumstances and area characteristics. • May impact on the viability of some proposals, however, a degree of flexibility could be applied in certain circumstances, for example with city centre conversions.

4.3 External Space Standards for New Residential Development

Residential amenity space is an essential part of the character, quality and success of residential environments. Such spaces are otherwise referred to as private or semi-private external space, and typically include balconies, terraces and communal gardens (in the case of medium to high density locations e.g. city centre) or private rear gardens (typical of suburban contexts). Such spaces should be attractive, accessible and adaptable, capable of facilitating a range of functions such as space for play, seating, food growing, tree planting and drying laundry, and should be capable of serving the needs of future occupiers. As such, amenity spaces should be considered at an early stage in the design process and not as an afterthought.

We have observed a degree of inconsistency across proposals for residential development in recent years in respect of the quality and quantity of private amenity space. As such, we intend to set clear expectations and guidelines for future development and ensure that such spaces are delivered through the introduction of a new policy. In addition, we intend to include further guidance on what form(s) this should take in respect of specific circumstances, such as for new dwellings, flats and conversions and within city centre, inner city and suburban contexts.

Question 16

External Space Standards

- Do you think that the amenity spaces currently delivered are of a sufficient quality?
- Should we strive for a better quality/quantity of private/semi-private residential amenity space across the city and refuse permission to proposals which do not meet our high standards?
- What standards would you like to see set for new dwellings, flats and conversions in respect of quality and quantity of external amenity space?

4.4 Natural Environment

Our natural environment, and the ecosystems within it, provide a range of benefits for communities and the local economy. It provides us with the natural resources we depend on; for example, for food, energy and water. It also benefits our health and wellbeing and our overall quality of life. We therefore need to maintain a healthy natural environment so that we – and future generations – can continue to enjoy it and benefit from it. The ‘natural environment’ expands across many areas and is not just limited to ‘green’ spaces and ‘greenfield’ land. It is how these spaces are connected, how accessible they are, and the plants, wildlife, and heritage they provide – as well as ‘blue’ infrastructure like water bodies, rivers and the coast.

Green areas can promote sustainable development, help to mitigate the impacts of climate change such as flooding and air pollution and provide green networks by linking various habitats benefiting bio-diversity. The planning system therefore has an integral role to play in protecting and enhancing our natural environment. We also need to consider opportunities for ‘new’ natural environments.

There are no significant changes proposed in relation to Natural Environment policies. The position for the next LDP is to continue the promotion and conservation of the city’s natural environment. The current LDP contains a number of natural environment policies (Policy NE1 through to NE9). The principle of these policies will be retained, with consolidation between similar topic areas to form ‘new’ policies, as detailed below:

Existing policies	Proposed policies	Comments
<ul style="list-style-type: none"> • NE1: Green Space Network • NE2: Green Belt • NE3: Urban Green Space • NE4: Open Space Provision in New Development • NE5: Trees and Woodlands • NE6: Flooding, Drainage and Water Quality • NE7: Coastal Planning • NE8: Natural Heritage • NE9: Access and Informal Recreation 	<ul style="list-style-type: none"> • NE1: Green Belt • NE2: Green & Blue Infrastructure • NE3: Protecting Our Natural Assets • NE4: Water Environment • NE5: Landscape 	<ul style="list-style-type: none"> • Parts of existing policies NE1, NE3, NE4 and NE9 will form the proposed 'NE2 Green & Blue Infrastructure' • Parts of existing policies NE5 and NE8 will form the proposed 'NE3 Protecting Our Natural Assets' • Parts of existing policies NE6 and NE7 will form the proposed 'NE4 Water Environment' • Part of existing D2 Landscape policy will become NE5 Landscape.

Proposed Policy
for LDP 2022

Existing Policies
within LDP 2017

Question 17

Natural Environment

- Do you agree that the proposed list of policies for 'Natural Environment' gives a clearer and more coherent structure than at present?

4.5 Food Growing

Since we started preparing the current LDP there has been an increased focus on 'food growing' across Scotland. The Community Empowerment (Scotland) Act 2015 requires every Local Authority to prepare a Food Growing Strategy for its area. We must identify land that is suitable for growing food and set out how a 'community' focus can bring more socio-economic advantages to areas that need it most.

Aberdeen's strategy aims to meet these statutory requirements of the Act as well as meeting local priorities and ambition. The strategy is being prepared with support from Greenspace Scotland, as well as input from a number of other third-parties such as; NHS Grampian, James Hutton Institute, Aberdeen City Health and Social Care Partnership, and several other local groups. It is hoped that the strategy will be in place in 2019 following Committee approval and consultation.

The strategy is aligned with, and supports the work of, the 'Sustainable Food City Partnership Aberdeen' which encourages a relationship between local people and locally grown food. In addition to the strategy, the Council's community food-growing programme began in late 2017. Funding has been provided to be spent in localities, with a report due to be fed back to Committee before the end of 2018. A Community Food-growing Officer was also funded through the Community Food Initiative North East (CFINE) in 2018. We are now looking at how we can support the Food Growing Strategy through the LDP.

Question 18

Food Growing

- How can the Local Development Plan support the delivery of food growing projects in the City?
- Do you think food growing should be included in the next Local Development Plan by way of a new policy, or through existing policy and guidance?

5 Transport and Infrastructure

5.1 Transport Background

Throughout the Pre-Main Issues consultation, comments and opinions on the City's transport infrastructure were expressed. These focussed on current barriers to walking and cycling, as well as issues of access to amenities and services faced by those who do not own a car. Safety concerns, especially pertaining to cycling, were highlighted as was the perceived priority enjoyed by the private car and heavy goods vehicles utilising inappropriate routings. The City's public transport service was frequently mentioned, and it was stated that greater Council subsidy of services is necessary.

The public sector, at both local and national level, funds most major pieces of infrastructure. These schemes are essential for the delivery of the spatial strategy in both Aberdeen and Aberdeenshire. The next LDP will continue to support these schemes and safeguard land for infrastructure where appropriate. Major committed transport schemes currently include:

- Berryden Corridor and South College Street improvements.
- Haudagain roundabout improvements.
- Dyce Railway Station expansion.
- Aberdeen Harbour expansion .
- Improved rail services, including a new station at Kintore.

New development has an important role in the delivery of infrastructure. However, infrastructure provided by development must relate to it as a direct consequence of the development.

While the Council is dedicated to improving public transport provision within the city and works closely with external partners such as Nestrans, changes to public transport provision are outwith the scope of the LDP. That aside the Council recently received Bus Lane Enforcement (BLE) funding for the replacement of 20 bus shelters. BLE funding has also been secured for more supported services and is awaiting approval. Funding has been obtained from Nestrans to install 25 raised kerbs at bus stops along key corridors and improve access to public transport for the most vulnerable users. Additionally, an initial 5,000 print run of the Thistle Card recently occurred, further facilitating access to the network for the less able.

5.2 Sustainable and Active Travel

We are mindful of the need to improve Aberdeen's walking and cycling facilities and are dedicated to doing so by working in collaboration with external partners Sustrans and Nestrans. Current LDP policy encourages sustainable and active travel across the city. A multitude of projects have recently or are currently being undertaken by the Council to improve facilities for various user groups such as the recently enhanced cycle parking provision at Dyce Station as well as improvements along the A944 corridor. Further, while not directly providing infrastructure for walking and cycling, the Aberdeen Western Peripheral Route (AWPR) will lead to opportunities to build more cycle and walking-friendly pavements and cycle lanes around the city, thus making walking and cycling much more attractive. The Council is reviewing how all of the infrastructure throughout the city might work when the AWPR is fully opened, with the focus on ensuring that sustainable modes are prioritised coming into the city centre as an alternative to private car access.

From European to local policy level, much attention has been devoted to car parking policies and their influence upon modal shift. At the national level, the Scottish Government are currently drafting a parking standards document. The Nestrans Regional Parking Strategy considers how parking control can influence mode choice and advocates various policies and actions including: application of maximum parking standards, supporting low or no car developments, park and ride development, review of business permit policies and car club development.

The CCMP seeks to: fully utilise park and ride sites to reduce the number of vehicles entering the city centre; apply stricter parking standards within the city centre boundary to enforce 'zero parking' for new development and grow Aberdeen Car Club to remove the need for car ownership amongst city centre residents and businesses. In addition, the forthcoming Sustainable Urban Mobility Plan revision provides opportunities to contribute to a review of car parking policy within the city centre, including revised maximum standards for car parking provision, and influence the next iteration of these within the next LDP. In view of the above, the next LDP will continue to encourage sustainable and active travel across the city, with a view to reducing car parking, particularly in the city centre.

Question 19

City Centre Parking

- Should we reduce car parking in the city centre to support the City Centre Masterplan?
- If so, how?

5.3 Main Issue 5 – Electric Vehicle Charging Infrastructure

Transport emissions, including international aviation and shipping, make up a quarter of Scotland’s total emissions (Low Carbon Scotland, 2013). The Scottish Government has committed to the almost complete decarbonisation of road transport by 2050. Aberdeen has three Air Quality Management Areas (city centre, Anderson Drive and Wellington Road) which are predominantly as a result of emissions from road vehicles. There has, however, been a recent increase in the use of alternative fuel vehicles such as electric and hydrogen. This requires provision of infrastructure to support the changing technologies. Current policies encourage active and sustainable travel modes and expect development to take steps to minimise traffic generated. The policies also acknowledge initiatives such as car-sharing, car clubs and alternative fuel vehicles. While this is reasonable, it is important for the LDP to actively encourage the provision of infrastructure necessary to support positive changes in transport technologies.

Main Issue 5 Electric Vehicle Charging Infrastructure	
How best can we encourage the provision of infrastructure to support changes in transport technologies?	
Options	Implications
<i>Option 1 – Current Approach</i>	
Acknowledge and support alternative fuel vehicles within policy.	<ul style="list-style-type: none"> • Ad hoc infrastructure provision for electric vehicles. • Weaker policy stance.
<i>Option 2 – Preferred Option</i>	
Increase the requirement for electrical vehicle charging infrastructure for all new developments that provide parking.	<ul style="list-style-type: none"> • Actively encourage electrical vehicle charging infrastructure. • Gives confidence to public that there is sufficient infrastructure and in turn encourages modal shift to electrical vehicles.

- | | |
|--|--|
| | <ul style="list-style-type: none"> • Likely to be more costly to implement and maintain. • Ultimately helps to meet Scottish Government aim to decarbonise road transport by 2050. |
|--|--|

5.4 Digital Infrastructure

In the Pre-Main Issues consultation, comments were expressed over digital connections. These focussed on the importance of businesses having access to internet connections. Efficient digital connections are an essential part of Aberdeen's economic and social growth. Presently, 83% of properties in Aberdeen have access to superfast broadband, however download speeds remain among the lowest in Scotland. In partnership with Vodafone, Aberdeen is the first city in Scotland to benefit from Gigabit-capable full-fibre broadband. The roll-out of high-gigabit speed broadband throughout the area is vital for the economy as well as bringing environmental and social benefits. Through citywide full-fibre infrastructure, Aberdeen will be able to enhance its standing as a globally competitive digital city; transforming the online world at home, increasing productivity, sparking innovation and driving economic growth by creating new jobs, attracting start-ups and enticing further inward investment.

The Proposed SDP notes that internet access and significantly improved speeds are essential in the local growth of the Aberdeen City and Shire region. It encourages public and private sectors to work together to deliver these improvements. Current policy encourages all development to have access to modern, up-to-date high-speed digital infrastructure. It also supports telecommunication development where they have regard to visual amenity and site context. It is proposed that the principles of the existing policies on Communications Infrastructure remain the same with minor amendments to reflect policy usage.

Question 20

Digital Infrastructure

- Should high speed broadband be mandatory in all new residential developments with 5 or more units?
- Do you wish to suggest any other proposed changes to the Digital Infrastructure and Telecommunications Infrastructure policies?

5.5 Developer Obligations

Transport and education provision are probably two of the most acknowledged forms of ‘infrastructure’ when discussed in planning terms. However, it is important to be mindful that there are many other types of infrastructure required to make a successful development, including; water and sewage, waste, health and community facilities, and green infrastructure. Some of these are considered elsewhere in this MIR under their relevant headings.

To deliver the infrastructure needed, the LDP is one of a series of strategies and plans either in place or under development in Aberdeen. Others include the Proposed SDP 2018, the Local Outcome Improvement Plan (LOIP, 2016) and Strategic Infrastructure Plan (SIP). It is important these strategies are aligned and consistent. We will continue to work closely with key agencies and infrastructure providers throughout the preparation of the LDP to ensure that we have planned for sufficient levels of infrastructure and services.

Furthermore, anticipated changes to the Scottish Planning System in the likely form of new primary and secondary legislation, a new National Planning Framework and new SPP may also propose new or different ways in which Councils plan new infrastructure. Legislation which is being progressed by the Scottish Government and any changes to the Development Planning procedures in this respect will be accommodated in the Aberdeen LDP 2022 where possible.

There has been a significant shift in the way infrastructure is delivered across Scotland. Previously, the Council, Scottish Government, or Government agencies would typically fund the infrastructure necessary to support new development. The taxes and rates resulting from the completion and operation of the development would feed back into the budgets paid for this. However, public sector budgets are no longer sufficient.

Today, a range of factors (such as; privatised utilities, a choice of providers, and a wide range of approaches to funding of infrastructure provision, improvements and connections) means that the provision of infrastructure for development is less straightforward than in the past. Legal agreements that require ‘Developer Obligations’ towards the cost of providing improved infrastructure have been increasingly used via the planning system to assist the development process.

A 5 year supply of housing must be maintained to accommodate sustainable growth in the City, and existing communities must also be supported. The City Region Deal is valued to be worth £826.2 million over a ten-year period and will help to deliver a number of key infrastructure projects. This will be essential to maintaining and enhancing the quality of life of our communities, but it will not

resolve all needs. The Proposed SDP states that ‘developer contributions and compulsory purchase powers should be used to focus attention on delivering new housing development and the associated necessary infrastructure’ in order to achieve this.

Existing and new infrastructure must be invested in to achieve strategic and sustainable growth. In line with the Proposed SDP, developers will also have to accept the need for contributions towards necessary infrastructure, services, and facilities, and should take account of this when negotiating the price paid for land. Developer obligations are currently sought for a wide range of infrastructure measures; for example, transport improvements, education and healthcare facilities. However, it is recognised that these agreed sums – compared to the actual costs of infrastructure delivery – are not consistent. The actual cost of delivering this is much greater. It is therefore important to appreciate that we cannot solely rely on developer obligations to fund all the infrastructure investment the city needs to grow sustainably.

Developer obligations have long been an accepted element of the planning process and overall development costs. In today’s economic context however, the sums that are required may be enough to question the viability of some development. As outlined above, if these contributions are reduced or removed then the consequences for existing and required infrastructure are substantial. Whilst the Council wishes to encourage the delivery of sustainable development, this should not result in an additional burden on public sector finances or unacceptable impacts on existing infrastructure and services. We also need to consider whether developer obligations are being directed over an appropriate range of infrastructure requirements.

Question 21

Developer Obligations and Infrastructure Delivery

- Do we need to change our approach to securing developer obligations for future development proposals?

6 Resource and Business Policy

6.1 Main Issue 6 – Low and Zero Carbon Generating Technologies and Water Efficiency

Section 3F of the Town and Country Planning (Scotland) Act 1997 introduced a requirement for LDPs to include a policy on Low and Zero Carbon Generating Technologies (LZCGT). Aberdeen City Council has had a policy on this topic since the Aberdeen LDP 2012, including detailed SG on how the policy should be implemented. Part of this guidance included a schedule of phased increases to the level of carbon reduction that should be achieved through LZCGT. This was reassessed during the review of the current LDP, to see if it was appropriate to maintain the existing phasing.

As technology and building standards improve the ability to achieve these targets becomes more difficult. Greater emphasis on reducing energy use, a fabric first approach to construction and a cleaner energy sector, while making the overall energy picture for Scotland better, clearly impact on the targets within this policy. In parallel to this the methodology used for the calculating the carbon reduction has changed, as the software used in the calculations required by building standards advances.

Main Issue 6 Low and Zero Carbon Generating Technologies and Water Efficiency	
Should the requirements of policy R7 be changed?	
Options	Implications
<i>Option 1 – Current Approach</i>	
Maintain the current level of carbon emissions reduction target, 20% for the period of the next Local Development Plan (2022-2027).	<ul style="list-style-type: none"> While giving certainty to the development industry it would not increase the overall level of carbon reduction over the period and as such does not push the industry to improve its approach to construction.

<i>Option 2 – Preferred Option</i>	
Follow the targets set out in the current Supplementary Guidance (Resources for New Development) and transcribe these into the Local Development Plan.	<ul style="list-style-type: none"> • This approach would support the aims of the Climate Change Act while encouraging the construction sector to improve their technological approach. • It also shows consistency with the approach taken in the current development plan and supporting supplementary guidance.
<i>Option 3 – Alternative Option</i>	
Increase the levels of expected carbon reduction	<ul style="list-style-type: none"> • This approach is likely to have a significant financial impact on new developments and may prevent developments from coming forward.

Question 22

Low and Zero Carbon Generating Technologies and Water Efficiency

- What methodology should the Council use in calculating compliance with policy R7, specifically how should the target of reducing carbon dioxide levels be calculated?

Question 23

Solar Farm Developments

- Do you agree that the Solar Farm's should be supported within the Councils policy on Renewable and Low Carbon Energy Developments, and should specific guidance be included within Policy R8?

6.2 Main Issue 7 – Heat Networks

The Scottish Government have set out, through SPP and NPF3, the requirement for the planning process to actively support the development of heat networks across the country. SPP states that Local Development Plans in particular, *‘should support the development of heat networks in as many locations as possible...’*. The current LDP and supporting SG do make reference to heat networks and to supporting them but there is no policy on this topic and no explicit requirements.

Aberdeen has, nevertheless, been at the forefront of heat network development in Scotland and has a number of public and private networks across the city. Aberdeen Heat and Power operate the largest network which serves many of the Councils own buildings, while both the University of Aberdeen and the NHS operate networks on their respective campuses. Over the next few years the new Energy from Waste (EfW) plant will provide a significant opportunity to expand these networks even further, by providing low cost energy. Unlike many of our neighbours in Scandinavia however, the growth of heat networks in the private sector, and particularly the private residential sector has been slow.

Heat networks require significant infrastructural investment and as such need to be planned. Aberdeen has now reached a point where the future expansion of many of its networks will become more and more reliant on new private developments. Private developments can provide an opportunity for a network to grow, by providing new customers or can currently become a blockage by stopping a network from expanding from one location to another. While not all new developments will want to connect to a heat network they can currently prevent the cities networks from growing.

In order to move heat networks in Aberdeen forward in a coherent planned way it is necessary for the Council to examine the possibility of having a specific policy them.

Main Issue 7 Heat Networks	
Should we include a policy in the Local Development Plan supporting the development of Heat Networks within in the City?	
Options	Implications
<i>Option 1 – Current Approach</i>	

<p>No policy requirement is in place, but support will be shown to the development of heat networks where they are brought forward by a developer or landowner.</p>	<ul style="list-style-type: none"> • It is likely that small networks will still be developed but these will be isolated and often difficult to connect together, reducing the ability to develop these individual islands, into a city wide cohesive heat network, or networks.
<p><i>Option 2 – Preferred Option</i></p>	
<p>Include a policy supporting the development of heat networks across the city. The policy would identify key areas of the city where existing networks exist, or where new networks should be developed (see policy in Appendix 1).</p>	<ul style="list-style-type: none"> • This approach would allow for the development of a coherent plan across the city and provide clarity to developers over the requirements expected from them.
<p><i>Option 3 – Alternative Option</i></p>	
<p>Include a policy requiring all new development within the city to connect to, or develop a new heat network.</p>	<ul style="list-style-type: none"> • This approach is likely to have a significant financial impact on new developments and may prevent developments from coming forward. • Where development did come forward it may increase delivery of heat networks across the city.

6.3 Supporting Business and Industrial Development

Maintaining a ready supply of employment land in the right places is vital to Aberdeen retaining its position as a competitive and sustainable business location, which in turn will help to achieve the housing and population growth targets set by the Proposed SDP 2018. Current policy aims to safeguard existing business and industrial areas across the city from other development pressures, including safeguarding crucial infrastructure such as the Airport and Harbour. It is also recognised that support facilities can make an important contribution to the city's employment areas and current policy supports this approach.

These principles will remain the same in the next LDP. We recognise that there have been a number of leisure and other proposals in land zoned for business and industrial uses and some specialist employment areas. It is proposed that the principles of the existing policies on Business and Industrial Development remain the same with minor amendments to reflect policy usage.

Question 24

Supporting Business and Industrial Development

- Should we carry forward our current policy approach to safeguard existing business and industrial areas from other development pressures into the next Local Development Plan?

6.4 Main Issue 8 – West End Office Area

The West End Office Area has played a key role in providing a high quality office location at the edge of the city centre. The area contains a mix of other uses, including schools, hotels, residential, independent cafés and a hospital. Current policy encourages and promotes the continued development of this area as a focus for office development. However, developments such as The Capital, Silver Fin and Marischal Square have revitalised the provision of Grade A office development in the City Centre and together with the recent downturn in the oil and gas industry, there has been an increase in vacancies of office space in the West End. We therefore propose to encourage a greater mix of uses in this area to create vibrancy and vitality.

Main Issue 8	
West End Office Area	
Should the policy support a mix of uses in the West End Office Area? If so, what types?	
Options	Implications
<i>Option 1 – Current Approach</i>	

<p>Encourage and promote the continued development of this area as a focus for office development.</p>	<ul style="list-style-type: none"> • Good, accessible office location with off-street car parking provision and space for expansion. • Possibility of further vacant buildings
<p><i>Option 2 – Preferred Option</i></p>	
<p>Relax the current policy and encourage a mix of uses (including housing, offices, small business units, hotels, food and drink premises) in this area.</p>	<ul style="list-style-type: none"> • Brings vacant buildings back to use. • Encourages vibrancy by having a more diverse range of uses.
<p><i>Option 3 – Alternative Option</i></p>	
<p>Encourage a return to only residential uses in the area.</p>	<ul style="list-style-type: none"> • Brings vacant buildings back to use. • Challenge of incorporating existing rear extensions within residential development. • May not always be financially viable

7 Affordable Housing

7.1 Background

The affordability of housing in Aberdeen remains a significant challenge for a significant percentage of the population and continues to be raised as a priority through consultations. Despite changes in the local property market over the last few years, the value of housing in the North East is still higher than in most areas in Scotland; the average property price in Aberdeen City between July-September 2018 was £359,460, whereas the average price for Scotland was £263,541 (price based on a detached house, source: Registers of Scotland 2018). There is a large part of the Aberdeen population that may not be able to afford to buy a home.

As well as the Private Rented Sector, affordable housing tenure is the most significant option for those that cannot afford typical open-market housing. Affordable housing may be in the form of social rented accommodation, mid-market rented accommodation, shared ownership, shared equity, discounted low cost housing for sale including plots for self-build, and low cost housing without subsidy.

The Housing Need and Demand Assessment for Aberdeen City and Aberdeenshire (HNDA, 2017) identified a 'significant' need for affordable housing at almost 47% of the housing market. Although the scope of the planning system is limited in resolving this issue, there is a clear need to address this in the Local Development Plan.

Currently the Local Development Plan requires that for all sites of 5 units or more provide 25% of the units delivered as affordable housing. This is in line with requirements of Scottish Planning Policy (2014), the current Aberdeen City and Aberdeenshire Strategic Development Plan (2014) and the Proposed Strategic Development Plan (2018). There is an expectation that for sites of 20 units or more the affordable element will be provided on-site, this reflects the ability of Registered Social Landlords (RSLs) or other landlords to effectively manage the properties. There are a range of tenures available that have been accepted as 'affordable housing' and there is currently no specified mix, thereby allowing flexibility to increase the probability of delivery. The Council's Housing Service is consulted at the time of an application to advise the most suitable size and tenure for a specific site. The availability of grants from the Scottish Government has a significant impact on the ability for affordable housing to be delivered on-site through the implementation of this policy. Through the Affordable Housing Supply Programme, the Scottish Government has confirmed the Resource Planning Assumptions for 18/19 (17,120m), 19/20 (18,133m) and 20/21 (19,436m). Funding beyond 20/21 has not yet been confirmed. Over this and the coming years, Aberdeen City Council in conjunction with RSLs and the development industry, will deliver more affordable housing than it has done in decades. The Council has also committed to delivering another

2000 affordable homes. This combination will go a significant way to bridging the affordability gap. It is nevertheless important that the Local Development Plan – and the planning system more generally – does everything possible to support the delivery of good quality, well-designed affordable housing.

7.2 Affordable Housing

Given the continued need and demand for the delivery of affordable housing identified by the Strategic Development Plan Authority's HNDA (2017) alternative approaches to deliver the increased number of affordable units will always be considered. The current Supplementary Guidance is a product of extensive engagement with the development industry and the Council will welcome any suggested changes that would increase the delivery of affordable housing.

The existing approach for a requirement of 25% affordable homes on all sites greater than 20 units would continue to be the preferred approach moving forward.

There is an option to move away from a blanket approach to the delivery of on-site affordable housing and identify which sites are expected to provide affordable housing on-site. For those remaining sites, a commuted payment would be expected. This could focus the delivery of units in areas where the land values are lower to increase the ability to deliver affordable housing, however this would move away from a guiding principle of planning in providing sustainable mixed communities.

Within the existing Supplementary Guidance on affordable housing there is a need to review level of commuted payments in lieu of affordable housing. The findings for this review may be incorporated into this Local Development Plan (2022), depending on the outcome of the review of the Scottish Planning System.

Question 25

Affordable Housing

- Do you agree with the Local Development Plan's current affordable housing approach being carried forward?
- What other measures could the Council consider in order to assist with the delivery of affordable housing units via the Local Development Plan?
- Should the threshold of not applying affordable housing requirements to developments smaller than 5 units remain in place?

7.3 Private Rented Accommodation and Build to Rent

There are significant pressures in the Private Rented Sector (PRS) and although the City has experienced 'lower than average' rates in the last number of years, the rental values in Aberdeen continue to be amongst the highest in Scotland. For Q3 of 2017, Citylets reports that in Aberdeen average rents are £704 per month (2 beds). This is a fall of 7.7% in the last year, and 30% in the last three years.

The Private Rented Sector plays an important role in meeting housing demand for contract workers, young professionals, students, households who have deferred house purchase, or households who prefer to rent. Even with an increased housing supply, many young professionals or key workers will not have the resource to purchase housing. Therefore, PRS accommodation delivered through private investment will continue to be encouraged.

In the Scottish Government's planning delivery advice (September 2017), Build to Rent PRS (BTR) is said to offer significant opportunities to complement existing housing delivery models and help to increase the overall rate of housing delivery.

BTR is a relatively new form of housing delivery that offers purpose-built accommodation for rent within high-quality, professionally managed developments. It can take on a variety of forms, from high to low density developments, and range from homes that appear indistinguishable from those on the market for purchase, to schemes which have some similarities to purpose-built student accommodation. BTR developments may include the conversion of existing buildings as well as new build. Developments in the sector have different economics from build for sale as financing is longer-term, relying on a stable rental income stream. The pace of delivery of new homes is likely to be quicker than build for sale, since units are not sold to individual buyers at a constrained sales rate.

There are however challenges in the BTR model. Questions over development viability can arise, where up-front investment is required to meet Developer Obligations and deliver development. This should be fully considered both at pre-application stage and when assessing planning applications. The Scottish Government advises that consideration should be given to the Developer Obligations sought and any potential for a tailored approach; for example, through phased payments, which may be justified by the characteristics of the BTR sector and the individual development.

The Scottish Government wants to encourage a growing BTR sector which provides high-quality, professionally-managed homes. BTR can contribute to the creation of well-designed, sustainable places, quickly and at scale, and Planning Authorities can play a crucial supporting role by providing a positive approach to BTR developments in their area to expand housing delivery.

Question 26

Private Rented Accommodation and Build to Rent

- Are there ways that the Local Development Plan can facilitate Build to Rent development, through policy?

8 Sustainable Mixed Communities

8.1 Background

Nationally, the over-65 population is predicted to be one of the fastest growing age groups. Scottish Planning Policy states that where a demand is identified through Housing Need and Demand Assessment (HNDA), policies should be put in place to meet it through the provision of suitable housing. The Aberdeen City and Shire HNDA (2017) finds that the percentage growth rate in the 'pensionable age' group for 2014-2039 is 20% (between 65-68 years, in line with state pension age increases). The growth change for age 75+ is around 65%. As demonstrated in the HNDA (2017), there has been significant changes in the demographic profile of Scotland - and in Aberdeen - with a continued increase in the older population. This trend is forecast to continue and the largest growth in population is for people older than 75.

Housing for these sectors of the community is therefore deemed a Main Issue for the next Aberdeen LDP. It is important that the LDP recognises this change in demography and is proactive to the challenges that will arise.

The provision of attractive housing for older people has wider benefits because it will help to free up much needed under occupied family housing. Delivering attractive accommodation is very important because older people do not necessarily want small one-bedroom properties; they may want space for visiting relatives, and private garden ground. Without making properties attractive to older people they are less likely to consider leaving their family home. Similar points have been made through our Pre-MIR consultation and from colleagues in the housing service.

Older people want to have good quality housing, good transport links and local facilities, which all benefit the whole community if they can be provided. For people suffering from Alzheimer's, dementia, or other degenerative illnesses, the creation of a high quality, distinctive places will help them orientate themselves. This objective is supported by other topics areas within the LDP, including design and natural environment, and in the topic on Residential Care Facilities.

In addition to housing provision for older people, it is important that there is a sufficient supply of housing that can be adapted to meet the needs of people with physical and learning difficulties. Their requirements will vary, and minor or major adaptations can be undertaken to allow an individual to remain in their home.

There is a question about how the provision of housing for older people and people with particular needs can be increased. Although there is an increasing demand, the provision of suitable accommodation has been limited to small scale care developments. There is currently a policy in the Local Development Plan that seeks a mix of house types and sizes to be provided (current LDP Policy H4), although there is no specific mix stated.

8.2 Main Issue 9 – Inclusive Housing Mix (Housing for the Elderly and Accessible Housing)

that is designed inclusively or has capability for adaptability. This could be achieved through updating the existing Housing Mix policy, H4. The updated Policy H4 is presented in Appendix 1 for your comments.

Main Issue 9	
Inclusive Housing Mix (Housing for the Elderly and Accessible Housing)	
How can the Local Development Plan ensure a greater mix of housing types is achieved in new developments?	
Options	Implications
<i>Option 1 – Current Approach</i>	
Policy H4 of the adopted LDP required developments of greater than 50 units to achieve ‘ <i>an appropriate mix ... including smaller 1 and 2 bedroom units</i> ’. This is to be reflected in both market and affordable housing units.	<ul style="list-style-type: none"> Relies on the market to deliver development. Allows large sites to be developed with some variety of house type/ size. Only applicable to larger sites. No real standard or percentage set by the Policy.
<i>Option 2 – Preferred Option</i>	
Policy H4 would be updated to set a minimum requirement for a housing mix to be achieved in most new residential developments.	<ul style="list-style-type: none"> New developments would be required to add choice to the City’s market offer. This would be a targeted effort to address the findings of the HNDA, whilst allowing flexibility to respond to site context.

<p>Mix can be agreed with Planning Authority to respond to individual site context. Units that can be demonstrated as 'adaptable' for varying needs, or designed for lifetime living, would be supported in principle, subject to other policies. Further guidance/ design guide could be prepared to support this.</p>	<ul style="list-style-type: none"> • Likely to be argued that this would impact on the viability of some proposals, however, flexibility could be applied in certain circumstances where this is deemed satisfactory by the Authority, for example proposals for fewer units or affordable housing schemes.
<p><i>Option 3 – Alternative Option</i></p>	
<p>Set minimum requirement for all new residential developments. This minimum requirement would also define the type/ size of units required. Further guidance/ design guide would be prepared to set out requirements.</p>	<ul style="list-style-type: none"> • This would be a delivery-focused approach to address the findings of the HNDA. • Likely to impact on the viability of some proposals.

8.3 Main Issue 10 – Residential Care Facilities

Continuing the theme of the above topic, housing development should seek to accommodate the demographic trends found across Scotland and support independent living. However, it is also appropriate to consider scenarios where elderly people, or those who require specific care, cannot live independently. At present, there is no policy for new residential care facilities, or for the redevelopment/ re-use of such facilities. In line with Scottish Planning Policy (2014), for specialist housing proposals, further Affordable housing contributions may not always be required.

A new policy is proposed in the Local Development Plan for planning applications concerning residential care facilities. A draft of the new Policy H8 is shown in Appendix 1 for your comments.

<p>Main Issue 10 Residential Care Facilities</p>
<p>How should the Local Development Plan cater for proposals relating to Residential Care Facilities?</p>

Options	Implications
<i>Option 1 – Current Approach</i>	
Consider planning applications as they arise, in line with other relevant policies.	<ul style="list-style-type: none"> • Relies on other policies and zonings to make assessment of new proposals. • No dedicated policy. Little guidance on potential redevelopment/ Change of Use proposals.
<i>Option 2 – Preferred Option</i>	
<p>A new policy dedicated to Residential Care Facilities. Such development should be fully accessible by most transport modes and satisfy all other relevant policies that apply to residential development, principally with regards to design and amenity.</p> <p>There would be a presumption in favour of retaining such facilities in terms of redevelopment/ Change of Use proposals. Where a proposal is justified to the satisfaction of the Planning Authority, all other relevant policies would apply to the proposed development.</p>	<ul style="list-style-type: none"> • Ensures Development Management processing of proposals for new development are supported by a relevant policy. • Difficult to predict nature and location of future proposals to accommodate right level of flexibility.
<i>Option 3 – Alternative Option</i>	
<p>Restrict new Residential Care Facilities to H1 areas only, or within Opportunity Sites, where transport links and adjacent uses would likely be most satisfactory.</p> <p>General presumption against redevelopment/ Change of Use proposals in order to retain Residential Care Facilities.</p>	<ul style="list-style-type: none"> • Greater level of predictability for the handling of future applications. • Does not allow a large degree of flexibility to meet market demands and may result in less facilities being built.

8.4 Main Issue 11 – Student Accommodation

Aberdeen is home to almost 40,000 third-level students, representing approximately 15% of the City's population. As such, they represent a significant part of the housing market and economy alike. [Research](#) by the Royal Bank of Scotland finds that Aberdeen is the 11th 'most affordable' university city in the UK (RBS Student Living Index, 2018). The same study shows that on average, a student in Aberdeen will spend around £403 on monthly rent, with a UK average of £465. Data from RGU however does provide an average monthly rent cost of approximately £595 for their own accommodation (RGU, 2018), and data from the University of Aberdeen gives an average monthly rent cost of £476 for their accommodation (University of Aberdeen, 2018).

The strength of the student accommodation market has been reflected in the number of planning applications submitted for proposed student accommodation developments. Between 2014-16, 17 applications were approved across the city and a number have subsequently been delivered. Since 2017 this trend has shifted, and from January 2017 to November 2018 the number of applications received fell to just 3 (for approximately 46 bed spaces in total). While the rate of planning applications being received for proposed student accommodation development has fallen – the trend may again change. Consideration of a possible policy position in the next LDP (2022) is therefore underway to demonstrate a proactive approach to potential future development.

Other Scottish University cities have planning policies within their LDP in relation to student accommodation (Dundee City, Glasgow City, Stirling Councils). With two universities, North East Scotland College (NESCOL) and Scotland's Rural College (SRUC), a Student accommodation policy is therefore proposed informed by these existing policies. A draft of the new Policy H9 is shown in Appendix 1 for your comments.

Main Issue 11 Student Accommodation	
How can the Local Development Plan cater to proposals relating to student accommodation?	
Options	Implications
<i>Option 1 – Current Approach</i>	
Consider planning applications as they arise, using other relevant policies in the adopted Plan.	<ul style="list-style-type: none"> Relies on other policies and zonings to make assessment on new proposals.

	<ul style="list-style-type: none"> • No dedicated policy. Little guidance on potential redevelopment/ Change of Use proposals.
<i>Option 2 – Preferred Option</i>	
<p>A new policy dedicated to Student accommodation. Such development should be fully accessible by most transport modes and satisfy all other relevant policies that apply to residential development, principally with regards to design and amenity.</p> <p>There would be a presumption in favour of retaining such facilities in terms of redevelopment/ Change of Use proposals. Where a proposal is justified to the satisfaction of the Planning Authority, all other relevant policies would apply to the proposed development.</p>	<ul style="list-style-type: none"> • Ensures Development Management processing of proposals for new development are supported by a relevant policy. • Difficult to predict nature and location of future proposals to accommodate right level of flexibility.
<i>Option 3 – Alternative Option</i>	
<p>Restrict new student accommodation development to H1 areas only, or within Opportunity Sites, where transport links and adjacent uses would likely be most satisfactory.</p> <p>General presumption against redevelopment/ Change of Use proposals in order to retain student accommodation development.</p>	<ul style="list-style-type: none"> • Greater level of predictability for the handling of future applications. • Does not allow a large degree of flexibility to meet market demands.

8.5 Main Issue 12 - Houses in Multiple Occupation

A further topic in the series of 'sustainable mixed communities' is Houses in Multiple Occupation (HMOs). This is an issue that arose during the Pre-MIR consultation that was undertaken prior to the preparation of this report. We found that there is a need for better monitoring and management of the HMO process through Planning, both for those seeking to operate HMOs and the existing

residents of communities where HMOs are most prevalent. Presently, HMOs are acknowledged within the LDP and within Supplementary Guidance, but there is no dedicated policy. Information is contained within current Supplementary Guidance to the LDP ('Householder Development Guide') to identify an appropriate definition of the term 'HMO' when applications may come forward for consideration.

With regards to defining HMOs for dwellinghouses, where 6 or more unrelated persons are living together (i.e. not as a family) the premises would no longer fall within the definition of a 'dwellinghouse' for planning purposes. This threshold is used as the point at which a material change has occurred in the use of premises, and an application for 'Change of Use' to form an HMO would be necessary.

Where flats are concerned, however, planning legislation does not specify any number of residents above which a material change has occurred. The current Supplementary Guidance has considered Aberdeen City's individual context and finds it appropriate that a threshold of 6 or more unrelated people living together in a flat would be materially different from 'family use'.

Separate licensing requirements exist for the establishment of an HMO, irrespective of the planning-specific guidance set out. The granting of planning permission does not remove any requirement to obtain the appropriate licence (and vice versa). It should be noted that, while the term 'HMO' is common to both systems, it has a different meaning depending on the context in which it is used. For licensing purposes, an HMO is defined as any house or flat which is the principal residence of three or more people who are members of three or more families.

HMOs account for a significant proportion of the available rental accommodation in Aberdeen and are particularly important in supporting the City's sizeable student population. The cumulative impact of HMOs can intensify pressure on local amenity; especially shared spaces, property upkeep, and traffic/ parking. A policy is therefore proposed in order to achieve sustainable mixed communities and support the Development Management process where applications may come forward over the next Plan period. A draft of the new Policy H10 is shown in Appendix 1 for your comments.

Main Issue 12 Houses in Multiple Occupation	
How can the Local Development Plan support sustainable mixed communities, with regards to HMOs?	
Options	Implications
<i>Option 1 – Current Approach</i>	
Consider planning applications as they arise, using other relevant policies in the adopted Plan.	<ul style="list-style-type: none"> • Relies on other policies and zonings to make assessment of new proposals. • No dedicated policy. Not much support when considering cumulative impacts from overprovision.
<i>Option 2 – Preferred Option</i>	
A new policy dedicated to HMOs. A policy would seek a certain standard of design and amenity for proposed development or change of use to HMO use. Safeguarding for existing communities to protect neighbours from any adverse impact of HMO overprovision would be a priority. There would need to be reference to the HMO licensing process, which is separate to the planning process.	<ul style="list-style-type: none"> • Ensures planning applications for new HMOs are assessed properly through Development Management. • Renewed HMO licenses are not handled through the planning system, therefore difficult to monitor overprovision via Planning. Challenges in defining geographical areas and thresholds for monitoring 'overprovision'.
<i>Option 3 – Alternative Option</i>	
An 'Overprovision' policy. Restrict HMOs to specific areas. Set a specific threshold within walking distance radius of higher education facilities.	<ul style="list-style-type: none"> • Greater level of predictability for the handling of new applications for HMOs.

- Renewed HMO licenses are not handled through the planning system, therefore difficult to monitor overprovision via Planning.

8.6 HMO Overprovision Policy

There are main three factors necessary for employing an ‘overprovision’ policy which can be administered by the Planning Authority. We will look at these in turn. These are:

1. *A percentage limit or threshold on the number of HMOs.*
2. *A geographic area, with an identifiable boundary .*
3. *A threshold for when a HMO requires planning permission.*

1. Percentage limit or threshold on the number of HMOs

A threshold is required to determine when a particular area has, or has not, got capacity to accommodate additional HMOs. This threshold provides a simple-to-understand criteria against which applications can be assessed, however it must be remembered that even where capacity exists this does not mean that a particular application will still be approved. Any application will still have to meet the requirements of this and all the other relevant policies in the plan.

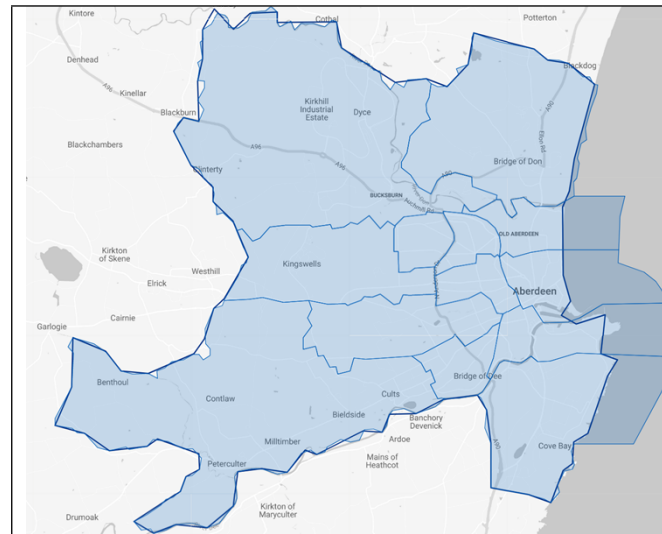
Setting this threshold too high may see existing communities being impacted by HMO’s, however setting it too low will limit the numbers of HMOs which are an important part of the housing market. Below are different options for percentage limits – we invite your comments on these options.

Percentage limit of HMO’s in each area.	Options	Your preference	Please explain why you chose this option
Option 1 – Preferred Option	15%		
Option 2 – Alternative Option	20%		
Option 3 – Alternative Option	25%		

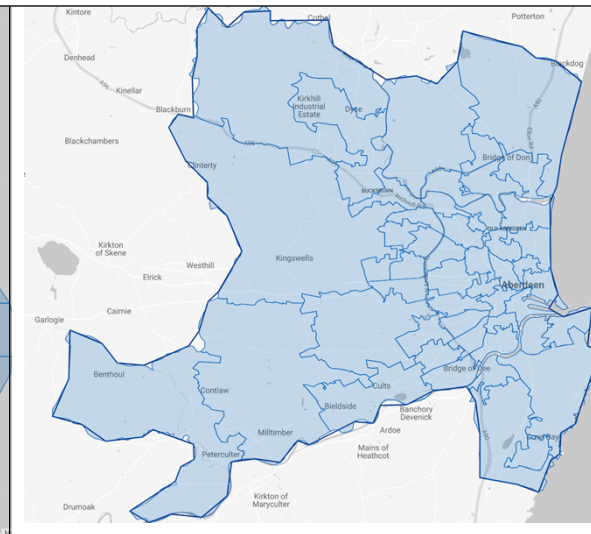
2. Geographic area or boundary

In order to apply the percentage limit from Point 1 above, it is necessary to identify a geographic boundary. This boundary must be small enough to be effective but large enough to be practical. The boundary must also be a data set which the Council can get access to and ideally be something that is already set independently. Three boundary options have been chosen for comment – all of which are generated by the Census office.

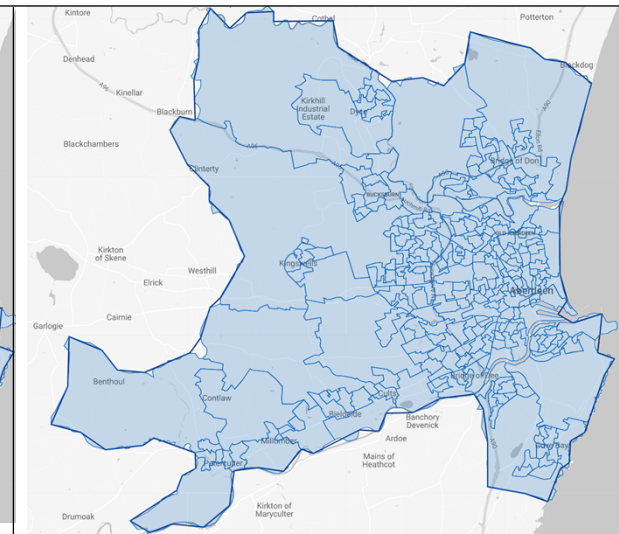
Geographical boundary of each area.	Options	Your preference	Please explain why you chose this option.
Option 1 – Preferred Option	Ward boundaries		
Option 2 – Alternative Option	Intermediate Data Zones		
Option 3 – Alternative Option	Small Data Zones		



Ward Boundaries



Intermediate Data Zones



Small Data Zones

3. A threshold for when an HMO requires planning permission

The Scottish Government Circular 2/2012: Houses in Multiple Occupation notes that setting a threshold (for when planning permission is required) must balance the need for the policy to be effective with not requiring a disproportionate number of applications. Planning legislation - as noted in the introductions - set this limit at **more than 5 people**, however the Circular does give us some flexibility to amend this. Any change must be made on the basis of a threshold where the impact on the existing residential amenity is readily quantifiable.

Threshold for when planning permission is required	Options	Your preference	Please explain why you chose this option
Option 1 – Preferred Option	6 or more people in a flat 6 or more people in a house		
Option 2 – Alternative Option	3 or more people in a flat 6 or more people in a house		
Option 3 – Alternative Option	All applications regardless of number of residents		

8.7 Community Planning

In 2015, community planning became a statutory requirement with the introduction of the Community Empowerment Act (Scotland) 2015. The Act places a legal duty on community planning partners to demonstrate that they are making a significant impact on the achievement of outcomes as a result of partnership working. In doing so, Community Planning Partnerships must prepare and publish a Local Outcome Improvement Plan (LOIP) which sets out the priority local outcomes it proposes to improve. Aberdeen City Council's LOIP was published in 2016 and represents a city-wide plan, replacing the Single Outcome Agreement.

On an area-specific level, the LOIP is underpinned by Locality Plans for specifically targeted communities which experience inequality of outcome as a result of socio economic disadvantage. Locality Plans have been published for each of the four areas (North, South, West, Central) for 2017-2019 with Aberdeen City Health and Social Care Partnership. The vision statement of the Partnership is; “We are a caring partnership working together with our communities to enable people to achieve fulfilling, healthier lives and wellbeing”.

The LDP is prepared in line with the aims of the adopted LOIP. There are currently no identified regeneration areas identified, in Planning terms. However, Opportunity Sites are identified, and development proposals are determined on the basis of creating successful, sustainable mixed communities across the City, as a whole. The outputs of community planning will continue to be incorporated into the LDP where this is possible, and the Plan will continue to reflect the aims and objectives of the LOIP.

Question 27

Community Planning

- Is there anything else that the Local Development Plan can do to support the Objectives of the LOIP or the aims of Community Planning?

8.8 Changing Places Toilets

There are around 250,000 people in the UK who cannot use standard accessible toilets. This includes people with profound and multiple learning disabilities, motor neurone disease, multiple sclerosis, cerebral palsy, as well as older people. This means that many people cannot take part in activities such as shopping, going out for a meal or attending a sporting event. Changing Places toilets have adequate space for a disabled person when they are not in their wheelchair, their wheelchair and one or two carers. They also need an adult sized, height adjustable changing bench, a hoist and other facilities which are set out in British Standards BS8300:2009.

We think that larger developments which need public access should have a Changing Places toilet. This could include hospitals, shopping centres, transport hubs and local authority main offices (Marischal College has one for instance).

Question 28

Changing Places Toilets

- Should large new development that require public access provide Changing Places toilets? What types of venue should provide them?

Appendix 1 - Proposed Draft New Policies

Policy D2 – Amenity

All development must ensure the provision of adequate levels of amenity and will avoid adverse impacts on the amenity of neighbouring property.

Proposals for residential development will not be supported where existing noise, odour and/or air quality impacts would result in an impediment to the delivery of a suitable residential environment. Future occupiers of proposed residential development will be afforded adequate levels of amenity in respect of daylight, sunlight, privacy and outlook.

New residential development, including residential conversions, will achieve the Council's minimum standards for internal floor space and external amenity space in terms of quantity and quality (as set out in Appendix A).

Where appropriate, development will present a public face to the street and have clearly defined public and private spaces.

Policy D5 – Advertisements and Signage

Advertisements and signage proposals must be of a high-quality design, sensitively sited and of a scale, proportion, material, colour and method of fixing that is compatible with and complementary to the characteristics of the host building/structure (if applicable) and the surrounding area.

Illumination of advertisements will not be supported where it detracts from the character or amenity of the area.

Advertisement consent will be refused where it is likely to present a public safety hazard.

Policy D8 – Shopfronts

Historic shopfronts and their features will be retained, repaired, and restored.

Replacement requires thorough consideration. When replacement is proposed, it may be possible to restore elements of the original or historic design on the basis of sound evidence; alternatively, a modern shopfront within a traditional surround or a contemporary design which reinterprets the proportions and form of a traditional shopfront may be acceptable.

Proposals will be required to be designed for their context, be of an appropriate scale and use appropriate materials. Proposals for alterations which are improvements to the existing must enhance the character, relate sensitively and harmoniously to the building and immediate surroundings.

Further guidance is can be found in:

TAN: shops and signs

Policy D9 – Windows and Doors *(this policy will relate to listed buildings and public elevations of buildings in conservation areas).*

Original and historic windows and doors will be retained, repaired and restored.

*Replacement will only be supported where it has been demonstrated that they have deteriorated beyond practicable repair
Condition surveys will be required.*

Replacements will match the original and historic windows or doors, be of the same materials and design, including form, profile, section and opening method.

Further guidance is can be found in:

TAN: the repair and replacement of windows and doors.

Policy H4 - Housing Mix and Housing for Particular Needs

We will support new housing development that is;

- i) designed for lifetime living or can demonstrate the potential for future adaptation; or
- ii) 'accessible' and built to support 'varying needs' to enable independent living will be supported (subject to all other relevant policies for new housing development).

In all other cases, an appropriate housing mix should be achieved in housing developments. Housing developments of 50 units or more should:

- 1) adequately reflect the requirements of the changing demographics of the area;
- 2) include 1 and 2-bedroom units and should be reflected in both the market and Affordable Housing contributions;
- 3) establish a mix of dwelling type and size as proposed in the Masterplan or Design Brief, where required.

For smaller developments (fewer than 50 units), a suitable mix of dwelling types and size should be provided in the interests of placemaking and local housing need and demand.

Policy H8 – Residential Care Facilities

Proposals for new residential care facilities (such as Care Homes, Nursing Homes, Retirement/ Sheltered Living) should;

- 1) Be well-connected; close to public transport links and community amenities for residents and staff, and
- 2) Satisfy all other relevant policies in relation to a 'residential' development to uphold design and amenity standards.

Proposals for redevelopment, or Change of Use, of an existing development of this kind will be examined under their own circumstances and against all other relevant policies within this Plan.

Policy H9 - Student Accommodation Developments

Proposals for new Student Accommodation development will be supported (in principle) where:

- 1) It can be suitably demonstrated that a need exists within a particular area for the level and type of student accommodation proposed; and
- 2) The location is accessible by means of walking/ cycling and public transport to university or college facilities; and

3) *The proposals comply with other relevant design/ amenity policies; in particular providing an appropriate level of amenity space, refuse/recycling storage space and secure bike storage facilities; and.*

4) *There will be no significant adverse impact to the amenity of the surrounding area.*

In order to restrict occupancy to students, planning conditions or a legal agreement may form part of any planning permission.

Proposals for the redevelopment of existing Student Accommodation developments, or Change of Use applications;

1) *Should demonstrate to the satisfaction of the Authority that the current use of Student Accommodation is no longer appropriate, and*

2) *Will be subject to all other relevant policies, relative to the nature of the proposal, and*

3) *Will be required to provide Developer Obligations in line with the Authority's Policy on Developer Obligations including Affordable Housing, if required.*

Policy H10 - Houses in Multiple Occupation

Where a planning application is required for Houses in Multiple Occupation (HMOs) then proposals will be assessed with regard to matters including, but not limited to, the following:

1) *Significant adverse impact upon residential amenity for any reason. This may include, but not be limited to, adequate provision of refuse storage space, appropriate provision of garden ground/ amenity space, and an appropriate level of car parking;*

2) *Any adverse impact upon pedestrian or road traffic safety as a result of increased pressure on car parking;*

3) *An excessive concentration of HMOs in a given locality, cumulatively resulting in a material change in the character of that area. This will be assessed in consultation with the Council's HMO Unit, who hold relevant information on the location of existing licensed HMO properties.*

It is recommended that applicants seek Pre-Application advice from the Planning Authority prior to the submission of a planning application.

Policy NC9: City Centre Living

Proposals for new residential development or conversion of existing premises to residential uses will only be allowed where suitable residential amenity can be achieved or maintained.

If the proposed development is within the same built structure as:

- a hot food shop, amusement centre, amusement arcade, casino or licensed premises (with the exception of hotels, restaurants, cafes or off licences), and /or;*
- there is a common or shared access with licenced premises or other use detrimental to residential amenity there is a presumption suitable residential amenity cannot be achieved.*

Policy NC10: 24 Hour City

Proposals for city centre development, including extensions, will:

- 1. be located in close proximity to and well served by safe and convenient night time public transport or taxi ranks*
- 2. improve inclusive access and safety, and make the public realm welcoming for all night-time economy uses and workers*
- 3. diversify the range of night-time activities, including extending the opening hours of existing daytime facilities such as shops, cafes, libraries, galleries and museums*
- 4. not have an adverse noise impact on existing evening and night-time cultural activities such as live music venues, theatres, cinemas, licenced premises and other arts venues*
- 5. ensure suitable residential amenity can be maintained or achieved, where located close to existing residential uses.*

Policy NC11: Visitor Attractions and Facilities

Proposals for new, or expansion of existing, visitor attractions and facilities capable of strengthening the appeal and attraction of Aberdeen to a wide range of visitors will be supported.

Proposals should complement existing visitor facilities and be located in the City Centre unless activity-specific issues indicate that this is impractical.

NC12: Public Art Contribution

All developments with construction costs of £1 million or over will be required to allocate at least 1% of construction costs for the inclusion of art projects in a publicly accessible/visible place or places within the development.

Exempt information as described in paragraph(s) 8 of Schedule 7A of the Local Government (Scotland) Act 1973.

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