Public Document Pack

To: All Members of the Council

Town House,
ABERDEEN, 7 December 2022

COUNCIL

The Members of the **COUNCIL** are requested to meet in Council Chamber - Town House on **WEDNESDAY, 14 DECEMBER 2022 at 10.30am.** This is a hybrid meeting, therefore Members may also take part remotely.

JENNI LAWSON
INTERIM CHIEF OFFICER - GOVERNANCE

B U S I N E S S

ADMISSION OF BURGESSES

1.1 Admission of Burgesses

NOTIFICATION OF URGENT BUSINESS

2.1 No urgent business at this time

DETERMINATION OF EXEMPT BUSINESS

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

DECLARATIONS OF INTEREST AND TRANSPARENCY STATEMENTS

4.1 Members are requested to declare any interests or connections

DEPUTATIONS

5.1 No deputations at this time

MINUTES OF PREVIOUS MEETING(S) OF COUNCIL

6.1 Minute of Meeting of Aberdeen City Council of 13 October 2022 - for approval (Pages 7 - 20)

6.2 Minute of Meeting of Urgent Business Committee of 21 October 2022 - for approval (Pages 21 - 24)

REFERRALS FROM COMMITTEES

7.1 Guildry and Mortification Funds Committee - 5 December 2022 - Guildry Funds - Review of Allowances (Pages 25 - 28)

BUSINESS PLANNER AND OTHER MINUTES

8.1 Council Business Planner (Pages 29 - 36)

8.2 Minute of Meeting of the Capital Programme Committee of 6 October 2022 - for approval (Pages 37 - 40)

GENERAL BUSINESS

9.1 City Centre Update - RES/22/290 (Pages 41 - 264)

Please note Appendix C to the report is exempt and is contained at item 11.1

9.2 George Street Mini Masterplan - COM/22/291 (Pages 265 - 490)

9.3 Vacant Units on Union Street - Action Plan - COM/22/287 (Pages 491 - 526)

9.4 Beachfront Masterplan - Short Term Intervention Update - COM/22/292 (Pages 527 - 596)

9.5 Beachfront Masterplan Update - Medium to Long Term Interventions - COM/22/293 (Pages 597 - 866)

9.6 Statutory Function Review - COM/22/288 (Pages 867 - 872)

9.7 Governance Review of Trusts - 2022 Update - COM/22/285 (Pages 873 - 910)

9.8 Buffer Zones - COM/22/270 (Pages 911 - 918)

9.9 Work Plan and Business Cases - Revenue - COM/22/273 (Pages 919 - 926)

Please note appendices 2 and 4 to the report are exempt and are contained at item 11.2

9.10 Treasury Management Strategy - Mid-Year Review - RES/22/267 (Pages 927 - 930)

9.11 Review of Parking Charges - RES/22/294 (Pages 931 - 940)

9.12 Fairer Aberdeen Fund Annual Report 2021-22 - CUS/22/286 (Pages 941 - 974)

9.13 Locality Plans Annual Report - CUS/22/282 (Pages 975 - 1012)

9.14 Adoption of Aberdeen Local Development Plan 2023 - COM/22/283 (Pages 1013 - 1210)

Please note that Appendix 3 to this report can be accessed here

9.15 Aberdeen Local Development Plan 2023 - Draft Aberdeen Planning Guidance and Supplementary Guidance - COM/22/284 (Pages 1211 - 1224)

Please note that Appendix 1 to this report can be accessed here

NOTICES OF MOTION

10.1 Lord Provost David Cameron (Pages 1225 - 1226)

That the Council:

(1) Agrees that this Council confers the Freedom of the City of Aberdeen on the Aberdeen Football Club team who won the European Cup Winners' Cup in 1983 and also on Aberdeen Football Club who have been in the city since 1903.
(2) Agrees that the achievement of this team, which culminated in winning the final in Gothenburg, Sweden, in May 1983 by beating Real Madrid, was worthy of recognition.
(3) Agrees that the conferment ceremony should be planned to take place as part of the weekend celebration of the 40th Anniversary of the win from 12th to 14th May 2023 currently being organised by Aberdeen Football Club and instructs the Interim Chief Officer - Governance to make any necessary arrangements on behalf of the Council in this regard.

[The notice of motion has been signed by 31 members, in accordance with Standing Order 12.18, as per the document within the agenda]

10.2 Councillor Blake

That Council:-

Notes with concern that notification of strike action has been received from four of the teacher's unions.

Agrees that young people's education has been severely impacted by the pandemic and that teachers are key to successful recovery.

Agrees that hard working teachers across Scotland have gone above and beyond as a result of the pandemic but also as a result of years of mismanagement and neglect by the Scottish Government.

Recognises that this is a national dispute which can only be resolved by SNP Ministers at Holyrood.

Calls for COSLA to press the Cabinet Secretary for Education and Skills urging them to do everything possible to avoid or minimise industrial action and its impact upon our children, young people, parents and guardians.

Instructs the Chief Executive to formally write to the Cabinet Secretary for Education and Skills noting the Council's concerns for the education of our children and young people if the Scottish Government cannot reach a settlement in this dispute and to urgently produce a fair deal for teachers.

10.3 Councillor Houghton

That Council:-

1. Notes the summit held on 9 November 2022 concerning the future of Aberdeen City Centre.
2. Notes the unanimous decision of the Finance, Policy and Resources Committee in June 2017 to set aside up to £4.2million to be utilised for a non-domestic rates local transition scheme.
3. Agrees the damaging effect of Scottish Government controlled Non-Domestic Rates has had as another decisive factor in the deterioration of the high street despite temporary mitigation measures.
4. Notes that only legislation by the Scottish Parliament will structurally change the scheme of Non-Domestic Rates in Scotland and that the council lacks the powers to change the rates for businesses.
5. Agrees that the power to provide business rate relief already lies with the Council.
6. Therefore instructs the Chief Officer - City Growth, following consultation with the Chief Officer - Customer Experience and Chief Officer - Finance, to report to the next Council meeting providing details on a range of options and costings for a 'business rates exemption zone' within the city centre.

10.4 Councillor Kusznir

That the Council:-

1. Congratulates all involved with the Royal Scottish National Orchestra and Big Noise Torry's 'side-by-side' concert at the Music Hall on 13 October 2022 where they performed Danzón No2 by popular Mexican composer Arturo Márquez, conducted by Christian Reif;
2. Notes that Big Noise Torry launched in July 2015 and was Sistema Scotland's third orchestra centre;
3. Understands Big Noise Torry uses the symphony orchestra as a community through which local children gain valuable life skills and experiences, such as developing confidence and teamwork; and
4. Applauds this impressive event, and the amazing work that Big Noise Torry continues to do to support young people and their families.

EXEMPT/CONFIDENTIAL BUSINESS

11.1 City Centre Update - COM/22/290 - exempt appendix (Pages 1227 - 1276)

11.2 Work Plan and Business Cases - Revenue - COM/22/273 - exempt appendices (Pages 1277 - 1290)

IIAs relating to Council reports can be viewed here

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Should you require any further information about this agenda, please contact Martyn Orchard, tel. 01224 523097 or morchard@aberdeencity.gov.uk

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ABERDEEN CITY COUNCIL

Town House,
ABERDEEN, 13 October 2022

MINUTES OF MEETING OF ABERDEEN CITY COUNCIL

Sederunt:

Councillor David Cameron, the Lord Provost, Chairperson;
Councillor Steve Delaney, the Depute Provost; and

COUNCILLORS

GILLIAN AL-SAMARAI
NURUL HOQUE ALI
CHRISTIAN ALLARD
ALISON ALPHONSE
KATE BLAKE
JENNIFER BONSELL
MARIE BOULTON
DESMOND BOUSE
RICHARD BROOKS
HAZEL CAMERON
DONNA CLARK
JOHN COOKE
NEIL COPLAND
WILLIAM CORMIE
SARAH CROSS
DEREK DAVIDSON
LEE FAIRFULL
EMMA FARQUHAR
GORDON GRAHAM
ROSS GRANT
MARTIN GREIG
DELL HENRICKSON
RYAN HOUGHTON
MICHAEL HUTCHISON
MICHAEL KUSZNIR
SANDRA MACDONALD
NEIL MacGREGOR
AVRIL MacKENZIE
ALEXANDER McLELLAN
KEN McLEOD
CIARÁN McRAE
M. TAUQEER MALIK
DUNCAN MASSEY
JESSICA MENNIE
ALEX NICOLL
MIRANDA RADLEY
KAIRIN VAN SWEEDEN
LYNN THOMSON
DEENA TISSERA
SIMON WATSON
and
IAN YUILL

The agenda and reports associated with this minute can be found here.

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.

ANNOUNCEMENT

1. The Lord Provost thanked everyone involved in Operation Unicorn, following the death of Queen Elizabeth II, noting the enormous undertaking and the efforts from everyone involved.

URGENT BUSINESS

2. The Lord Provost advised that he had accepted a joint notice of motion by Councillors Boulton, Bouse, Henrickson, Hutchison and Macdonald relating to the Belmont Cinema, as a matter of urgency in terms of Section 50B(4)(b) of the Local Government (Scotland) Act 1973, which would be considered with the notices of motion on the agenda.

The Council resolved:-
to note the position.

DECLARATIONS OF INTEREST OR TRANSPARENCY STATEMENTS

3. The Lord Provost and Councillor Blake advised that they had a connection in relation to item 9.4 on the agenda (Aberdeen Sports Village Annual Report) by virtue of them being Board Members on Aberdeen Sports Village. However having applied the objective test they did not consider that they had an interest and would not be withdrawing from the meeting.

Councillors Fairfull, Greig and Henrickson advised that they had a connection in relation to item 9.3 on the agenda (Aberdeen Performing Arts Annual Report) by virtue of them being Board Members on Aberdeen Performing Arts. However having applied the objective test they did not consider that he had an interest and would not be withdrawing from the meeting.

Councillor Nicoll advised that he had a connection in relation to item 9.5 on the agenda (Bon Accord Care Annual Report) as he had a family member who received care from Bon Accord Care. However having applied the objective test he did not consider that he had an interest and would not be withdrawing from the meeting.

Councillor Cooke advised that he had a connection in relation to item 9.6 on the agenda (Sport Aberdeen Annual Report) as he was an observer to the Board of Sport Aberdeen. However having applied the objective test he did not consider that he had an interest and would not be withdrawing from the meeting.

Councillor Hazel Cameron advised that she had a connection in relation to item 9.6 on the agenda (Sport Aberdeen Annual Report) as she was a freelance instructor. However having applied the objective test she did not consider that she had an interest and would not be withdrawing from the meeting.

Councillor Brooks advised that he had a connection in relation to item 9.2 (Appointment of External Advisers to the Anti Poverty and Inequality Committee) by virtue of him

being a trustee of a Foodbank. However, having applied the objective test he did not consider that he had an interest and would not be withdrawing from the meeting.

Councillor Allard advised that he had a connection in relation to item 9.2 (Appointment of External Advisers to the Anti Poverty and Inequality Committee), by virtue of being a Board Member on Community Food Initiatives North East Board (CFINE). However having applied the objective test he did not consider that he had an interest and would not be withdrawing from the meeting.

Councillor Henrickson advised that he had a connection in relation to item 10.1 (Notice of Motion by the Lord Provost) as is a minor shareholder at Aberdeen Football Club. However having applied the objective test he did not consider that he had an interest and would not be withdrawing from the meeting.

MINUTE OF MEETING OF ABERDEEN CITY COUNCIL OF 24 AUGUST 2022

4. The Council had before it the minute of its previous meeting of 24 August 2022, for approval.

The Council resolved:-
to approve the minute as a correct record.

MINUTE OF ADJOURNED MEETING OF ABERDEEN CITY COUNCIL OF 25 AUGUST 2022

5. The Council had before it the minute of the adjourned meeting of 25 August 2022, for approval.

The Council resolved:-
to approve the minute as a correct record.

MINUTE OF MEETING OF URGENT BUSINESS COMMITTEE OF 13 SEPTEMBER 2022

6. The Council had before it the minute of the Urgent Business Committee of 13 September 2022, for approval.

The Council resolved:-
to approve the minute as a correct record.

COUNCIL BUSINESS PLANNER

7. The Council had before it the business planner as prepared by the Interim Chief Officer - Governance.

The Council resolved:-

(i) to agree to remove item 5 (B999/Shielhill Road Junction Improvements Project);
(ii) in relation to item 25 (Union Street Building Condition Survey and George Street Mini Masterplan), to request that officers look at splitting this report into two separate reports for consideration; and
(iii) to otherwise note the business planner.

MINUTE OF MEETING OF OPERATIONAL DELIVERY COMMITTEE OF 31 AUGUST 2022

8. The Council had before it the minute of the Operational Delivery Committee of 31 August 2022, for approval.

The Council resolved:-
to approve the minute as a correct record.

MINUTE OF MEETING OF STRATEGIC COMMISSIONING COMMITTEE OF 1 SEPTEMBER 2022

9. The Council had before it the minute of the Strategic Commissioning Committee of 1 September 2022, for approval.

The Council resolved:-
to approve the minute as a correct record.

INTERIM ORGANISATIONAL STRUCTURE - CUS/22/216

10. The Council had before it a report by the Director of Customer Services which presented the interim structure following the resignation of the Chief Operating Officer, which took into consideration the longer term needs to support the changes from the 2021/22 and 2022/23 Programme of Government.

The report also proposed changes to the way in which specific operational services were managed and delivered, as originally outlined against the Target Operating Model in 2017 and made recommendations for new alignments as part of the overall shift towards the next iteration, TOM 1.2.

The report recommended:-
that the Council –
a) Amendments to Organisational Structure

1. agree to make permanent the current interim realignment of clusters in the Council, as follows:
   - Operations & Protective Services Cluster within the Resources Function
   - People & Organisational Development Cluster within the Customer Function.
2. agree the creation of a role of Interim Director of Children's and Family Services, with a fixed term duration of no later than March 2026 (leaving the Chief Operating Officer role vacant during this period).

3. agree the reporting structure, where the Chief Education Officer and Chief Officer Children's Social Work report to the new Interim Director of Children's and Family Services role.
4. agree the job profile for the Interim Director of Children's and Family Services role as attached at Appendix 1.
5. in accordance with the Workforce Plan and agreed approach to succession planning and development of our internal workforce, agree that this new role be advertised internally within the organisation, in the first instance, and for external recruitment to then take place in a situation where internal recruitment has not been successful.
6. note that a meeting of the Appointment Panel will be arranged to undertake the selection process for the role on an interim basis.

b) Target Operating Model and Organisational Structure

7. in line with the above, thereby agree the adjustment of the key functions of the Council within the Target Operating Model, with Children's and Family Services being on an interim basis, as follows:
   - Customer
   - Commissioning
   - Children's and Family Services
   - Resources
8. instruct the Chief Executive to review the Scottish Government's preferred structural model for Children's Services when it is published (anticipated to be later in 2023) and report back to Council, providing advice on the implications for the Council, and specific proposals in relation to the requirements for the Council's organisational structure going forward; including the impact on the Interim Director of Children's and Family Services role.

The Council resolved:-

(i) in respect of the Target Operating Model to note that of the 18 Chief Officers currently in situ none have identified themselves of being from an Ethnic Minority background;

(ii) given the low proportion of Ethnic Minority employees in the Council compared to the UK, to agree that everything possible should be done by officers to ensure that employees who are suitably qualified and who identify as Ethnic Minority should be encouraged to apply for these senior posts;

(iii) to note the Equalities, Outcomes and Mainstreaming report is due to be considered by the Staff Governance Committee at its meeting in March 2023; and

(iv) to otherwise approve the recommendations.

APPOINTMENT OF EXTERNAL ADVISERS TO THE ANTI-POVERTY AND INEQUALITY COMMITTEE - CUS/22/235

11. The Council had before it a report by the Chief Officer – Early Intervention and Community Empowerment, which provided information on the selection and appointment of the external advisers to the Anti-Poverty and Inequality Committee.

The report noted that at the meeting on 25 August 2022, the Council delegated authority to the Chief Officer - Early Intervention and Community Empowerment, following consultation with the Chief Officer - Governance and the Convener of the Anti-Poverty and Inequality Committee, to determine the process for the selection and appointment of the external advisers to the Anti-Poverty and Inequality Committee and report back to the next Council meeting to seek approval of the appointments.

The report recommended:-
that the Council -

(a) agree the following non remunerated appointments:
   (1) 1 resident of Aberdeen with lived experience of poverty – Evan Adamson;
   (2) Up to 2 people representing the charitable sector in Aberdeen –
      a. Maggie Hepburn, Chief Executive of Aberdeen Council of Voluntary Organisations;
      b. Sophy Green, Chief Executive of Instant Neighbour;
   (3) 1 person representing higher and further education in Aberdeen
      a. Dr John Bone, University of Aberdeen;
   (4) 1 person representing key interest groups in Aberdeen (that may be appointed for a defined period of time)
      a. To be appointed on a cyclical basis after the first meeting to ensure the person identified has the expertise required to advise the Committee on the issues under discussion;
   (5) 1 public health professional/practitioner who works in Aberdeen
      a. Phil Mackie, Public Health consultant, NHS Grampian; and

(b) agree the formation of a Working Group of partner agencies and lived experience to support the ongoing work of the Committee.

Councillor Allard, seconded by Councillor Bouse moved:-
That the Council -

1. note that the SNP/Lib Dem partnership distributed the £1million fund at Operational Delivery Committee on 31 August 2022 in anti-poverty measures, including food provision, energy cost mitigation and employability support;
2. note that the City Growth & Resource Committee on 21 September 2022, allocated £100k to be invested in winter clothing for school children; and
3. approve the recommendations contained in the report.

Councillor Watson, seconded by Councillor Malik, moved as an amendment:-
That the Council –

1. notes that at the meeting of Full Council on 13 July 2022, the SNP/Lib Dem administration decided to delay distribution of the £1million fund until the Operational Delivery Committee on 31 August 2022 and that Aberdeen Labour's amendment at this time for the funds to be distributed as soon as possible was unsuccessful.
2. notes the recent publishing of the Joseph Rowntree Foundation's "Poverty in Scotland 2022" report which highlighted that 18% of people in Scotland have already gone cold and hungry in the Cost-of-Living crisis which supports the recently published Child Poverty Action Report 2021/22 which identified that 21.8% of Aberdeen children were now living in poverty.

3. notes that in debate, Councillor Allard, now the Convener of the Anti-Poverty and Inequality Committee, said, "that the committee will have a very 'sharp focus' on the Cost-of-Living crisis" and that, "…October is coming and coming fast."
4. notes that the Chief Officer – Early Intervention and Community Empowerment, will report on 1 November to the Communities, Housing and Public Protection Committee on the provision of warm spaces within Aberdeen.
5. notes that in November, in Aberdeen the average maximum temperature is 9 degrees Celsius, and the average minimum temperature is 3 degrees Celsius.
6. notes that providing warm spaces is only one of the crucial poverty-related issues which need addressing.
7. agrees that it is a cause for serious concern that, as the Cost-of-Living crisis deepens, the SNP/Lib-Dem led Council decided that the Anti-Poverty and Inequality Committee should not meet until 23 November 2022 by which time winter will be upon the citizens and communities of Aberdeen.
8. urges that the Convener brings forward the inaugural meeting of the Anti-Poverty and Inequality Committee in order to consider the range of urgent support citizens of Aberdeen will need this winter.
9. agrees to defer the appointment of external advisers to the Anti-Poverty and Inequality Committee and instruct the Chief Officer – Early Intervention and Community Empowerment to review the recommendations for advisors to more fully reflect the ethnic diversity of the population of Aberdeen, and to report proposals for these appointments to the first meeting of the Anti-Poverty and Inequality Committee to decide upon them.

Councillor Houghton, seconded by Councillor Boulton, moved as a second amendment that the Council approve the recommendations contained in the report.

There being a motion and two amendments, the Council first divided between the amendment by Councillor Watson and the amendment by Councillor Houghton.

On a division, there voted:-

For the amendment by Councillor Watson (10) – Councillors Ali, Blake, Bonsell, Graham, Grant, Macdonald, Malik, Thomson, Tissera and Watson.

For the amendment by Councillor Houghton (33) – Lord Provost, Depute Provost; and Councillors Al-Samarai, Allard, Alphonse, Boulton, Bouse, Brooks, Hazel Cameron, Clark, Cooke, Copland, Cormie, Cross, Davidson, Fairfull, Farquhar, Greig, Henrickson, Houghton, Hutchison, Kusznir, MacGregor, MacKenzie, McLellan, McLeod, McRae, Massey, Mennie, Nicoll, Radley, van Sweeden and Yuill.

The Council then divided between the motion and the amendment by Councillor Houghton.

On a division, there voted:-

For the motion (24) – Lord Provost; Depute Provost; and Councillors Al-Samarai, Allard, Alphonse, Bouse, Hazel Cameron, Clark, Cooke, Copland, Cormie, Davidson, Fairfull, Greig, Henrickson, Hutchison, MacGregor, McLellan, McRae, Mennie, Nicoll, Radley, van Sweeden and Yuill.

For the amendment by Councillor Houghton (9) – Councillors Boulton, Brooks, Cross, Farquhar, Houghton, Kusznir, MacKenzie, McLeod and Massey.

Declined to vote (10) – Councillors Ali, Blake, Bonsell, Graham, Grant, Macdonald, Malik, Thomson, Tissera and Watson.

The Council resolved:-
to adopt the motion.

ABERDEEN PERFORMING ARTS ANNUAL REPORT 2021/2022 - COM/22/229

12. The Council had before it a report by the Chief Officer – Commercial and Procurement, which presented the annual report for Aberdeen Performing Arts (APA) covering the financial year 2021/22.

The report recommended:-
that the Council note the Aberdeen Performing Arts Annual Report appended to the report for the Council's interests.

The Council resolved:-
(i) to express thanks and gratitude to Ms Jane Spiers, who retired from her position as Chief Executive of Aberdeen Performing Arts in July 2022; and to all staff involved with Aberdeen Performing Arts for their efforts over the year;
(ii) to request that officers consider adding in data from previous years to future reports, in order to show a comparison year on year; and
(iii) to otherwise approve the recommendation.

ABERDEEN SPORTS VILLAGE ANNUAL REPORT 2021/2022 - COM/22/230

13. The Council had before it a report by the Chief Officer – Commercial and Procurement, which presented the Aberdeen Sports Village (ASV) annual review in order to provide the Council with an overview of performance of service delivery by ASV during the financial year 2021/22 (1 August 2021 to 31 July 2022).

The report recommended:-
that the Council note the Aberdeen Sports Village Annual Report appended to the report for the Council's interests.

The Council resolved:-
(i) to note that Mr Sinclair would circulate information to members regarding the Evergreen Programme and what area of the city they travelled from to attend the Sports Village;
(ii) to note that a survey had been issued to service users and staff on how they travel to the Sports Village and any cycling improvements that could be made, and this data would be made available to Members once the data is collected and analysed;

(iii) to thank all staff from Aberdeen Sports Village for their efforts over the last year; and
(iv) to otherwise approve the recommendation.

BON ACCORD CARE ANNUAL REPORT 2021/2022 - COM/22/231

14. The Council had before it a report by the Chief Officer – Commercial and Procurement, which presented the annual reporting of the Bon Accord Care Business Plan covering financial year 2021/2022.

The report recommended:-
that the Council note the Bon Accord Care Business Plan Annual Report appended to the report for the Council's interests.

The Council resolved:-
(i) to thank all members of staff from Bon Accord Care for their efforts over the year; and
(ii) to approve the recommendation.

SPORT ABERDEEN ANNUAL REPORT 2021/2022 - COM/22/232

15. The Council had before it a report by the Chief Officer – Commercial and Procurement, which presented the Sport Aberdeen annual review report in order to provide the Council with an overview of performance of service delivery by Sport Aberdeen during financial year 2021/2022.

The report recommended:-
that the Council note the Sport Aberdeen Annual Report appended to the report for the Council's interests.

The Council resolved:-
(i) to note that officers would circulate the evaluation on the Free Summer of Play programme to Members in due course;
(ii) to request that officers provide further information/clarification in respect of Northfield Swimming Pool user figures in Sport Aberdeen's Key Performance Indicators;
(iii) to congratulate Sport Aberdeen for being a finalist at an awards ceremony in Glasgow and to note thanks to all staff from Sport Aberdeen for their efforts over the year; and
(iv) to approve the recommendation.

NOTICE OF MOTION BY LORD PROVOST DAVID CAMERON

16. The Council had before it a notice of motion by the Lord Provost in the following terms:-

That the Council:-

(1) agrees this Council confers the Freedom of the City of Aberdeen on the Aberdeen Football Club team who won the European Cup Winners Cup in 1983;
(2) agrees that the achievement of this team, which culminated in winning the final in Gothenburg, Sweden in May 1983 by beating Real Madrid, was worthy of recognition; and
(3) agrees that the conferment ceremony should be planned to take place as part of the weekend celebration of the 40th Anniversary of the win from 12th to 14th May 2023 currently being organised by Aberdeen Football Club.

The Lord Provost advised that he was withdrawing his notice of motion and would resubmit it to the December meeting of Council.

The Council resolved:-
to note that the notice of motion had been withdrawn.

NOTICE OF MOTION BY COUNCILLOR HOUGHTON

17. The Council had before it a notice of motion by Councillor Houghton in the following terms:-

That Council –

(1) suspend Standing Order 12.18 to consider the notice of motion;
(2) notes the History of Aberdeen Football Club from its beginnings on 14th April 1903 following the merger of the three city clubs Aberdeen, Victoria United and Orion;
(3) notes Aberdeen Football Club are one of Scotland's most successful football teams, with 17 major domestic trophy wins: four League titles, seven Scottish Cups and six Scottish League Cups as well as winning both the European Cup Winners' Cup and Super Cup in 1983;
(4) notes that Aberdeen Football Club will be 120 years old on 14th April 2023;
(5) notes Aberdeen Football Club are the only Scottish club to have won 2 European Trophies;
(6) notes that 11th May 2023 will be the 40th Anniversary of the day Aberdeen Football Club won the European Cup Winners' Cup, beating 7 times European Cup winners Real Madrid by 2 goals to 1 in Gothenburg, Sweden;
(7) notes that Aberdeen Football Club's success in 1983 really united the city and its residents;
(8) notes the team that won the European Cup Winners' Cup, Leighton, McMaster, Rougvie, Miller, McLeish, Cooper, Weir, Strachan, Simpson, Black and McGhee and Hewitt;
(9) notes that these players will remain immortal in the history of Aberdeen and Aberdeen Football Club as the Gothenburg greats; and
(10) in light of 2-9 above, Council agrees to honour Aberdeen Football Club in its 120th year and 40th year since Gothenburg with the Freedom of our City in 2023.

The Council resolved:-
to note that Councillor Houghton had withdrawn his Notice of Motion.

NOTICE OF MOTION BY COUNCILLOR HOUGHTON

18. The Council had before it a notice of motion by Councillor Houghton in the following terms:-

That the Council:-

(a) notes the decision of the Urgent Business Committee of 13th September 2022 that the Council;
   (1) expresses great sadness at the death of Queen Elizabeth II.
   (2) acknowledges the close bond that existed between Queen Elizabeth II and the North East.
   (3) notes the many tributes that have been paid to Queen Elizabeth II by citizens of Aberdeen, which have included recognition of her faithful commitment to duty and devotion to the country and its people.
   (4) extends its condolences to His Majesty King Charles III, and to the entire Royal Family.
   (5) instructs officers to make arrangements for people to be able to complete a physical Book of Remembrance at either Marischal College or the Central Library.

(b) agrees that to remember and commemorate the relationship of our late Queen with Aberdeen that 'Union Terrace Gardens' be renamed 'The Queen Elizabeth II Gardens' at its formal opening as a tribute to 70 years of unblemished service to our nation, and that any cost be met from the existing Union Terrace Gardens redevelopment budget and available existing project contingencies.

(c) agrees that the Lord Provost should extend an invitation to the Palace with a view to a Royal Opening of the gardens to occur in 2023.

The Council resolved:-
to refer the notice of motion to the Communities Housing and Public Protection Committee.

NOTICE OF MOTION BY COUNCILLOR KUSZNIR

19. The Council had before it a notice of motion by Councillor Kusznir in the following terms:-

That the Council:-

(a) commends the work of Bon Accord Heritage SCIO (Charity No.: SC046052);

(b) welcomes that politicians from all political parties in Aberdeen have expressed their support for the restoration and reopening of Bon Accord Baths;

(c) understands that Bon Accord Heritage SCIO is working to bring Bon Accord Baths back into public use through a purchase or lease agreement with Aberdeen City Council and the financial support of other partners;

(d) understands from Bon Accord Heritage SCIO that the in-principle official support by Aberdeen City Council to the restoration of Bon Accord Baths is a requirement

for Bon Accord Heritage SCIO to access other sources of funding, including but limited to grant funding, which is essential to the ultimate restoration of the building;

(e) instructs the Chief Executive, or other appropriate nominated officer, to formally confirm that Aberdeen City Council supports in principle the restoration of Bon Accord Baths; and

(f) agrees to assist Bon Accord Heritage SCIO in accessing available external funding opportunities.

The Council resolved:-

to refer the notice of motion to the Communities Housing and Public Protection Committee.

NOTICE OF MOTION BY COUNCILLOR MACDONALD

20. The Council had before it a notice of motion by Councillor Macdonald in the following terms:-

That the Council:-

(a) notes the announcement on 22 September that Stoneywood Mill has been put into Administration, and that over 300 staff have been made redundant;

(b) recalls the actions taken by the City Council working with Scottish Ministers and other partners in 2019, to prevent such an outcome at Stoneywood Mill by supporting a management buy-out;

(c) commends the workforce and its trade union Unite for their commitment to the Mill and their continuing efforts to protect jobs and to sustain the dynamism and diversity of the local economy in Aberdeen;

(d) recognises in particular the impact on the local communities on Donside, where Stoneywood Mill has been a major employer for over 250 years; and

(e) commits to working with Unite, Scottish Ministers and other partners to secure the best possible outcome for the business and its workforce, and calls for an urgent report from the Chief Officer - City Growth at the earliest opportunity to outline options available including taking Stoneywood Mill into public ownership.

The Council resolved:-

to refer the notice of motion to the Finance and Resources Committee, with a verbal update to be provided from officers due to the fluid and changing situation.

URGENT NOTICE OF MOTION - BELMONT CINEMA - COUNCILLORS BOULTON, BOUSE, HENRICKSON, HUTCHISON AND MACDONALD

21. The Council had before it a joint urgent notice of motion by Councillors Boulton, Bouse, Henrickson, Hutchison and Macdonald in the following terms:-

That the Council:-

(1) notes the announcement on 6 October 2022 that the Centre for the Moving Image (CMI), the charity that operated The Belmont Cinema in Aberdeen has gone into Administration with the loss of 22 jobs;
(2) acknowledges the efforts of staff at the Belmont Cinema in contributing to the cultural offering of the city;
(3) agrees that the Belmont Filmhouse plays a number of important roles supporting accessible and inclusive cultural cinema across the North East, while also making significant contributions to people's lives in local communities in Aberdeen.
(4) notes that Aberdeen City Council owns the property that the Belmont Cinema operated from.
(5) notes that the Chief Officer - City Growth is in contact with the administrators, the Save the Belmont Cinema campaign group, Creative Scotland, Scottish Government and other stakeholders to explore whether there are potential options for the sustainable operation of the Belmont Cinema; and
(6) instructs Chief Officer – City Growth to report back to the next appropriate committee on any developments and the implications for the Council.

The Council resolved:-
to refer the notice of motion to the Finance and Resources Committee, with a verbal update to be provided from officers due to the fluid and changing situation.

- **DAVID CAMERON, Lord Provost**

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Urgent Business Committee

ABERDEEN, 21 October 2022. Minute of Meeting of the URGENT BUSINESS COMMITTEE. Present:- Councillor Yuill, Convener; Councillor Nicoll, Vice-Convener; and Councillors Graham (as substitute for Councillor Grant), Greig, Macdonald, Massey (as substitute for Councillor Houghton) and McLellan (as substitute for Councillor Radley).

The agenda associated with this minute can be found here.

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. In terms of Section 1.3 of the Committee Remit and in accordance with Section 50B(4)(b) of the Local Government (Scotland) Act 1973, the Committee was informed that it had to determine (1) that the item on the agenda was of an urgent nature; and (2) that the Committee required to consider the item and take decisions thereon.

Councillor Macdonald made reference to an email received from Aberdeen Trades Union Council in relation to a street procession. In response, the Convener advised that the item was not deemed to be of an urgent nature and would not be considered as part of the agenda today but would be considered by the Licensing Committee in due course.

The Committee resolved:-
to agree that the report on the 'Event Proposal' was of an urgent nature and required to be considered this day to enable members to consider the matters at the earliest opportunity.

DETERMINATION OF EXEMPT BUSINESS

2. The Committee were requested to determine that item 4.1 on the agenda (Event Proposal), be considered in private.

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 item 4.1 (Event Proposal), so as to avoid disclosure of exempt information of the classes described in paragraphs 6, 8, 9 and 10 of Schedule 7A of the Act.

DECLARATIONS OF INTEREST OR TRANSPARENCY STATEMENTS

3. Members were requested to intimate any declarations of interest in respect of the item on the agenda.

URGENT BUSINESS COMMITTEE
21 October 2022

The Committee resolved:-
to note that no declarations of interest were intimated.

EVENT PROPOSAL - COM/22/251

4. The Committee had before it a report by the Director of Commissioning which provided an update on the discussions that have been taking place in relation to a bid for Aberdeen to host the Tall Ships Races 2025 and sought approval for the submission of such a bid to Sail Training International (STI).

The report recommended:-
that the Committee –
(a) note the financial implications of hosting the event described in Section 4 of this report; and
(b) instruct the Chief Officer - City Growth to submit a bid to host the event by 31 October 2022;
And, if the outcome of the bid is successful:-
(c) approve that up to two officers should attend the Sail Training International (STI) Annual Conference in Gran Canaria on 19 November 2022 and approves the travel and accommodation costs in this respect;
(d) instruct the Head of Commercial and Procurement, following consultation with the Chief Officer - City Growth, Chief Officer – Finance and Chief Officer - Governance, and the Convener and Vice Convener of the Council's Finance and Resources Committee to:-
    (1) negotiate and conclude all agreements with STI [and other agreements referred to within the report];
    (2) approve any related procurements (where appropriate) including approval of expenditure; and
    (3) conclude any other agreements which he may consider to be necessary or desirable in connection with the event;
[subject to the details outlined within the report]:-
(e) instruct the Chief Officer – City Growth to support the implementation of the proposed governance required to oversee and facilitate the development of the event, contract negotiations with STI and the delivery of the event in 2025; and
(f) appoint an elected member to be the Council's representative on the Local Organising Committee for the event.

The Convener, seconded by the Vice Convener moved:-
that the Committee approve the recommendations contained within the report and to appoint Councillor Martin Greig as the Council's representative on the Local Organising Committee for the event.

Councillor Macdonald, seconded by Councillor Graham moved as an amendment:-
that the Committee (1) approve the recommendations contained within the report; and (2) recognises the opportunities provided by the visit of the Tall Ships to open

up the North Harbour to citizens and visitors as a place for leisure and tourism as well as business and employment and instructs Chief Officer - City Growth to explore those opportunities with the Port of Aberdeen and other interested parties.

On a division, there voted:- for the motion (5) – the Convener, the Vice Convener and Councillors Greig, Massey and McLellan; for the amendment (2) – Councillors Graham and Macdonald.

The Committee resolved:-
to adopt the motion.
- **COUNCILLOR IAN YUILL, Convener.**

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DRAFT/

GUILDRY AND MORTIFICATION FUNDS COMMITTEE

5 DECEMBER 2022

GUILDRY FUNDS - REVIEW OF ALLOWANCES

The Committee had before it a paper by the Chief Officer - Finance which (a) provided information concerning (1) the amount of allowances paid from the Guildry fund to Burgesses of Guild, widows and widowers of Burgesses and children of Burgesses from 2007 to 2021; and (2) the number of people receiving allowances for the same period; and (b) proposed that the allowances be increased by either 2% or 5% rounded up to the nearest £1.

Ms Aileen Duncan, Finance Development Officer, highlighted that no allowances were currently being paid as the most recent recipients had passed away, however it was prudent to consider increasing the allowance for the current year as other people may be eligible.

The Committee resolved:-
to recommend to Council that the following increases (5%) in annual allowances be approved backdated from 1 May 2022:-

Guildry Fund Allowance	Present Allowance	Proposed Allowance
Burgesses	£2,575	£2,704
Widows/Widowers of Burgesses	£2,575	£2,704
Children of Burgesses	£2,387	£2,506

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ABERDEEN CITY COUNCIL
GUILDRY FUNDS - REVIEW OF ALLOWANCES

History of Allowances

MAY

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Burgesses	1350	1400	1470	1520	1600	1680	1765	1855	1950	2050	2155	2220	2335	2452	2575	
Widows of Burgesses	1350	1400	1470	1520	1600	1680	1765	1855	1950	2050	2155	2220	2335	2452	2575	
Daughters of Burgesses	1250	1300	1370	1410	1480	1560	1640	1725	1815	1905	2000	2060	2165	2273	2387	
Number of persons receiving allowances																
Burgesses	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Widows of Burgesses	3	3	3	3	3	3	2	2	2	2	2	2	2	2	1	1
Daughters of Burgesses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	5	3	3	3	3	3	2	2	2	2	2	2	2	2	1	1

A 2% increase in the allowances rounded	Burgesses	0	2627	£0
	Widows/Widowers of Burgesses	0	2627	£0
	Daughters/Sons of Burgess	0	2435	£0
		0		£0

or at 5% increase rounded

	Burgesses	0	2704	£0
	Widows/Widowers of Burgesses	0	2704	£0
	Daughters/Sons of Burgess	0	2506	£0
		0		£0

In 21/22 a 5% increase was awarded

Basic Retirement Pension

Rates From -	Single Person	Increase	Married Couple	Increase
April 2007	87.30	4%	139.60	4%
April 2008	90.7	4%	145.05	4%
April 2009	95.25	5%	152.30	5%
April 2010	97.65	3%	156.15	3%
April 2011	102.15	5%	163.35	5%
April 2012	107.45	5%	171.85	5%
April 2013	110.15	3%	176.15	3%
April 2014	113.10	3%	180.90	3%
April 2015	115.95	3%	185.45	3%
April 2016	119.30	3%	190.80	3%
April 2017	122.30	3%	195.60	3%
April 2018	125.97	3%	201.47	3%
April 2019	129.20	3%	206.65	3%
April 2020	134.25	4%	214.70	4%
April 2021	137.60	2%	220.05	2%
April 2022	141.85	3%	226.85	3%

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1	**COUNCIL BUSINESS PLANNER** The Business Planner details the reports which have been instructed by the Council 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**	**Director**	**Terms of Reference**	**Delayed or Recommended for removal or transfer, enter either D, R, or T**	**Explanation if delayed, removed or transferred**
3	**Date to be confirmed**								
4	Natural History Museum Aberdeen	At its meeting of 28 February 2022, the Council:- (a) instructed the Chief Officer - City Growth to discuss with the UK Government Department for Digital, Culture, Media and Sport and the Natural History Museum the feasibility for a Natural History Museum Aberdeen, including the University of Aberdeen and the Aberdeen Medico-Chirurgical Society in the process and report to Full Council in August 2022; (b) instructed the Chief Officer - City Growth, subject to the outcome of (a) to explore potential locations including Woolmanhill; and (c) instructed the Chief Officer - Corporate Landlord, subject to positive outcomes from (a) and (b) to bring forward redevelopment/improvement options for the Denburn car park and report back to a future meeting of Full Council.	…	Richard Sweetnam/ Stephen Booth	City Growth/ Corporate Landlord	Commmissioning/ Resources	21	D	Discussions with the Department of Culture, Media and Sport around the potential for a satellite of the Natural History Museum have not progressed due to changes in personnel in DCMS. Officers are looking to meet with the Head of Cultural Development and Place Based Investment to discuss the proposal and will involve the University of Aberdeen and the Aberdeen Medico-Chirurgical Society if appropriate. A meeting has been arranged with the Natural History Museum in September 2022 and a higher level meeting is still being pursued. Subject to the outcome of discussions, officers would expect to report to committee at the next available opportunity.
5	Wellington Road Multimodal Corridor	At the Council Budget meeting of 7 March 2022, the Council noted the commitment given by both Governments in relation to transport; and agreed that as both Governments agreed to work with the local authority to explore how the Strategic Investment will be prioritised, to instruct the Chief Executive to explore financial assistance from the Scottish Government to deliver the Wellington Road Multimodal Corridor and to report back on the outcome of the discussion in August 2022.		Angela Scott	Chief Executive	Chief Executive	21	D	Discussions are ongoing with Nestrans regarding links between this project and wider City Region Deal projects and officers are liaising with Nestrans on this basis. A corridor report on Wellington Road will be brought back at a later date once there is further clarity.
6	**14th December 2022**								
7	Treasury Management Policy and Strategy - Mid Year Review	To provide an update on Treasury Management activities undertaken to date during financial year 2022/23.	A report is on the agenda	Neil Stewart	Finance	Resources	6		

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8	Performance Management Framework	To present a revised Performance Management Framework reflecting the LOIP and the Council's commissioning outcomes and intentions as set out within the Council Delivery Plan		Martin Murchie	Data and Insights	Customer	24.12	D	The Performance Management Framework will be reviewed for the beginning of 2023/24 and submitted to Council at that time.
9	Locality Plans Annual Reports	To present the annual reports.	A report is on the agenda	Derek McGowan	Early Intervention and Community	Customer	4.2		
10	Adoption of Aberdeen Local Development Plan 2022	To seek adoption of the Aberdeen Local Development Plan 2022.	A report is on the agenda	David Dunne	Strategic Place Planning	Commissioning	11		
11	Proposed Supplementary Guidance and Non-Statutory Aberdeen Planning Guidance to Accompany the Aberdeen Local Development Plan 2022	To seek approval of the proposed supplementary guidance and non-statutory Aberdeen planning guidance to accompany the ALDP 2022.	A report is on the agenda	David Dunne	Strategic Place Planning	Commissioning	11		
12	City Centre Design Development	The CG&R Committee on 12/11/21 agreed to note the progress made on design development for the intervention areas: Schoolhill and Upperkirkgate, Union Street East and Castlegate, Union Street West and the West End, and instruct the Director of Resources to report back with full business cases by the end 2022.	This item is incorporated within the City Centre report on the agenda.	Steve Whyte	Director of Resources	Resources	6		
13	Fairer Aberdeen Fund Annual Report	To provide members with the Fairer Aberdeen Fund annual report for 2021/22.	A report is on the agenda.	Susan Thoms	Early Intervention and Community Empowerment	Customer	21		
14	Governance Review of Trusts	Council on 13 December 2021, instructed the Chief Officer - Governance to bring a further update report to Council no later than December 2022 on future activity in relation to such trusts.	A report is on the agenda.	Jenni Lawson	Governance	Commissioning	10		
15	Street Occupation Policy	At its meeting of 28 February 2022, the Council instructed the Chief Officer - Corporate Landlord to bring back a street occupation policy by the end of 2022		Stephen Booth	Corporate Landlord	Resources	21		

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16	Repopulating Vacant Units in Union Street	At its meeting of 28 February 2022, the Council noted appendices F and G to the City Centre Masterplan report and instructed the Chief Officer - City Growth to advance the works to identify the full range of intervention measures to repopulate vacant units in Union Street to full business case including further assessment of potential non-retail uses and report outcomes in December 2022	A report is on the agenda.	Richard Sweetnam/ Stephen Booth	City Growth/ Corporate Landlord	Commissioning/ Resources	21		
17	Union Street Building Condition Survey and George Street Mini Masterplan	At at its meeting of 29 June 2022, the Council (1) instructed the Chief Officer - Strategic Place Planning to undertake the Union Street Building Condition Implementation Plan Pilot and report progress to Full Council in December 2022; and (2) noted the outcome of the recent engagement exercise on the future of George Street and instructed the Chief Officer - Strategic Place Planning to report back with a Mini Masterplan for George Street to Full Council in December 2022.	The Union Street Building Condition Survery aspect is incorporated within the City Centre report. A separate report is on the agenda on the George Street Mini Masterplan.	David Dunne	Strategic Place Planning	Commissioning	21		
18	Beachfront Masterplan	At its meeting of 29 June 2022, the Council (1) instructed the Chief Officer - Strategic Place Planning to report the outcomes of the public consultation on the Draft Development Framework back to a future meeting within the next 6 months, including any recommended revisions to the Draft Framework; (2) instructed the Chief Officer - Commercial and Procurement to continue to progress the following short term interventions to FBC: Urban Park, Events Park, Beach Landscaping, Broadhill (Public Realm and Landscaping) and report progress to December 2022 Council; (3) instructed the Chief Officer - Commercial and Procurement to continue to progress the following medium term interventions to OBC: New Canopy, Beach Ballroom Plaza, Broadhill structures, Pedestrian spine and report progress to December 2022 Council; (3) instructed the Chief Officer - Commercial and Procurement to provide further updates on all longer term interventions to OBC: Beach Boulevard, Surf Village, Beach Ballroom, New Stadium, New Leisure Facility, Boardwalk, New Slipway, Energy Centre, Justice Street Roundabout and report progress to December 2022 Council; (4) instructed the Chief Officer - Commercial and Procurement in conjunction with Chief Officer - Operations and Protective Services to progress coastal protection studies and design development to inform OBC and report progress to December 2022 Council; and (5) noted the development of the engagement plan and instructed the Chief Officer - Commercial and Procurement to report updates on an ongoing basis to Council.	Reports are on the agenda	Craig Innes and David Dunne	Commercial and Procurement and Strategic Place Planning	Commissioning	21		

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19	City Centre and Beach Masterplan	At its meeting of 25 August 2022, the Council resolved:- (1) to note the progress and update in the City Centre and Beach Masterplan 2022 (Appendix 2) in relation to the Union Street building works programme, and the focus on the pilot project between 107-131 Union Street and note that a further update would be reported to the Full Council meeting in December 2022; (2) to note the progress made on design development for Phases 1 and 2 of the Market Streetscape area (Appendix 4) and instruct the Director of Resources to prepare a Full Business Case to be reported back to Full Council by the end of 2022; and (3) to agree that a question on the temporary Spaces for People measures at the Beach be included in the upcoming public consultation exercise on the Draft Beach Development Framework and report a recommendation on the future of these measures to Full Council in December 2022	Reports are on the agenda	Steve Whyte	Director of Resources	Resources	21		
20	Statutory Function Review	At its meeting of 24 August 2022, the Council noted the whole system change projects being taken forward with partners via the Multi-Agency Transformation Management Group (MATMG) and instructed the Chief Executive to seek further delivery opportunities of statutory services through a Statutory Function Review, reporting back to Council at its meeting on 14 December 2022.	A report is on the agenda.	Angela Scott	Chief Executive	Chief Executive	21		
21	Commissioning Approach to Family Support Services		This is contained within the Work Plan & Business Cases - Revenue report on the agenda.	Graeme Simpson	Integrated Children's and Family Services	Chief Operating Officer	24		
22	Buffer Zones	At its meeting of 24 August 2022, the Council instructed the Interim Chief Officer - Governance to continue to liaise with the Scottish Government and COSLA and report back to the meeting of Full Council on 14 December 2022 with an update on latest developments.	A report is on the agenda.	Jenni Lawson	Governance	Commissioning	21		

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23	Work Plan & Business Cases - Revenue	To present a procurement workplan where expenditure is included for the Operations and Customer Functions for review and to seek approval of the total estimated expenditure for the proposed contract as contained in the Procurement Business Case.	A report is on the agenda.	Mel Mackenzie	Commercial and Procurement	Commissioning	24		
24	Review of Parking Charges	To detail the review of parking charges within Aberdeen as compared to other local authorities and other local providers and to recommend a structure of charges for future years.	A report is on the agenda	Vycki Ritson	Operations and Protective Services	Resources	2		
25	Queen Street - Outline Business Case	Transferred from Finance and Resources Committee on 2 November 2022 - details of report to be included within City Centre Masterplan report. Council on 24/8/22 agreed to instruct the Director of Resources to bring back an Outline Business Case for Queen Street to a future City Growth and Resources Committee meeting, which included design proposals for an Urban Park which included an option that incorporated the demolition of the former Police Scotland building	This item is incorporated within the City Centre report on the agenda.	Steve Whyte	Resources	Resources	21		
26	**22nd February 2023**								
27	City Climate Change Governance Structures	At its meeting of 28 February 2022, the Council instructed the Chief Officers - Governance and Strategic Place Planning to work with the members of Aberdeen's Net Zero Leadership Board, Delivery Unit, the Local Resilience Partnership and other groups as appropriate to develop city climate change governance structure/s appropriate for meeting the aims of the Route-Map and Aberdeen Adapts Framework, and report back to a future Council meeting, no later than the next annual update on the Routemap and Adaptation Framework		Vikki Cuthbert/ David Dunne	Governance and Strategic Place Planning	Commissioning	21		

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28	Scheme of Governance Review	To report with proposals following the annual review of the Scheme of Governance.		Martyn Orchard	Governance	Commissioning	17	D	In light of changes to the Council's committee structure, with 3 new committees and 2 amended committees, the Scheme of Governance Review is being pushed back one cycle and will be reported to the Council meeting in April 2023. This will allow the new committees further time to bed in and for their Terms of Reference to be analysed.
29	Aberdeen City Integration Scheme	To consider the review of the Aberdeen City Integration Scheme prior to submission to Scottish Ministers.		Alison Macleod	Health and Social Care Partnership	Health and Social Care Partnership	Introduction 5		
30	Population Needs Assessment	To present the Population Needs Assessment every two years to understand the needs which public bodies must address.		Martin Murchie	Data and Insights	Customer	24.1		
31	Locality Based Approach to Deliver Net Zero	At its meeting of 28 February 2022, the Council instructed the Chief Officer - Strategic Place Planning, in conjunction with relevant stakeholders, to explore options towards developing a locality-based approach to deliver net zero and adaptation, taking into account allied approaches and commitments, such as locality plans, local place plans, 20-minute neighbourhoods, etc., and to begin this process with a pilot reporting both back to Council in or before March 2023		David Dunne	Strategic Place Planning	Commissioning	21		
32	**1st March 2023 (Budget)**								
33	Council Delivery Plan 2023/24	To present the Council Delivery Plan for 2023/24.		Angela Scott	Chief Executive	Chief Executive	2		
34	General Fund Revenue Budget and Capital Programme 2023/24	To provide information on both the revenue budget for 2023/24 and capital programme for the period 2023/24 to 2027/28 in order that approved budgets and Council Tax value can be set by the Council for the year commencing 1 April 2023.		Jonathan Belford	Finance	Resources	1, 2 and 3		
35	Housing Revenue Account 2023/24	To provide members with information to enable the Council to approve a revenue and capital budget for 2023/24, including the setting of the rents and other charges on the Housing Revenue Account for the financial year.		Helen Sherrit	Finance	Resources	2		

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36	Common Good Budget 2023/24	To provide Council with details of the draft Common Good budget for 2023/24, to enable the Council to approve a final budget that will take effect on 1 April 2023.		Helen Sherrit	Finance	Resources	2		
37	**26th April 2023**								
38									
39	**14th June 2023**								
40	Aberdeen Christmas Village	SCC 23/06/22 - to instruct the Chief Officer – City Growth to report back to the Strategic Commissioning Committee in 2023 with John Codona's, Pleasure Fairs Ltd.'s annual feedback report, as per their contract obligations		Stephen O'Neill	City Growth	Commissioning	24.14		
41	Annual Procurement Performance Report	To present the annual procurement performance report		Craig Innes	Commercial and Procurement	Commissioning	24.16		
42	**23rd August 2023**								
43	City Centre and Beach Masterplan	At its meeting of 25 August 2022, the Council approved the City Centre and Beach Masterplan 2022, noting that it was a live document, and instructed the Chief Officer - Strategic Place Planning to keep the report under review, with progress reported to Full Council after 12 months.		David Dunne	Strategic Place Planning	Commissioning	21		
44									
45	**11th October 2023**								
46	Council Delivery Plan Annual Report	To present the annual report 2020/21 in respect of progress against the Council Delivery Plan		Alex Paterson	Data and Insights	Customer	13		
47	CPA Annual Outcome Improvement Report 2022/23	To present the annual report for the Local Outcome Improvement Plan		Michelle Crombie	Data and Insights	Customer	24.4		
48	**13th December 2023**								
49	Children's Services Structural Model	At its meeting on 13 October 2022, the Council instructed the Chief Executive to review the Scottish Government's preferred structural model for Children's Services when it is published (anticipated to be later in 2023) and report back to Council, providing advice on the implications for the Council, and specific proposals in relation to the requirements for the Council's organisational structure going forward; including the impact on the Interim Director of Children's and Family Services role.		Angela Scott	Chief Executive	Chief Executive	21		
50	**Beyond 2023**								
51	Revised Council Climate Change Plan	At the Council meeting on 3 March 2021, the Council, amongst other things, instructed the Chief Operating Officer to report back to Full Council with a revised 5 year plan in 2025, or earlier if required.		David Dunne	Strategic Place Planning	Chief Operating Officer	21		

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Capital Programme Committee

ABERDEEN, 6 October 2022. Minute of Meeting of the CAPITAL PROGRAMME COMMITTEE. Present:- Councillor Allard, Convener; Councillor McRae, Vice-Convener; and Councillors Ali, Boulton, Clark, Davidson, Graham, Grant, Henrickson (as substitute for Councillor Mennie), Kusznir, MacKenzie, McLellan and Yuill.

The agenda and reports associated with this minute can be found here

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.

DECLARATIONS OF INTEREST OR TRANSPARENCY STATEMENTS

1. Members were requested to intimate any declarations of interest or transparency statements in respect of the items on today's agenda, thereafter the following were intimated:-

(1) Councillor Henrickson advised that he had a connection in relation to item 9.4 (NESS Energy Report), by virtue of his appointment on the Elected Member Engagement Group, however having applied the objective test, he did not consider that he had an interest and would not be withdrawing from the meeting;
(2) Councillor Ali advised that he had a connection in relation to item 9.3 (Torry Heat Network), by virtue of him being a Director of Aberdeen Heat and Power, however having applied the objective test, he did not consider that he had an interest and would not be withdrawing from the meeting; and
(3) the Convener advised that he had a connection in relation to item 9.3 (Torry Heat Network), by virtue of him being a member of Aberdeen Heat and Power, however having applied the objective test, he did not consider that he had an interest and would not be withdrawing from the meeting.

MINUTE OF PREVIOUS MEETING OF 16 JUNE 2022

2. The Committee had before it the minute of its previous meeting of 16 June 2022.

The Committee resolved:-
to approve the minute as a correct record.

COMMITTEE PLANNER

3. The Committee had before it the Committee Business Planner prepared by Interim Chief Officer – Governance.

The Committee resolved:-
(i) to note that items 5 (South College Street) and 6 (Tillydrone (Riverbank Replacement) Primary School) would be reported to the Finance and Resources Committee at the appropriate time in the committee cycle;

(ii) to note that items 13 (New Housing Programme Delivery), 14 (Summerhill New Build Housing Project Update), 15 (B999 Shielhill Junction), 16 (Auchmill New Build Housing Project Update) and 18 (Aberdeen Art Gallery) would be transferred to the Finance and Resources Committee business planner;
(iii) to note that the Chief Officer Capital would provide a response to Councillor Boulton in relation to access to the train station due to road works around South College Street; and
(iv) to otherwise note the content of the Committee Business Planner.

COUNTESSWELLS PRIMARY SCHOOL PROGRESS REPORT - RES/22/192

4. With reference to article 9 of the minute of its meeting of 9 February 2022, the Committee had before it a report by the Director of Resources which provided an update on the progress of the new Countesswells Primary School project.

The report recommended:-
that the Committee note the current on-going work leading to the anticipated completion of the construction of the Countesswells Primary School by summer 2023, depending on weather and availability of materials world-wide.

The Committee resolved:-
to approve the recommendation contained in the report.

TORRY COMMUNITY HUB AND PRIMARY SCHOOL - PROGRESS REPORT - RES/22/193

5. With reference to article 12 of the minute its meeting of 9 February 2022, the Committee had before it a report by the Director of Resources which provided an update the on the progress of the Torry Community Hub and Primary School.

The report recommended:-
that the Committee note the current on-going work leading to the anticipated completion of the construction of the Torry Community Hub and Primary School by end of 2023, depending on weather and availability of materials world-wide.

The Committee resolved:-
to approve the recommendation contained in the report.

TORRY HEAT NETWORK - RES/22/194

6. With reference to article 6 of the minute of its meeting of 9 February 2022, the Committee had before it a report by the Director of Resources which provided an update on the progress of the Torry Heat Network.

The report recommended:-
that the Committee note the current on-going work leading to the anticipated completion of the construction of the approved phase of the Torry Heat Network by late 2023, depending on weather and availability of materials world-wide.

The Committee resolved:-
to approve the recommendation contained in the report.

NESS ENERGY REPORT - RES/22/195

7. With reference to article 5 of the minute of its meeting of 9 February 2022, the Committee had before it a report by the Director of Resources which provided an update on progress made with regards to the construction of the Ness Energy Project.

The report recommended:-
(a) to note the progress achieved to date; and
(b) to note the financial position for the project.

The Committee resolved:-
(i) in relation to the meeting of the Elected Member Engagement Group that was scheduled for September 2022 and whether the minute was available, to note that the Chief Officer – Capital would discuss with the Project Manager and provide a response to Councillor Boulton; and
(ii) to otherwise approve the recommendations contained in the report.

UNION TERRACE GARDENS UPDATE - RES/22/196

8. With reference to article 7 of the minute of its meeting of 9 February 2022, the Committee had before it a report by the Director of Resources which provided an update on progress of the delivery of the Union Terrace Gardens project.

The report recommended:-
that the Committee note the progress achieved to deliver the Union Terrace Gardens redevelopment.

The Committee resolved:-
to approve the recommendation contained in the report.

- **COUNCILLOR CHRISTIAN ALLARD, Convener**

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ABERDEEN CITY COUNCIL

COMMITTEE	Council
DATE	14 December 2022
EXEMPT	No Appendix C: Aberdeen Market Business Case Update Exempt (Paragraphs 8 and 10)
CONFIDENTIAL	No
REPORT TITLE	City Centre Update
REPORT NUMBER	RES/22/290
DIRECTOR	Steve Whyte
CHIEF OFFICER	-
REPORT AUTHOR	Sandy Beattie
TERMS OF REFERENCE	21

1. PURPOSE OF REPORT

1.1 This report provides Members with progress updates on projects in the City Centre including:

- Streetscape projects including Union Street Central
- City Centre Traffic Management Plan/Bus Priority Measures
- Union Street Building Condition Survey Programme
- Aberdeen Market
- Queen Street Strategic Outline Case
- Ongoing Engagement

2 RECOMMENDATIONS

That Council:-

Streetscape Programme

2.1 Agree the Streetscape Full Business Case (Appendix B) and instruct the Director of Resources, following consultation with the Chief Officer – Commercial & Procurement and Chief Officer – Capital, to proceed with the negotiation and execution of contracts for delivery of the following programmes in the first instance and to report progress to the Capital Programme Committee on a 6 monthly basis from the date of this report:

a) Union Street Central
b) Market Streetscape Phase 1
c) Schoolhill/Upperkirkgate.

2.2 Instruct the Director of Resources to progress with developing the remaining streetscape programmes and bring forward for Council consideration and approval an update to the Full Business Case in 2.1 above following conclusion

of design, planning and consultation stages on the below programmes by December 2023:

a) Union Street East & Castlegate and Justice Street
b) Union Street West & West End
c) Market Streetscape Phases 2 and 3

2.3 Note the instruction from the October 2020 City Growth and Resources Committee that the Chief Officer – Strategic Place Planning develop the Outline Business Case for the A944/A9119 Multimodal Corridor Study Medium/High Delivery Package (which includes proposals for improved cycle infrastructure between Westhill and Aberdeen City Centre) and instruct the Chief Officer – Strategic Place Planning to report back the Outline Business Case for the A9119 cycle route (Carden Place (including Queens Cross Roundabout), Skene Street and Rosemount Viaduct), currently being progressed via the Bus Partnership Fund, by December 2023, in order to provide an active travel link from the West End into the heart of the City Centre,

2.4 Instruct the Chief Officer – Capital not to proceed with a traffic signal-controlled junction at the Broad Street/Upperkirkgate/Gallowgate Junction, in view of the impending changes within the proposed City Centre Masterplan,

2.5 Instruct the Chief Officer – Capital following consultation with the Chief Officer - Strategic Place Planning to consult with stakeholders and funders to review current safety concerns with a view to making a recommendation to help mitigate any concerns in the context of the City Centre Masterplan.

2.6 Approve the allocation of additional revenue funds to the Roads maintenance budget of £16,700 from 2024/25 onwards, which is required to maintain the infrastructure change as detailed in paragraph 4.1 of the report

Building Conditions/ Occupancy

2.7 Note the update on Union Street Building Condition Implementation Plan Pilot Project and instruct the Director of Resources to report progress to Council in June 2023.

2.8 Note the content of the Strategic Outline Case Upper Floor use options at 101-103 Union Street (Appendix G) and instruct the Chief Officer - Corporate Landlord to continue to review and report back by August 2023.

Aberdeen Market

2.9 Note the business case for Aberdeen Market (Appendix C) and instruct the Director of Resources following consultation with the Chief Officer – Corporate Landlord to proceed with the negotiation and execution of contracts for delivery and report progress back to Council on a 6 monthly basis from the date of this report.

Queen Street

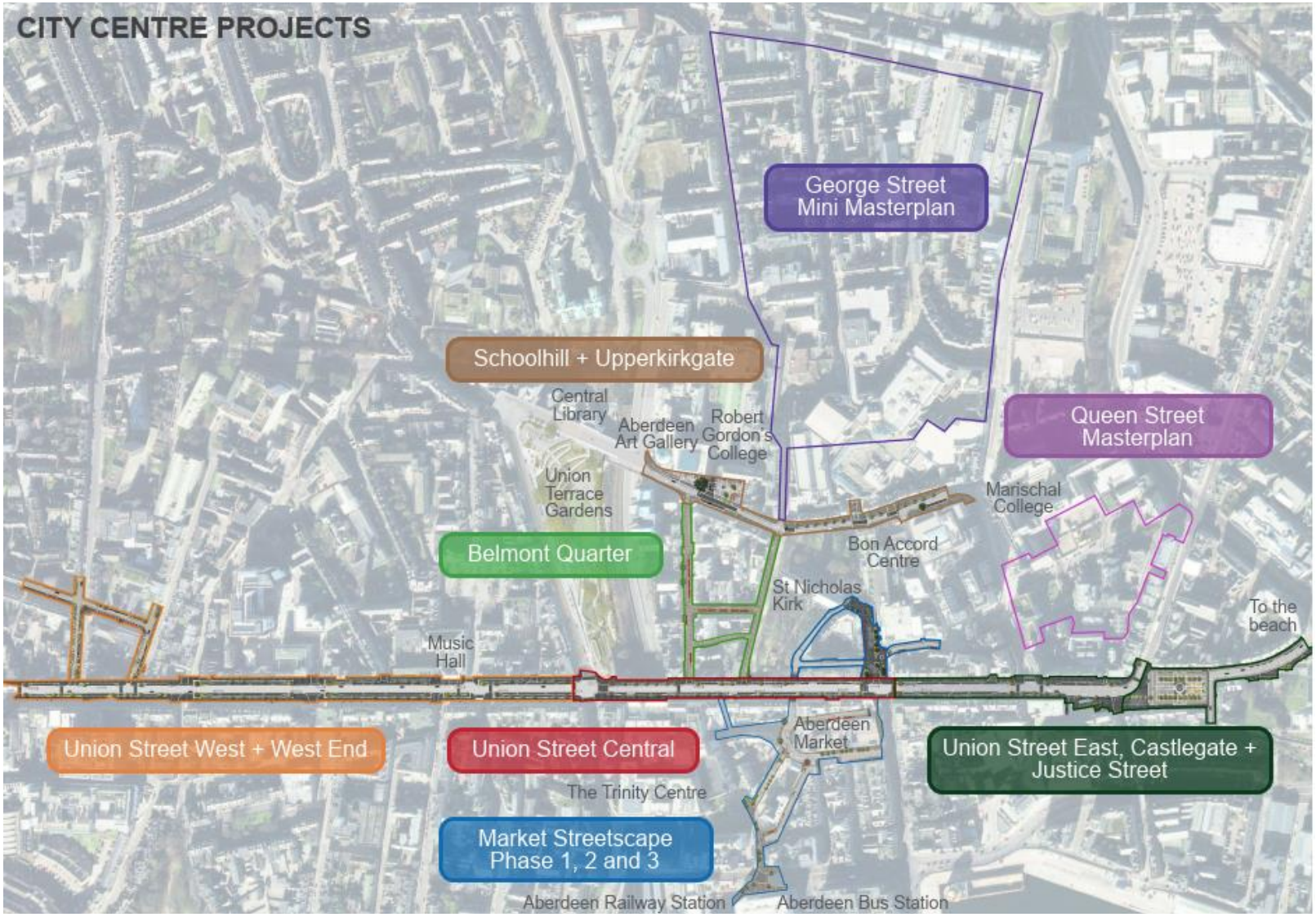
2.10 Agree the Strategic Outline Case for Queen Street and instruct the Director of Resources to progress the short-listed options into an Outline Business Case which will identify a preferred option and report back to Council in August 2023.

3 CITY CENTRE DEVELOPMENT PROGRAMME

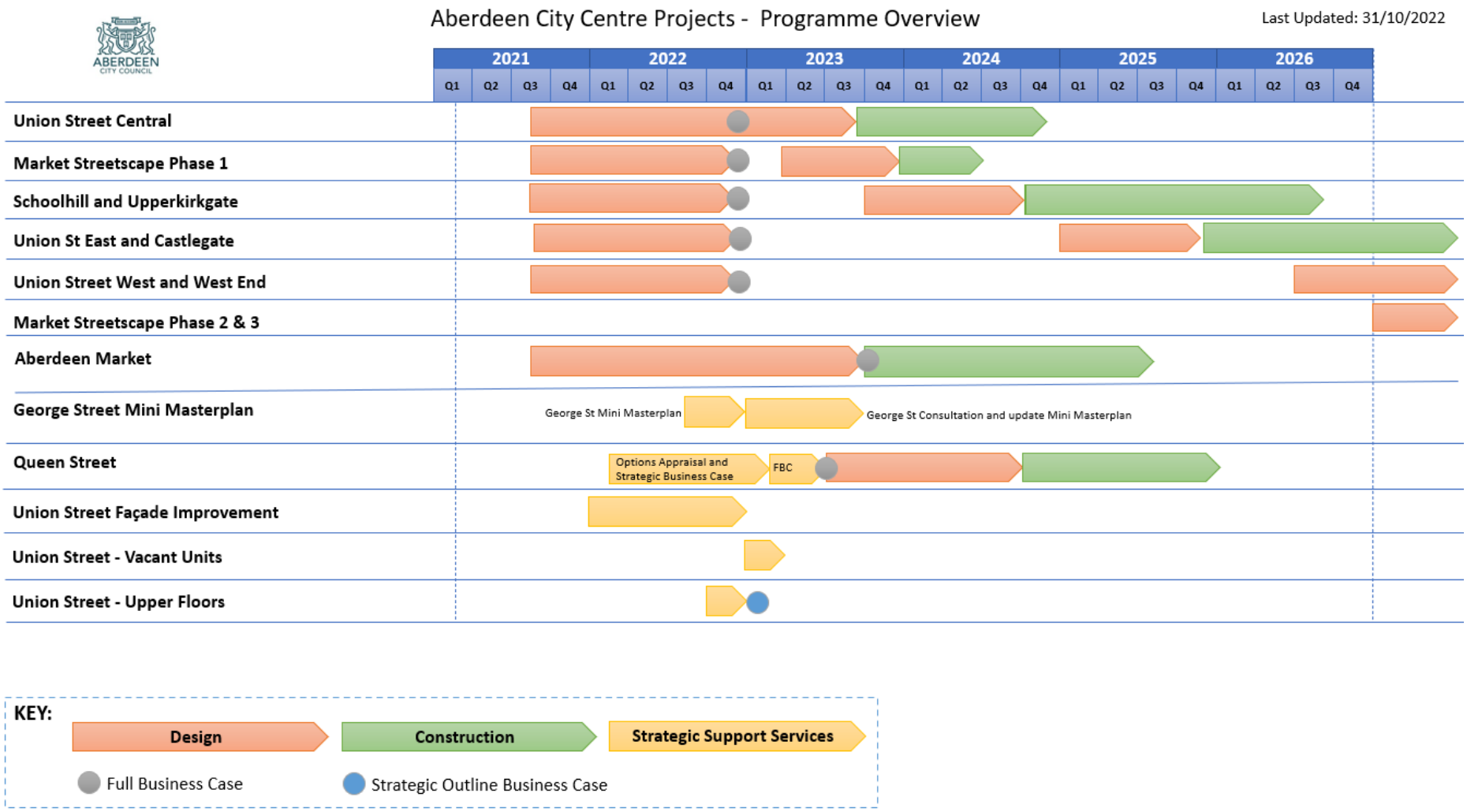
3.1 The map and table below summarises the following city centre projects delivery programme:

- Union Street Central
- Belmont Quarter?
- Aberdeen Market Streetscape Phase 1
- Schoolhill & Upperkirkgate
- Union Street East & Castlegate
- Union Street West & West End
- Aberdeen Market Streetscape Phase 2 & 3
- Aberdeen Market
- Queen Street
- Union Street Façade Improvements
- Union Street Upper Floors
- George Street Mini Masterplan

3.1.1 City Centre Projects



3.1.2 Indicative Programme



Delivery

3.1.3 The projects will be delivered under the Territory Partnering Agreement between Aberdeen City Council and Hub North Scotland Limited, who are a strategic development partner for the planning, procurement and delivery of community-based infrastructure projects across the north of Scotland. Hub North Scotland comprises 16 public sector organisations, the Scottish Futures Trust and private sector partners in a joint venture company known as a hubCo with the purpose of working collaboratively to deliver projects for communities and best value for participants. The key purpose of the hub initiative is to establish a long-term partnering relationship between hubCo and Aberdeen City Council and to procure the provision of appropriate infrastructure and related services involved in providing Community Services with the aim of:

a) improving the efficiency of delivery of community-based facilities;
b) delivering economies of scale through shared facilities;
c) making the best use of public resources; and
d) providing continuous improvement in both cost and quality in public procurement.

3.1.4 Hub North Scotland's dedicated supply chain members are working collaboratively with Aberdeen City Council to develop, design and deliver all projects within the City Centre and Beach Masterplan programme. All procurement is carried out in strict compliance with Hub North Scotland's Project Delivery Method Statement with an open book approach to project costs which is continually benchmarked and reviewed to maximise efficiency, accountability and demonstrate continuously improving value for money. The Hub North Scotland supply chain is structured to include both local and national partners maximising economies of scale whilst providing opportunities to local companies. Project development plans have specific focus on community and stakeholder engagement to maximise outcomes for end users.

4 PROJECT UPDATES

Streetscape Projects

4.1 Progress Summary

4.1.1 The design development of all streetscape projects has progressed to RIBA Stage 3. The Streetscape RIBA 3 Summary is presented in Appendix A. Investigation works have now commenced as part of the information gathering process required to enable the RIBA Stage 4 technical design works to be undertaken.

4.1.2 A summary of previous Full Council instructions is as follows:

- June 2022 - 9.4 (ii) - to note the content of the Union Street Central Options Appraisal (appendix A) and agree to implement Option 3 (Bus lanes with bus laybys).

- June 2022 - 9.4 (iii) - to instruct the Director of Resources to implement the detailed designs for the implementation of Option 3 and further instruct that these designs where possible should allow for conversion to Option 2 (full pedestrianisation with central bicycle and service corridor and servicing laybys) should the Council agree in the future that:-

  a) suitable 24-hour access arrangements to Union Street are in place for people with disabilities and limited mobility; and

  b) suitable alternative bus and public transport arrangements are available which ensure easy bus passenger access to Union Street Central.

4.1.3 A Streetscape Full Business Case (FBC) has been developed presenting Union Street Central, Market Streetscape Phase 1 and Schoolhill & Upperkirkgate for instruction to proceed as the first phase of urban realm improvements in the City Centre. The Streetscape Business Case is presented in Appendix B. A Business Case update detailing the remaining Union Street East, Castlegate and Justice Street, Union Street West and West End public realm works will be developed over the coming months and reported to Council by the end of 2023.

4.1.4 In accordance with Council's instruction in June 2022, Union Street Central has been designed to accommodate public transport and ensure the street could be converted to a pedestrianised area at some point in the future. The proposals will result in a reduction in general traffic of between 60-80% on pre-pandemic levels and, in line with Scottish Government's Cycling By Design recommendations for low speed (20mph limit) and low-traffic areas, accommodate cycling in the carriageway. In accordance with the guidance, segregated cycling provision is not proposed along Union Street, given the low traffic and low speed environment that will be created, but also given that, once current standards for carriageway widths, bus lay-bys and service bays have been applied to the design, it is not possible to accommodate segregated cycle lanes that meet current design standards, in the space available.

4.1.5 It is clear, however, from the consultation results that segregated cycling infrastructure into the City Centre is desired , so it is recommended that Officers continue to progress to Outline Business Case, as an alternative, the existing work on cycling infrastructure that has been undertaken through the Scottish Government funded Bus Partnership Fund programme on the Westhill to Aberdeen corridor including the A9119 (Carden Place, Skene Street and Rosemount Viaduct), as reported to the City Growth and Resources Committee in September 2020, and to report back by December 2023.

4.1.6 The key principles for each of the streetscaping projects include:

- Increase the attractiveness of the area for residents, businesses, and visitors whilst creating a key destination within the city.
- Widen footpaths and improve street crossing points to allow for safer and more comfortable pedestrian movement.
- Prioritise walking, wheeling and cycling, and improve access to public transport, including buses and taxis.
- Create seating areas to provide rest stops, activate the area and support local businesses.
- Create plaza spaces in front of key buildings allowing people to gather and celebrate the city's rich heritage.
- Increase number of trees and planted areas to soften the space, adding colour, shade, shelter and seasonality.
- Add colour and life through play, public art and lighting.
- Create an accessible, attractive, and flexible space for day-to-day use, civic gatherings and events.

4.1.7 Subject to the recommendations above being approved, next steps for the project team will include:

- Complete the necessary site investigation works
- Progress the technical design work
- Market test work packages within set budgets
- Agree and award construction contract for:
    - Union Street Central
    - Market Streetscape Phase 1
    - Schoolhill & Upperkirkgate
- Undertake stone procurement process to seek local supply where possible
- Develop FBC updates for remaining streetscape projects.

4.1.8 Engagement (including information on closures/work programmes etc) will be undertaken by the appointed contractor, who will develop a construction plan, including traffic management for site access and deliveries in addition to reviewing access for local residents and businesses. The design and construction teams will also continue to engage with stakeholders, including DEP, throughout the technical design and delivery stages.

City Centre Traffic Management Plan/Bus Priority Measures

4.2 In June 2022, Phase 2 of the City Centre Masterplan (CCMP) Traffic Management Plan was reported to Full Council. The Plan noted that, irrespective of the form of change introduced on Union Street Central, additional active travel and bus priority measures would be required on Market Street, Guild Street and Bridge Street to ensure the safe and efficient movement of these modes of transport through the City Centre. This change:

- Supports CCMP aspirations to reduce the number of private vehicles in the city centre and give more space to sustainable modes of transport;
- Encourages modal shift, thus supporting Climate Change and Net Zero commitments, by reducing bus journey times and improving reliability, and contributing to a safer environment for cycling;
- Supports the objectives of the Low Emission Zone (LEZ) by reducing traffic volumes within the City Centre Air Quality Management Area (AQMA); and
- Accords with the recent Roads Hierarchy review which reclassified a number of city centre streets to emphasise the role of the city centre as a destination rather than a through-route for general traffic.

4.3 In order to mitigate the impacts of the traffic displaced from Union Street and Guild Street, the Traffic Management Plan, supported by the outcomes of traffic modelling exercises, also noted that Schoolhill/Uppperkirkgate, between Harriet Street and Flourmill Lane, should become a pedestrian and cycle only space (with one-way access for service vehicles on a time-limited basis), right turns prohibited except for buses, taxis (and private hire) and cycles from Union Terrace into Rosemount Viaduct in order to limit traffic re-routing through the busy Schoolhill/Upperkirkgate shopping area, so as to improve the safety of people walking and cycling.

4.4 Members will also be aware that significant funding has been allocated from the Scottish Government's Bus Partnership Fund (BPF) for the delivery of South College Street improvements. This funding has been awarded on the understanding that it would enable the delivery of significant City Centre bus priority measures, particularly delivery of the recommended measures on Market Street, Guild Street and Bridge Street. Failure to deliver such measures, where there is clear evidence of benefit, could put this and future BPF funding at risk, potentially reverting costs for the construction of South College Street Phase 1 back to the Council.

4.5 The implementation of the Market Street/Guild Street/Bridge Street works has commenced on site and the current go live date is late January 2023. However, this will be dependent on weather conditions to carry out the required road lining work during January.

Broad Street/Upperkirkgate/Gallowgate Junction

4.5.1 The Operational Delivery Committee at its meeting on 16 May 2019 considered report number PLA/19/088 – Operations and Safety Review of the Broad Street Project. The Committee instructed the Chief Officer - Capital to proceed to design and install a fully traffic signalised junction at the Broad Street/Upperkirkgate / Gallowgate junction with a requirement that the design was discussed and agreed with key stakeholders and funders.

4.5.2 Design work was carried out to meet standards and guidelines at that time however Sustrans had concerns with how the proposed design would fit with the ethos of a 'shared space'. Further consultations are also required with other stakeholders.

4.5.3 Initial cost estimates to implement the current design (which is not agreed) are circa £200k with an estimated 3 months required to carry out the physical works. Pre-implementation would require circa 6 months for further consultations, tender preparation and advance ordering of materials.

4.5.4 A series of meetings were held with Sustrans to inform design development, however the project stalled in 2020 (when the pandemic started). This led to alternative traffic management and use of space within the city centre which had a dramatic impact on traffic and travel patterns, which generally can be summarised as a significant reduction in traffic volumes across the city centre.

4.5.5 In particular, a section of Schoolhill/Upperkirkgate was closed to 'through traffic' and this had a similar reduction on traffic wishing to use the Broad Street/Upperkirkgate/Gallowgate Junction.

4.5.6 The Schoolhill and Upperkirkgate streetscape are currently being considered within the City Centre Masterplan (CCMP). At Full Council in June 2022, it was agreed that vehicular access to Schoolhill will continue to be heavily restricted in the future, with access for service vehicles only, within a designated window. Access to Flourmill Lane and Harriet Street will be maintained to allow access to retail facilities and the Bon Accord Centre car park respectively, but between these points Schoolhill will be access for pedestrians and cyclists only.

4.5.7 Bearing in mind all the above, it is recommended that a traffic signal-controlled junction is no longer required at the junction.

Union Street Building Condition Survey Programme

4.6 The initial Pilot Project for 107-131 Union Street is ongoing with a review of the condition surveys of the properties and engagement with ACC Strategic Place Planning on the process involved for carrying out works on the listed buildings and communication with building owners.

4.6.1 Eleven property owners at 107-131 Union Street have been contacted with letters issued seeking engagement. Acknowledgement has been received from eight out of eleven owners. Feedback to date has been supportive of carrying out both repair and improvement works, however owners have highlighted that they would have difficulty contributing financially. Owners/occupiers have highlighted that they would also like to see incentives such as rate reduction or support with energy costs to reduce overall occupational costs and thereby increase occupancy rates. A stakeholder engagement plan, including a Q&A list, has been produced to allow for further dialogue to take place with property owners.

4.6.2 Early engagement has taken place with local contractors who are well placed to undertake works, this will consider carrying out works both sustainably and safely. Next steps include further engagement with building owners while seeking to increase understanding of scope of works and methodology. Potential opportunities for grant funding will be identified. Should owners agree to proceed, a more detailed inspection of properties is required to establish extent of repair works to rainwater goods and roofing.

4.6.3 It is anticipated that further dialogue will take place with building owners throughout 2023. Agreement between parties will be required prior to commencement of any works taking place. Potential works such as building cleaning or shopfront improvements will need to go through relevant statutory consent processes.

4.6.4 Initial engagement will be undertaken with the supply chain to establish accurate budget costs for repair works. Beyond this, opportunities for grant funding are to be sought.

4.6.5 As per previous instruction by Council in February 2022, officers have investigated options for the reuse of vacant upper floors in relation to 101-103 Union Street. A Strategic Outline Case is now presented (Appendix G) which identifies a range of different options to bring the space into full economic use. Due to current market conditions, all options show a funding deficit at this time. It is proposed that officers continue to monitor market conditions and report to a future committee in further detail.

Aberdeen Market

4.7 Progress in Period:
The demolition work to remove the old BHS and market building is now complete, with hoarding and fencing erected to secure the site. Investigation works have now commenced on site as part of the information gathering process required to enable the design works to progress. Layouts have been reviewed with the preferred Operator and will be updated and then developed as part of the detail design.

4.7.1 Summary of Instructions
An update to the Aberdeen Market Business Case is included in Appendix C, which is exempt as it refers to the acquisition or supply of goods/service.

4.7.2 Achievements
- Planning approval for the development was approved subject to conditions in May 2022.
- A preferred Operator has been selected and Heads of Terms agreed in principle
- Successful application for £20M from UK Government Levelling Up Fund (LUF)
- Demolition work to the old BHS and market building has been completed

4.7.3 Engagement
Meetings with the preferred Operator regarding layouts, supply delivery and food delivery services.

Refer to section 4.9 for an update on Stakeholder Engagement.

4.7.4 Design Work
An RIBA Stage 3 Design Report and subsequent update were produced as part of the Planning application. The next stage will include updating design to reflect revised layouts and progressing the RIBA Stage 4 technical design work.

4.7.5 Key principles of project
The market building is a critical site in the heart of the city centre and provides the opportunity to achieve several objectives including:
- Creating an ‘active’ frontage to Union Street
- Linking with active travel and pedestrian priorities for the City Centre
- Increasing footfall within the City Centre
- Occupation of vacant retail units
- Creation of a new retail ‘destination’ for the city centre
- Creating pedestrian connectivity between Union Street and the bus and railway stations via The Green

A project summary brochure is attached as Appendix H for information.

4.7.6 Next Steps

- Complete the necessary site investigation works
- Finalise the layout arrangement with the Operator (this may require a new planning application pending the outcome of discussions)
- Complete legal arrangements with the Operator
- Progress the detailed design work and develop work packages
- Tender the individual work packages to confirm project costs
- Agree and award construction contract

4.7.7 Delivery

The project is being delivered under the Territory Partnering Agreement between Aberdeen City Council and hub North Scotland Limited

4.7.8 Programme

The current programme for delivery includes:

- RIBA 4 design – Q2 2023/24
- Financial close – Q3 2023/24
- Construction starts on site – Q3 2023/24
- Construction completion – Q3 2025/26

4.7.9 Engagement

The investigation work has been contained within the market site boundary, with access to surrounding streets and premises un-affected at this stage. The contractor will develop a construction plan, including traffic management for site access and deliveries in addition to reviewing access for local residents and business.

Queen Street

4.8 The vision for Queen Street is outlined below:

- Alignment with City Centre and Beach Masterplans, Local Outcome Improvement Plan; and national alignment with the National Strategy for Economic Transformation and the Scottish Cities Alliance Transition to Net Zero Carbon Action Plan
- To stimulate the city's economic growth, create jobs, and facilitate future business investment
- To increase City Centre footfall and attract new visitors to Aberdeen and make a positive contribution to the six qualities of successful places identified by the Scottish Government. These are distinctive; safe & pleasant; easy to move around in; welcoming; adaptable; and resource efficient
- To be affordable to ACC and able to secure funding to support the development
- To be financially self-sustaining without ongoing support from ACC and can be easily exited by ACC
- Supports UK & Scottish Government sustainability goals and ACC's journey to Net Zero by 2045.

4.8.1 A Strategic Outline Business Case (SOC) has been developed focusing on a short list emerging from an Options Appraisal (Appendix D). High level summaries and capacity studies of five Short List Options have been prepared.

4.8.2 A Long List of 11 Options was assessed and refined to a Short List of five by scoring against seven key project scoring criteria/success factors. The Short-Listed Options are recommended as:

- Do Nothing/Minimum
- Urban Park across cleared site
- Building retention and re-use, mixed use development and urban park
- Mix of urban park and residential units on cleared site
- Mixed use development and larger urban park.

4.8.3 Members should be aware that a revised draft NPF4 was laid in the Scottish Parliament in early November. Policy 9 within the revised draft relates to encouraging, promoting and facilitating the use of vacant buildings and derelict land. Given the need to conserve embodied energy, demolition will be regarded as the least preferred option. This will be further explored through the development of an Outline Business Case, including identifying any potential holding costs.

4.8.4 Given the scale of the Queen Street site, it is considered prudent to develop an Outline Business Case that incorporates a level of development to support the delivery of an urban park and to ensure that urban park is commensurate with the scale appropriate for such an urban setting.

4.8.5 As the current volatility in the construction industry, together with rising inflation rates, continues to present challenges to costing, it is considered prudent to understand more detail around the development potential and develop options to Outline Business Case to give as much certainty as possible.

4.8.6 Members will be aware through previous reports that Police Scotland has successfully relocated to Marischal College and that the Joint Integrated Mortuary (replacing the City Mortuary at Poultry Market Lane) has now started its construction programme at Foresterhill. Officers continue to engage with the Scottish Courts & Tribunal Service regarding potential to rationalise and relocate its services to potentially free up further development space in Queen Street.

4.8.7 Pending approval of the Strategic Outline Case, it is the intention to develop an Outline Business Case to be presented to Council in August 2023.

Ongoing Engagement with Stakeholders

4.9 A summary of ongoing engagement with stakeholders in relation to specific CCMP projects and public consultation in relation to Streetscape projects is contained in Appendix E.

4.9.1 Since the last update to Full Council in August 2022, update meetings have been held with the undernoted stakeholders:

- Community Council Forum
- City Centre Community Council
- George Street Community Council
- Aberdeen Inspired Business Network
- Disability Equity Partnership
- Accessible City Transport Users Partnership (ACTUP)
- North-East Sensory Services (NESS)
- Aberdeen Civic Society
- Aberdeen Cycle Forum Representatives
- Children and Young People, and
- City Centre and Beach Masterplan Stakeholder Forum

4.9.2 In addition, public consultation was undertaken from 3 – 17 October 2022 in relation to the streetscape elements of the CCMP. Consultation material was on display at the Bon Accord Centre for the duration of this period with members of the project team being available on 6, 7, and 8 October to meet with the public and to answer questions.

4.9.3 Business Briefings were also offered with the design team and transport consultants on 6 and 7 October 2022. Businesses were offered the opportunity to book an appointment to meet the team and discuss specific issues. This was

promoted by the Council and Aberdeen Inspired via social media. A bespoke event with North-East Sensory Services (NESS) was also held on 5 October and supported by an interpreter.

4.9.4 A live online engagement event was held on the evening of 12 October 2022. Project information was available to view and comment on online with feedback able to be submitted in written form or online.

4.9.5 A total of 219 responses were submitted to the streetscape project consultation. The consultation asked people to comment on specific elements of the proposed streetscape interventions and then give more general feedback.

- 93% of respondents agreed with the proposals for greening and planting.
- 89% agreed that holding events would attract more people into the city centre.
- 85% liked the idea of introducing art installations.
- 80% agreed with the inclusion of play spaces withing public realm.

Wider feedback indicated that the following themes were most popular:

- Trees and greening – 62 comments
- Improved pedestrian accessibility – 46 comments
- Less cars and better air quality – 37 comments
- The plans would improve vibrancy and attract footfall – 36 comments
- More attractive for cycling – 19 comments
- Outdoor café culture – 15 comments

4.9.6 Matters raised can be grouped into the following themes:

- Active travel infrastructure proposed not safe/inadequate segregation – 98 comments
- Inadequate public transport to encourage modal shift/behaviour change – 40 comments
- Funding & deliverability – 25 comments
- Maintenance – 17 comments
- Impact of city transport changes on business and work access – 14 comments
- Retail over capacity – 13 comments
- Antisocial behaviour – 7 comments

4.9.7 Appendix E contains recommendations on how matters raised should be addressed and can be summarised as: (still to be completed – are we publishing the consultation comments online?)

5 FINANCIAL IMPLICATIONS

5.1 Programme costs will be met from the existing City Centre and Beach Masterplan budget. The anticipated spend profile is as follows:

Projects	**2023-24**	**2024-25**	**2025-26**	**Total**
Union St Central	£11M	£9M		£20M
Market Streetscape 1	£2.55M	£2.55M		£5.1M
Aberdeen Market	£2M	£19M	£19M	£40M
LUF Grant				*-£20M*
Total				**£45.1M**
Future years				
Schoolhill/Upperkirkgate		£9M	£12M	£21M

5.2 Officers have engaged with the UK Government's Department for Levelling Up, Housing and Communities and received confirmation that the Union Street Central design instructed by Council is considered a devolved delivery matter and therefore does not affect the LUF grant award.

5.3 It is prudent to consider the implications of public realm interventions in relation to future maintenance requirements. This will require the allocation of an estimated additional £16,700 of revenue funds to the Roads maintenance budget, which is required to maintain the infrastructure change as detailed in section 4.1. It is also recommended that £50,000 be included in the project budget to cover the costs on any new maintenance equipment should it be required.

5.4 The estimated cost of developing an Outline Business Case identified in the Strategic Outline Case will be met from the existing Queen Street budget.

6. LEGAL IMPLICATIONS

6.1 As project proposals move through to RIBA Stage 4 Technical Design, they will be examined and managed within the professional scope of construction industry accepted standards, ensuring all due diligence exercises and pre-contract enquiries are complete and satisfactory.

6.2 Any work that is recommended to property not owned by the Council will require effective dialogue and the owner's consent before it can commence. Other local authority consents, such as planning permission and listed building consent, may also be required for works to buildings.

6.3 All changes to vehicular movement on the road network are subject to statutory processes.

7. ENVIRONMENTAL IMPLICATIONS

7.1 The City Centre and Beach Masterplan will be screened through the Strategic Environmental Assessment process. This screening process will be circulated

to the consultation authorities (Nature Scot, Scottish Environment Protection Agency and Historic Environment Scotland (for Scottish Ministers)) and be informed by both the Local Development Plan Environmental Report and the ongoing production of the Beach Development Framework Environmental Report.

8. RISK

Category	Risks	Primary Controls/Control Actions to achieve Target Risk Level	*Target Risk Level (L, M or H) *taking into account controls/control actions	*Does Target Risk Level Match Appetite Set?
Strategic Risk	Failure to proceed with project impacts on wider city commitments and economic targets	Continue to work collaboratively to achieve masterplan delivery and wider advantages.	M	**Yes**
Financial	Removal of reduction in anticipated funding streams	Continual engagement and monitor of ongoing funding applications	M	**Yes**
Financial	Inaccurate/ uncharted underground service and utility survey information leads to increased costs.	Ensure thorough & adequate surveys undertaken prior and during the development phase. Service detection, trial pits, historical review / detailed desk top review underway. Ensure project contingencies are sufficient to cover possible unexpected costs.	H	**Yes**
Financial	Budget Pressures due	Robust budgets established based on market	M	**Yes**

	to current market volatility.	intelligence. Independent budget reviews with PMO and supply chain are regularly held. Appropriate inflation allowances made in cost plans.		
Financial	General lack of material and resource availability	Early identification of material types and advanced discussions with supply chain on availability.	M	**Yes**
Operational	Potential impact on existing services associated with any change in levels or disturbance during construction.	Ensure thorough & adequate surveys undertaken prior and during the development phase. Service detection, trial pits, historical review / detailed desk top review underway	M	**Yes**
Operational	Project scope changes	Seek preferred option agreement with ACC at appropriate stage and progress agreed design to avoid abortive work.	M	**Yes**
Operational	Insufficient ACC resource	Resource review ongoing and investigating augmenting support through PMO	H	**Yes**
Operational	Interfaces with existing buildings/ retaining walls/	Investigate, assess, design. Ongoing throughout the	M	**Yes**

	highways/shared boundaries/other	demolition process.		
Operational	Delay or failure to secure Market Operator	Marketing operator has been identified. Heads of Terms still to be agreed.	H	**Yes**
Reputational	Created / perceived congestion on surrounding networks due to construction and phasing of works	Review phasing and impact on road networks in the interim phases. Use advance publicity to advise public on works.	M	**Yes**

9. OUTCOMES

COUNCIL DELIVERY PLAN	
	Impact of Report
Aberdeen City Council Policy Statement	Supports the delivery of Economy Policy Statement 4 – Increase city centre footfall through delivery of the City Centre Masterplan. 1. – Continue to maximise community benefit from major developments.
Aberdeen City Local Outcome Improvement Plan	
Prosperous Economy Stretch Outcomes	Supports Outcome 1 10% increase in employment across priority and volume growth sectors by 2026.
Prosperous People Stretch Outcomes	Supports Outcome 7 Child Friendly City which supports all children to prosper and engage actively with their communities by 2026.
Prosperous Place Stretch Outcomes	Supports Outcome 14 Addressing climate change by reducing Aberdeen's carbon emissions by 42.5% by 2026 and adapting to the impacts of our changing climate Supports Outcome 15 38% of people walking and 5% of people cycling as main mode of travel by 2026.

Regional and City Strategies	The report supports the priorities in the Regional Economic Strategy (RES) investment in infrastructure, regenerating our city centre, unlock development potential, improve the deployment of low carbon transport, to enable Aberdeen to realise development opportunities in the City Centre Masterplan. The report supports the National, Regional and Local Transport Strategies, particularly the Sustainable Travel Hierarchy, which prioritises the needs of those walking, wheeling and cycling above other road users, and the 4 pillars identified in the recent Regional Transport Strategy, Nestrans 2040: Equality, Climate, Prosperity and Wellbeing. It also supports the Aberdeen Active Travel Plan and Sustainable Urban Mobility Plan, both of which seek to improve conditions for people walking and cycling in Aberdeen, particularly to, from and within the City Centre, through the provision of more and safer infrastructure. Measures to reduce unnecessary vehicle traffic in the City Centre will support the Air Quality Action Plan, Climate Change Plan, Net Zero Action Plan and Low Emission Zone by contributing to emissions reduction.

10. IMPACT ASSESSMENTS

Assessment	Outcome
Integrated Impact Assessment	The IIA for the City Centre Masterplan has been updated and appended to report (Appendix F)
Data Protection Impact Assessment	DPIA Screening Questions completed. Neither a brief DPIA or full DPIA is required at this stage
Other	N/A

11. BACKGROUND PAPERS

11.1 City Centre Masterplan Update report to Council June 2022 (RES/22/137) https://committees.aberdeencity.gov.uk/documents/s133394/CCMP%20Update%20Report%20to%20Council.pdf

City Centre and Beach Masterplan report to Council August 2024 (RES/22/173) https://committees.aberdeencity.gov.uk/documents/s135128/CCMP%20-%20220629%20CCMP%20Update_Recalibrated%20Masterplan%20FINAL%20Report.pdf

12. APPENDICES

Appendix A: Streetscape RIBA Stage 3 Summary Report

Appendix B: Streetscape Full Business Case

Appendix C: Aberdeen Market Business Case Update (exempt)

Appendix D: Queen Street SOC and Options Appraisal

Appendix E: Engagement Report

Appendix F: Integrated Impact Assessment

Appendix G: Vacant Upper Floors SOC

Appendix H: Aberdeen Market Project Summary Brochure

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RIBA Stage 3 Summary

Aberdeen City Centre Streetscape Projects

Union Street Central, Aberdeen Market to Guild Street, Schoolhill & Upperkirkgate, Union Street East & Castlegate, Union Street West & West End

November 2022

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1. City Centre Vision & Overview

“To create a world class city centre and beach that respects and enhances Aberdeen’s unique qualities and characteristics and puts people at its heart.”

City Centre Masterplan

The Aberdeen City Centre Masterplan (CCMP) was initially prepared in 2015 and sets out an ambitious regeneration blueprint to transform the city centre while conserving its proud heritage. The masterplan was shaped following extensive public consultation & unanimously approved by Aberdeen City Council in June 2015. An updated City Centre and Beach Masterplan which links the city centre projects to wider aspirations for Aberdeen’s beachfront was also unanimously approved by the Council in August 2022.

City Centre Vision

As part of the CCMP, Aberdeen City Council aspire to deliver a transformative regeneration of public realm works across Aberdeen City Centre over the next 5+ years. This includes the rejuvenation of over 65,000m2 of public realm, split across 6 key public realm ‘streetscape intervention’ areas within the historic core of Aberdeen:

- Belmont Quarter
- Aberdeen Market
- Union Street
- Schoolhill & Upperkirkgate
- Castlegate & Justice Street
- West End

Highlighted by the Covid-19 pandemic, access to quality open space has never been more important - the way the city is experienced by people is critical to maintaining its attraction and social and economic success. Given changes to the way we shop and the reduction in retail activity generally, the streetscape intervention proposals look to enhance the existing public realm, creating an active and attractive centre in order to animate and encourage visitors in to the heart of the city.

The streetscape intervention proposals seek to promote a cleaner and greener city centre - a place where people naturally inhabit to shop, walk, wheel and, most importantly, to dwell. All the proposals follow the public realm objectives outlined on this page, as well as the wider Aberdeen City Council smart objectives presented in the City Centre and Beach Masterplan.

Public Realm Specific Objectives

- To create an exceptional public realm that respects and enhances Aberdeen’s key heritage and cultural assets.
- Enlarge and enhance public and pedestrian space to create a safe and vibrant environment for all.
- Prioritise pedestrians, active travel and access for people with disabilities or impairments.
- Ensure an adaptable and resilient public realm that can meet existing and future needs and trends.
- Encourage the economic sustainability of Aberdeen City Centre through the provision of appealing public spaces.

Rosemount Viaduct

UPPERKIRKGATE & SCHOOLHILL

Schoolhill

Upperkirkgate

BELMONT STREET QUARTER

Belmont Street

Back Wynd

St Nicholas

Broad Street

King Street

CASTLEGATE & JUSTICE STREET

Justice Street

WEST END

Thistle Street

Rose Street

Chapel Street

Union Street

Castlegate

to the Beach

UNION STREET

The Green

Market Street

Rennie's Wynd

Carmelite St

ABERDEEN MARKET

Bridge Street

Wapping Street

Guild Street

College Street

Introduction

Document Purpose & Process

This document forms a summary of the RIBA Stage 3 proposals. The technical information is split into the following intervention areas:

Union Street Central,
Aberdeen Market Streetscape,
Schoolhill and Upperkirkgate,
Union Street East, Castlegate and Justice Street,
Union Street West and West End.

It should be noted that the RIBA Stage 3 submission for the Belmont Quarter is following a separate delivery programme and is not included in this summary document.

This document provides an overview of the holistic city centre public realm vision and objectives, including the cohesive strategy for play, events, art, materiality, greening, lighting and street furniture. The key moves are then set out for each of the intervention areas.

This document should be read in conjunction with the associated technical RIBA Stage 3 packages and with the previously issued RIBA Stage 1 & 2 documents for further background and contextual information. It should also be reviewed in conjunction with the movement and transport strategy being prepared by SYSTRA.

Engagement

Overview

Extensive engagement has been carried out throughout the preparation of the city centre masterplan proposals. This has been led by Streets-UK, who have worked closely with Aberdeen City Council and the wider consultant team to ensure the vision, objectives and key messaging has been effectively communicated and the wider community / key stakeholders feel like they have had to the chance to comment and influence the outcomes. All of this engagement has built off the previous consultation carried out as part of the city centre masterplan, in particular the consultation exercise that was held in Summer 2021 entitled “The Future of Aberdeen City Centre” which received over 7,600 responses.

Key Stakeholders

As part of the ongoing design development of the Streetscape Interventions, update meetings have been held with the under noted stakeholders:

- Community Council Forum
- City Centre Community Council
- George Street Community Council
- Aberdeen Inspired Business Networking
- Disability Equity Partnership
- ACTUP
- North East Sensory Services (NESS)
- Aberdeen Civic Society
- Cycle Forum Representatives
- NESCol
- George Street Stakeholders,
- Children and Young People, and
- City Centre and Beach Masterplan Stakeholder Forum

During these meetings the key stakeholder groups have had the opportunity to ask questions, provide feedback and raise concerns with work-in-progress proposals allowing the design team to make changes accordingly.

Children and Young Persons Engagement

In order to engage with a broad range of children and young people, a number of separate engagement initiatives were undertaken targeting different age groups. Local high schools were sent an information leaflet with a QR code linking to an online survey as well as an opportunity to draw/ write ideas about what they would like to see in their city centre. City walking tours and follow up workshops were held with local primary school students. Summer/October holiday programmes (focused on exploring the CCMP via drama) that young people signed up to take part in. The emerging themes from all of the children and young persons engagement suggest an affinity for green spaces and sustainable design, a desire for more seating and play areas, a safe and clean city, and more colour to help enliven the streets.

As part of the Public Consultation event in October, a local artist was commissioned to prepare a child friendly map of the city centre, with streetscape intervention areas and historic buildings and significant spaces highlighted.

Key areas where children’s play can be accommodated were extracted from the plan and young people were given the opportunity to draw ideas for play in these locations. The design team will follow up with the schools involved in the next stage of design.

Engagement

Local Businesses

Local businesses have been specifically targeted for engagement to ensure their needs and aspirations are understood and met within the proposals. This has included newsletter drops, online surveys and in person activity.

Public Consultation

In addition to ongoing stakeholder engagement, a focused period of public consultation has been undertaken from 3rd – 17th October 2022. Consultation material was on display at the Bon Accord Centre for the duration of this period with a member of staff being on hand every day. In addition:

- Business Briefings were offered with the design team and transport consultants being available on 6th and 7th October. Businesses were offered the opportunity to book an appointment to meet the team and discuss specific issues. This was promoted by the Council and Aberdeen Inspired.
- The design team was available on 6th, 7th and 8th October to meet the public in the Bon Accord centre.
- A live online engagement event was held on the evening of 12th October.
- Material was available to view and comment on online.
- Feedback was able to be submitted in written form or online.
- The bespoke event with NESS was supported by an interpreter.

All of the above activity was promoted by the Council's communications team.

Public Consultation Findings

A total of 219 responses were made. The consultation asked people to comment on specific elements of proposed streetscape interventions and then give more general feedback.

- 93% of respondents agreed with the proposals for greening and planting.
- 89% agreed that holding events would attract more people into the city centre.
- 85% liked the idea of introducing art installations.
- 80% agreed with the inclusion of play spaces within public realm.

Wider feedback indicated that the following themes were most popular:

- Trees and greening – 62 comments
- Improved pedestrian accessibility – 46 comments
- Less cars and better air quality – 37 comments
- The plans would improve vibrancy and attract footfall – 36 comments
- More attractive for cycling – 19 comments
- Outdoor café culture – 15 comments

Matters raised can be grouped into the following themes:

- Cycling infrastructure proposed not safe/ inadequate segregation – 98 comments
- Inadequate public transport to encourage modal shift/behaviour change – 40 comments
- Funding & deliverability – 25 comments
- Maintenance – 17 comments
- Impact of city transport changes on business and work access – 14 comments
- Retail over capacity – 13 comments
- Antisocial behaviour – 7 comments

Responses to key issues raised can be summarised as:

- Cycling infrastructure has been accommodated where possible. Its provision is constrained by available space.
- Public transport provision – is not directly related to this project but is being tackled under the Bus Partnership Fund and Aberdeen Rapid Transport.
- Funding, deliverability and maintenance – are all matters that the Council will manage.
- Impact of city transport changes on business and work access – Separate Experimental Traffic Regulation Orders are being promoted and will be consulted on.
- Retail over capacity – A separate Empty Shops and Vacant Premised Action Plan is being prepared by the Council.
- Antisocial behaviour –The fall in footfall in the city centre means that anti social behaviour both appears and is more prevalent. The Council and its partners are considering how best to ensure a more coordinated response.

For detailed information on ongoing engagement, please refer to Appendix F: Engagement Report.

Illustrative Masterplan

WEST END

UNION STREET WEST

Union Terrace Gardens

Music Hall

Union Street Building Improvements (External and Internal)

UNION STREET CENTRAL

The Trinity Centre

Illustrative Masterplan continues on the next page

Aberdeen Art Gallery

Robert Gordon's College

SCHOOLHILL & UPPERKIRKGATE

Marischal College

Bon Accord Centre

BELMONT QUARTER

Kirk of St Nicholas

UNION STREET EAST

To the Beach

JUSTICE STREET

Smith's Screen

UNION STREET CENTRAL

Aberdeen Market

CASTLEGATE

ABERDEEN MARKET STREETSCAPE

Phase 1, 2 and 3

Aberdeen Rail Station

Aberdeen Bus Station

Illustrative Masterplan continues from previous page

Phasing

Phasing Overview

While all of the Streetscape project areas are currently being brought forward to RIBA Stage 3, the proposed upgrades to the city centre are planned to be built out over the next 5+ years as per the phasing strategy outlined on this page and shown on the plan opposite. Belmont Quarter is following a separate process, with an anticipated start date within Q2 2023.

The proposed phasing of work is subject to change based on engagement outcomes, available funding streams and other project parameters. All phasing and timescales are also dependent on utilities and underground services.

Phase 1: Union Street Central

Anticipated start date: Q3 2023
Work Duration: 15 months

- Access only for buses, taxis, cycles, and time restricted servicing
- Two lane carriageway with bus laybys
- Widened pavements where possible to prioritise pedestrian/ wheeled movement
- Street greening and tree avenue
- Spaces to sit, meet and rest
- Enriched public realm through addition of play, art, enhanced lighting & area for events
- Key buildings to be celebrated through pavement design
- Future proofed for pedestrianisation

Phase 2: Market Streetscape (Phase 1)

Anticipated start date: Q1 2024
Work Duration: 6 months

- Phase 1 - Carmelite St, Hadden St, Wapping St & Guild St, East Green & Market Street
- Phase 2 (Subject to Funding) – Carmelite Lane, Trinity St, Carnegies Brae, St Nicholas St, Netherkirkgate and Correction Wynd
- Improved accessibility between Union St & train/ bus stations through pavement widening & wayfinding interventions.
- Enhanced public realm experience through street greening, new lighting & street furniture
- New accessible parking bays to allow access to Union Street through the Market Building

Phase 3: Schoolhill & Upperkirkgate

Anticipated start date: Q4 2024
Work Duration: 14 months

- Rationalisation of carriageway in favour of pedestrian/ wheeled movement
- One-way system introduced eastbound between Belmont Street and Harriet Street
- Upperkirkgate, between Harriot St and Flourmill Lane, to become pedestrian, cycle and emergency vehicle access only, with one-way eastbound access for service vehicles (at restricted times only)
- Enhanced setting to the Art Gallery and enriched public realm through addition of play, art, enhanced lighting and street trees
- Incorporating Sustainable Drainage Systems (SuDS) where possible e.g. rain gardens
- Access to Robert Gordon's College reconfigure

Phase 4: Union Street East, Castlegate and Justice Street

Anticipated start date: Q4 2025
Work Duration: 21 months

- Widened pavements where possible to prioritise pedestrian / wheeled movement
- Paving upgrade to improve accessibility and quality of the public realm
- Enhanced pedestrian and cycle connectivity through Castlegate towards the Beach, including clear wayfinding
- Trees and planting introduced at Castlegate and Plainstaines
- Enriched public realm through addition of play, art, enhanced lighting and area for events to Castlegate
- Vehicular access to Union Street East limited to buses, taxis, cycles, local access only.
- Vehicular access to Justice Street limited to taxis, cycles and local access only (two ways).
- Vehicular access for servicing during service window / restricted times of the day only
- Proposals allows for potential future bus route through Castlegate and Justice Street (one way eastbound)
- Incorporation of Sustainable Drainage Systems (SuDS) wherever possible e.g. rain gardens
- Careful consideration to Justice Street materiality to mark the shift between the City Centre and Beach Boulevard (in liaison with Beachfront design team)
- Cycle parking provision to allow convenient access and stopping throughout the area
- Large refuse bin storage provision to lower the current prominence of large bins on the street

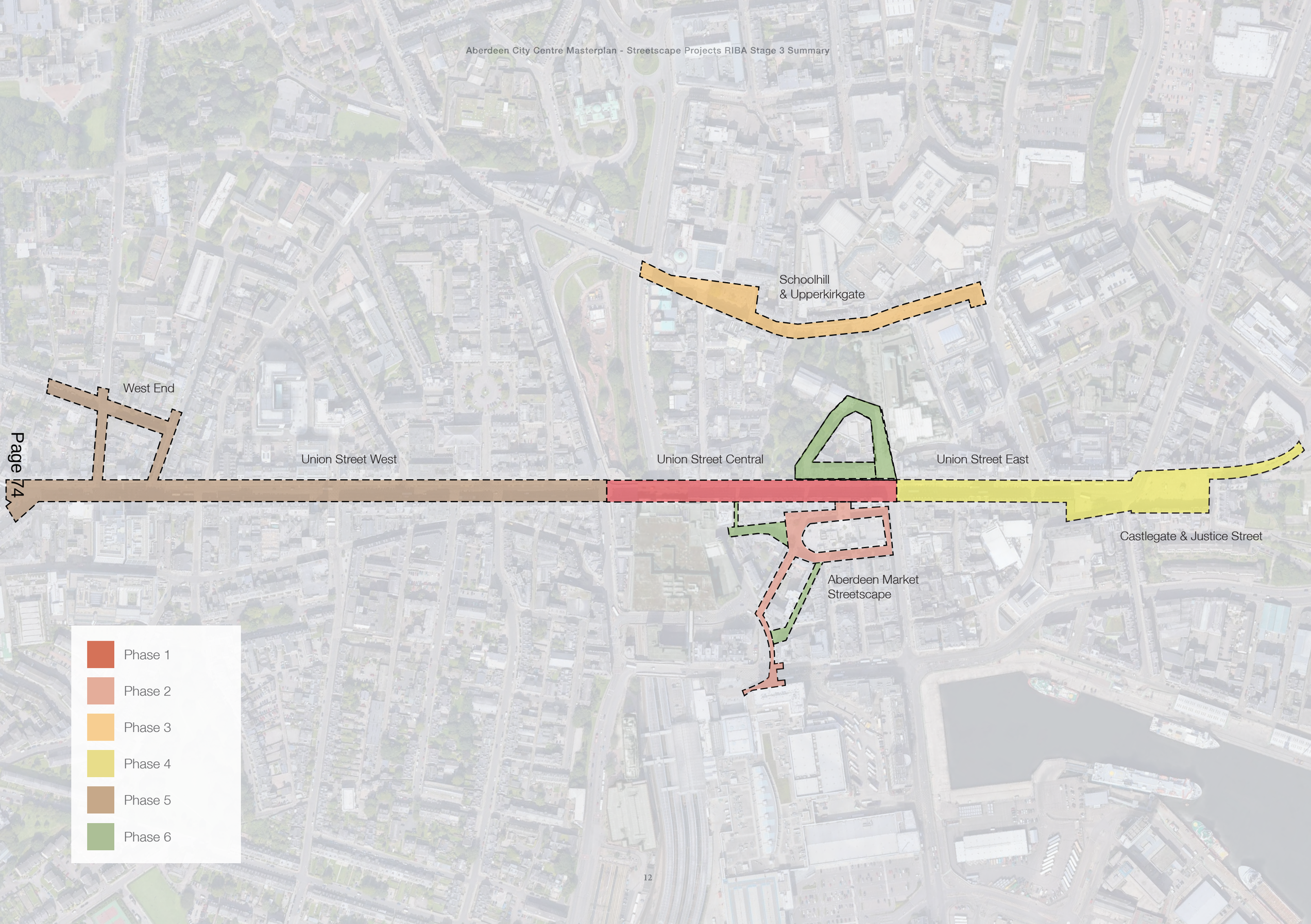
Phase 5: Union Street West & West End

Anticipated start date: Q3 2027
Work Duration: 19 months

- Widened pavements to prioritise pedestrian/ wheeled movement
- Key buildings to be celebrated through pavement design
- Increase seating and spill out areas
- Introduction of planting and trees
- Reapportioning of carriageway space within Rose St, Thistle St and Chapel St to better respond to service needs and to increase space for people
- Integrate semi-permanent café spill out areas, accessible parking and taxi ranks
- Taxi ranks combined to create one full time rank on Union Street West.

Phase 6: Market Streetscape (Phase 2&3)

Anticipated start date: TBC
Work Duration: TBC


Schoolhill
& Upperkirkgate
West End
Union Street West
Union Street Central
Union Street East
Castlegate & Justice Street
Aberdeen Market
Streetscape
Phase 1
Phase 2
Phase 3
Phase 4
Phase 5
Phase 6

Play & Art

A strategy towards play, art, events and urban greening is being developed alongside the public realm upgrades to help bring life and colour into the city. These strategies look holistically at the whole city centre, building off the strengths of Aberdeen and seek to externalise activity that has previously been internalised. Play, and Art can introduce colour into the public realm, adding notes of warmth in the 'Granite City', special moments in the everyday experience.

Play

The proposals include two 'destination play areas', one in Union Terrace Gardens (close to completion) and one in Castlegate. Further to this, secondary and incidental play elements are proposed to be embedded in the design throughout the city.

Key considerations are noted below:

- Ensure that the relevant outcomes of the extensive Youth Engagement undertaken to date are embedded with the development of the design proposals moving forward.
- 'The city should be a playground that creates moments of joy in the day to day'.
- The play strategy should focus on the creation of spaces that allow for imaginative, adventurous, and creative play while also creating opportunities for social interaction, learning and storytelling.
- Ensure inclusive designs for all ages, background and abilities.
- Ensure sensory play is interwoven within the design, to create a design able to stimulate different senses: visual, auditory, tactile, olfactory, vestibular.

Art Integration

Building off existing strengths, such as the beauty and history of Aberdeen's built environment and the success of events such as Spectra and NuArt festivals, must be at the forefront of the development of the proposals.

Key considerations are noted below:

- 'The city should offer stimuli for creativity everywhere you look'. Art features may be embedded into the day-to-day enjoyment of Aberdeen's city centre and collaborating in make explicit the vibrant character of the city.
- The art strategy should aim to create spaces that allow for interpretation, acknowledging that the city is an ever-changing backdrop for arts and animation.
- Where possible, local artists should be involved in the development of the proposals as to ensure meaningful, place-based responses - recognising it is not just about 'artists', it is also about community, youth, schools, ...
- Ensure children's voices are heard and visible within art interventions within the city.
- Acknowledge art as an attractor - drawing people into the city centre, identifying 'Instagram' / iconic moments that make Aberdeen unique.

Build off existing strengths

Non prescriptive play & colour

Play for all senses

Play & nature integration

Integrate art into public realm

Introduce colour through art & playful elements

Central Library

His Majesty's Theatre

Union Terrace Gardens

Robert Gordon's College

Aberdeen Art Gallery

ART

PLAY

Marischal College

Bon Accord Centre

West End

Music Hall

The Trinity Centre

Aberdeen Market

Justice Street

Castlegate

to the Beach

Aberdeen Railway Station

Aberdeen Bus Station

Union Square Shopping Centre

- Destination play areas
- Secondary play opportunities
- Primary art opportunities
- Play along the way opportunities
- Secondary art opportunities

Events Strategy

A strategy towards play, art, events and urban greening is being developed alongside the public realm upgrades to help bring life and colour into the city. These strategies look holistically at the whole city centre, building off the strengths of Aberdeen and seek to externalise activity that has previously been internalised.

Events

Aberdeen City Council is working to expand Aberdeen's events capacity, and being ambitious with the type, number and scale of events the city can hold. This ranges from city wide festivals that would take over all of the key streets and public spaces within the city centre, to daily events, such as buskers in a doorway or campaigners on a street corner.

A strong calendar of year-round events will help animate Aberdeen, inviting visitors and residents alike to spend more time in the city centre.

It is proposed that an events specialist is brought on board within the next phase of work, to ensure a robust and meaningful event strategy is formed. This would help future proof the city centre design proposals as to ensure that the proposals can accommodate the ambition of the city going forward.

Key considerations are noted below:

- A strong events strategy would make Aberdeen a more liveable city for its existing residents, but also attract new ones, as well as visitors - helping to boost the local economy.
- Events make the city feel like somewhere that is continuously evolving, creating more opportunities for participation, and therefore rendering the city more open.
- The strategy will look into the activation of spaces - to turn 'movement' into 'sticky-ness', encouraging people to spend time and money within the city centre.

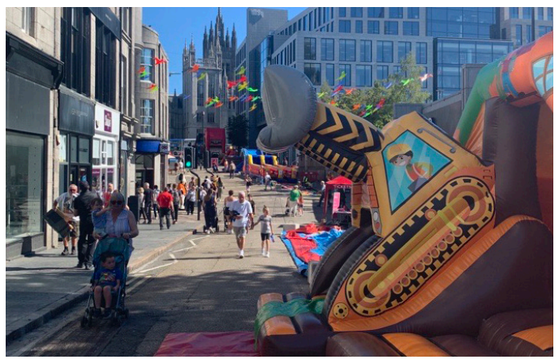
- In addition to the square in front of Marischal College (currently in use for the Christmas Market and other temporary events), there are three primary events spaces proposed within the City Centre Masterplan Area: Union Terrace Gardens (close to completion), Castlegate, Schoolhill & Upperkirkgate (pedestrianised section). These spaces have the potential to hold larger events, such as music concerts, seasonal markets, fitness classes, outdoor cinemas and mini-festivals.
- There are a number of spaces identified as secondary event spaces (the squares at Schoolhill and St Nicholas Square, etc), which have the potential to hold smaller events, such as weekly markets, food trucks, pop up shops and educational workshops.
- Potential for tertiary spaces have been identified across the city centre. These spaces could host more informal type of events, animating the city in between the larger event spaces. Such spaces are made possible by the proposed widening of footpaths and creation of 'activity zones' throughout the city centre, which allow for more space for incidental events to occur.

Short Term Strategy

There is opportunity to start building momentum around events prior to the completion of the public realm upgrades. This would enable testing ideas, encourage participation and increase excitement about the longer-term plans for the city, via elements of tactical urbanism/low-cost measures. Such events could include an element of public engagement to gauge opinions on the temporary measures being tested (such as changes to traffic patterns, introduction of colour, etc).

Markets & festivals

Outdoor cinemas & community events


Big Bounce Event at Schoolhill and Upperkirkgate

Community days - celebrate heritage

Central Library

His Majesty's Theatre

Robert Gordon's College

Aberdeen Art Gallery

Marischal College

EVENTS

EVENTS

Bon Accord Centre

Union Terrace Gardens

West End

Music Hall

Justice Street

EVENTS

to the Beach

Castlegate

The Trinity Centre

Aberdeen Market

Aberdeen Bus Station

Aberdeen Railway Station

Union Square Shopping Centre

- Primary event spaces
- Secondary event spaces
- Tertiary event spaces / opportunities
- Special event routes

Urban Greening

A strategy towards play, art, events and urban greening is being developed alongside the public realm upgrades to help bring life and colour into the city. These strategies look at the whole city centre, building off the strengths of Aberdeen and seek to externalise activity that has previously been internalised.

Overview

Trees make places work, look and feel better.

With the extent of the planned public realm upgrades, there is significant opportunity to 'green' the city through integration of trees, planters and rain gardens. This will play a key role in climate proofing the city, supporting the health and well-being of it's residents while also generally making the city more attractive and colourful.

To enable this to happen, Aberdeen needs to think beyond the constraints of today to imagine what the city could be. This will require a co-ordinated approach towards design, implementation and maintenance. Aberdeen has a rich history in horticulture, proving that the city has the expertise, values and ambition to realise the city centres potential as an 'urban arboretum'.

Constraints

There are a number of existing constraints to be considered with the 'greening' proposals for Aberdeen's city centre such as underground utilities, street lighting, CCTV view shafts, environmental conditions and maintenance requirements. However it is important to be risk aware, not risk adverse.

All of these constraints have been factored into the designs and will be designed around where possible through use of green/ blue details, raised planters and species selection. As highlighted, this takes a co-ordinated approach.

Proposals

Castlegate, Schoolhill and St Nicholas Street are the primary opportunities for green nodes within the masterplan. These nodes will include feature/ wayfinding trees, seating areas, raingardens and have potential for play integration.

Union Street is the key 'avenue' of Aberdeen. Trees will be planted at regular intervals all along the length of the street, promoting symmetry and the feeling of formality to respect the rich historic environment. Low level planters will provide additional opportunities for greening, promoting biodiversity while adding to the overall attractiveness.

Street trees will be integrated where possible throughout the rest of the masterplan intervention areas, working around existing constraints. In addition to this, smaller opportunities have been identified, such as planters within outdoor cafe areas, window boxes for businesses, hanging baskets and movable planters where in ground greening is challenging.

Benefits of Urban Greening

- Good for **people** - spending time around trees can improve physical and mental health while also increasing the feeling of safety.
- Good for the **economy** - streets with trees typically have a higher property value than those without.
- Good for **local business** - people are more likely to dwell in attractive spaces, spending more money in local businesses.
- Good for the **climate** - trees aid city cooling, negating the effects of urban heat islands while providing shade and shelter.
- Good for **pollution reduction** - urban trees are excellent air filters, absorbing CO2 and producing O2, sequestering carbon.
- Good to **combat flooding** - trees reduce the impact of heavy rain, regulating water flow and improving water quality.
- Good for **biodiversity** - trees and areas of planting provide vital habitat that would re-introduce a variety of beneficial species to the city centre.
- Good for making **attractive spaces** - overall, trees make attractive spaces.

Seating made more attractive with greening

Rain gardens to combat flooding & aid resilience

Increased biodiversity & education opportunities

Central Library

His Majesty's Theatre

Robert Gordon's College

Aberdeen Art Gallery

Union Terrace Gardens

Marischal College

GREENING

Bon Accord Centre

GREENING

West End

Music Hall

GREENING

GREENING

Justice Street

Beach

Aberdeen Market

The Trinity Centre

Castlegate

Aberdeen Bus Station

Aberdeen Railway Station

Union Square Shopping Centre

- Primary greening opportunities
- Secondary greening opportunities
- Rain gardens
- Avenue planting
- Secondary street planting

Planting

The following images are indicative of the look and feel of the planting palette proposed across the city centre masterplan area. Consistency in planting strategy will help tie together the city centre as a cohesive place, while also reducing individual maintenance requirements. However in some key areas, unique species may be specified to create a feature moment or respond to existing characteristics of place. For more information around exact species selection, please refer to the outline specification issued as part of the technical pack.

As highlighted on the previous page, there are a number of constraints that have been considered in the planting selection such as environmental conditions, servicing and maintenance.

Further consultation will be undertaken with Aberdeen City Council and other relevant stakeholders to determine the final selections, ensuring all needs are met.

Avenue Planting

Flowers - Colour & Biodiversity

Raised Planter Beds

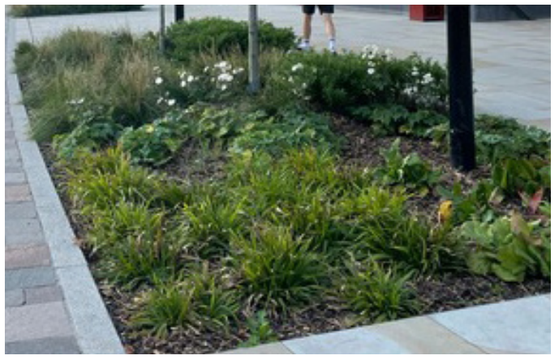
Feature Trees & Wayfinding Trees

Grass Species

Wild flower Mix - Colour & Biodiversity

Street Trees

Flowers - Colour & Biodiversity


Rain gardens - SUDS

Street Furniture

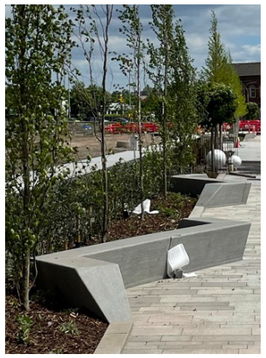
The proposed street furniture palette responds to the existing materiality and character of the city centre and is largely consistent across all of the intervention areas. This will help tie the city centre together as a cohesive ‘place’, while occasional differences will help accentuate the unique characteristics of key spaces.

The images shown are indicative of the style and quality of products envisioned for the masterplan, however further consultation will be undertaken with Aberdeen City Council and other relevant stakeholders to determine the final selections, ensuring all needs are met.

Timber Wall Seat

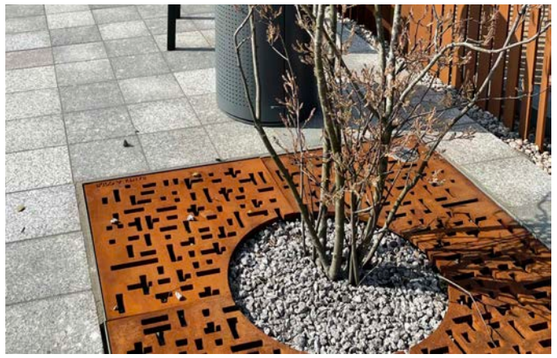
Feature Seating

Stone Cube Seating



Playful Seating

Wayfinding Totem



Tree Grills

Bollards

Bike Racks

Bike Tool-station

Litter & Recycling Bins

Playful Seating & Play Elements

Materials

The proposed material palette is largely consistent across the whole of the city centre masterplan and responds to the existing character and materiality of Aberdeen, ensuring the historic character is preserved and celebrated. Consistent materiality will help tie the city centre together as a cohesive place, while special moments celebrate the unique characteristics of key spaces.

The proposed material palette can be broken down by the following:

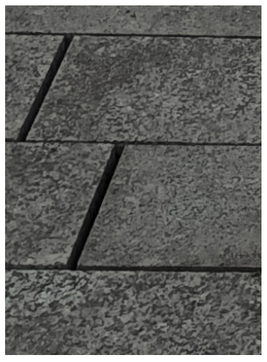
- Primary & Secondary Streets
- Tertiary Streets
- Special Areas

The images shown are indicative of the colour, sett and quality of products envisioned for the masterplan, however further consultation will be undertaken with Aberdeen City Council and other relevant stakeholders to determine the final selections, ensuring all needs are met.

Wherever possible, indigenous stone will be specified for use within hard landscaped areas, reducing transportation requirements whilst supporting a circular economy and in particular investment within the local Scottish stone industries.

Primary & Secondary Streets

Carriageway - Pale Grey Avochie Granite Setts

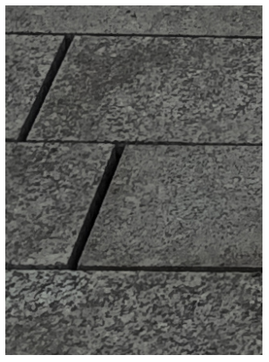


Pavement - Dark Whinstone Slabs & Cubes

Lay-bys / pedestrian thresholds / vehicular overrun on pavements - Dark Whinstone Setts

Tertiary Streets

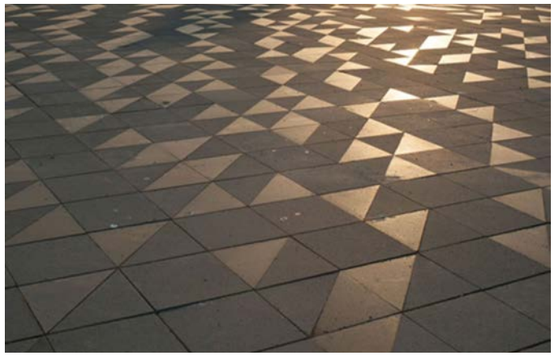
Carriageway - Mixed Granite Setts



Pavement - Dark Whinstone Slabs or Mixed Granite Slabs (depending on location)

Kerbs - Pale Granite

Special Moments



St Nicholas Square - Feature Paving

Castlegate - Green Schist Stone

Schoolhill - Mixed of Greys and Pink Granite

Lighting

Lighting is key as it shapes urban life after dark, which is a significant amount of time throughout the winter months for Aberdeen. Good lighting not only prevents crime and makes a city feel safe, it supports 24 hour economies and animates the cities streets/ public spaces. Lighting can also bring colour, movement and playfulness to the city while spotlighting historic buildings and creating iconic moments.

The proposed lighting strategy across the masterplan has four key typologies as outlined below. Ultimately, the lighting strategy for each of the intervention areas will be slightly different based on existing lighting, character and constraints. Further details around this will be developed within RIBA Stage 4 following engagement with ACC and the relevant stakeholders.

Ambient lighting - to sufficiently light all streets and public spaces

Accent and nodal lighting - permanent lighting that highlights key features of the city such as landmarks, monuments, trees and seating areas

Feature lighting - distinct moments that add a layer of playfulness and uniqueness to the city, could be wayfinding, art installation or similar

Temporary lighting - lighting associated with events, exhibitions or themed for time of year such as Christmas

The images shown are indicative of the type of lighting envisioned, however further consultation will be undertaken with Aberdeen City Council and other relevant stakeholders to determine the final selections, ensuring all needs are met.

Wall Mounted Lights

Tree Uplighters

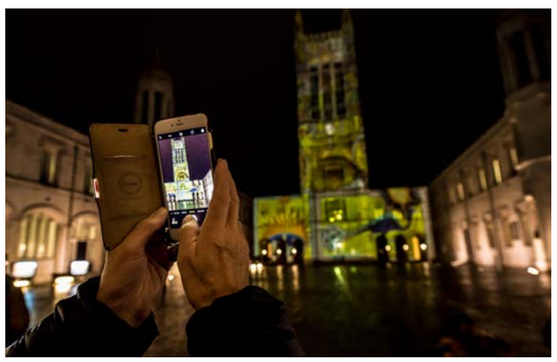
Feature Lights

Lighting Columns

Accent Lighting to Street Furniture

Wayfinding Signage Lit Up

Building to Building Lighting


Temporary Lighting - SPECTRA Festival

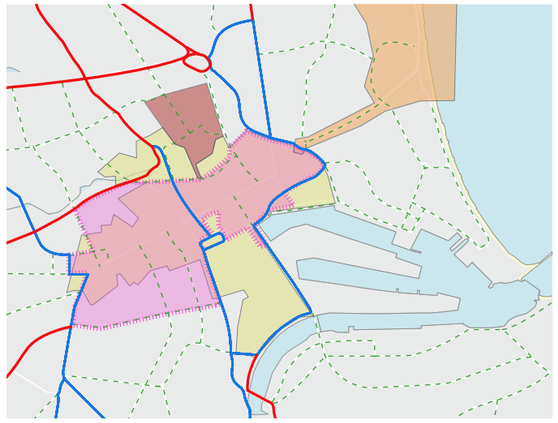
Wayfinding Constellation Lights

Movement

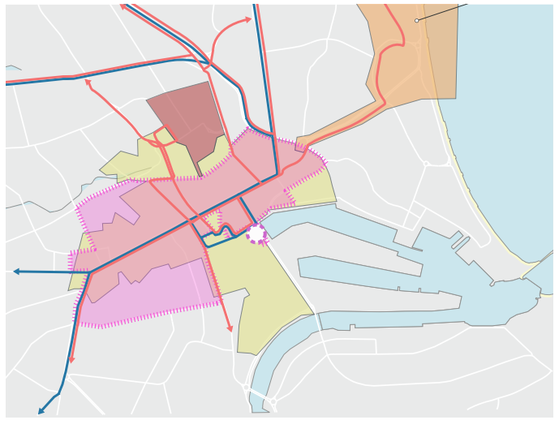
As part of the Aberdeen City Centre Masterplan (CCMP), changes are being made to some roads in Aberdeen city centre. An overview of the proposals can be found on the plans opposite, as provided by SYSTRA.

On a wider scale, the proposed changes will avoid unnecessary traffic going through the city centre and will improve connections between the city centre and the Beachfront. Within the city centre, the proposed changes will make it easier and safer for people to move around by walking, wheeling, cycling and public transport, and result in a less polluted city centre environment. While there will be a significant reduction in general traffic to the city centre, access will still be possible to all properties, car parks and other destinations. However in some cases the routes that cars can take to get to these destinations will change.

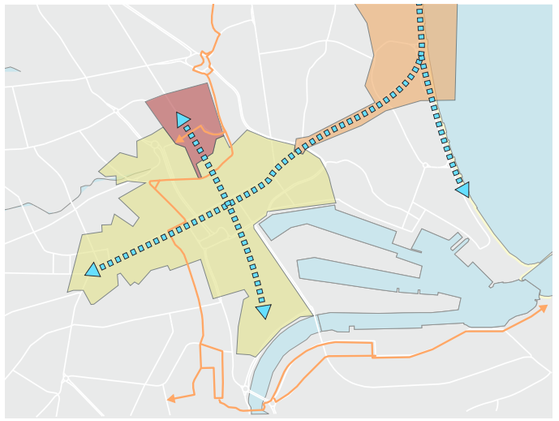
Plans prepared by SYSTRA.



Proposed Road Hierarchy

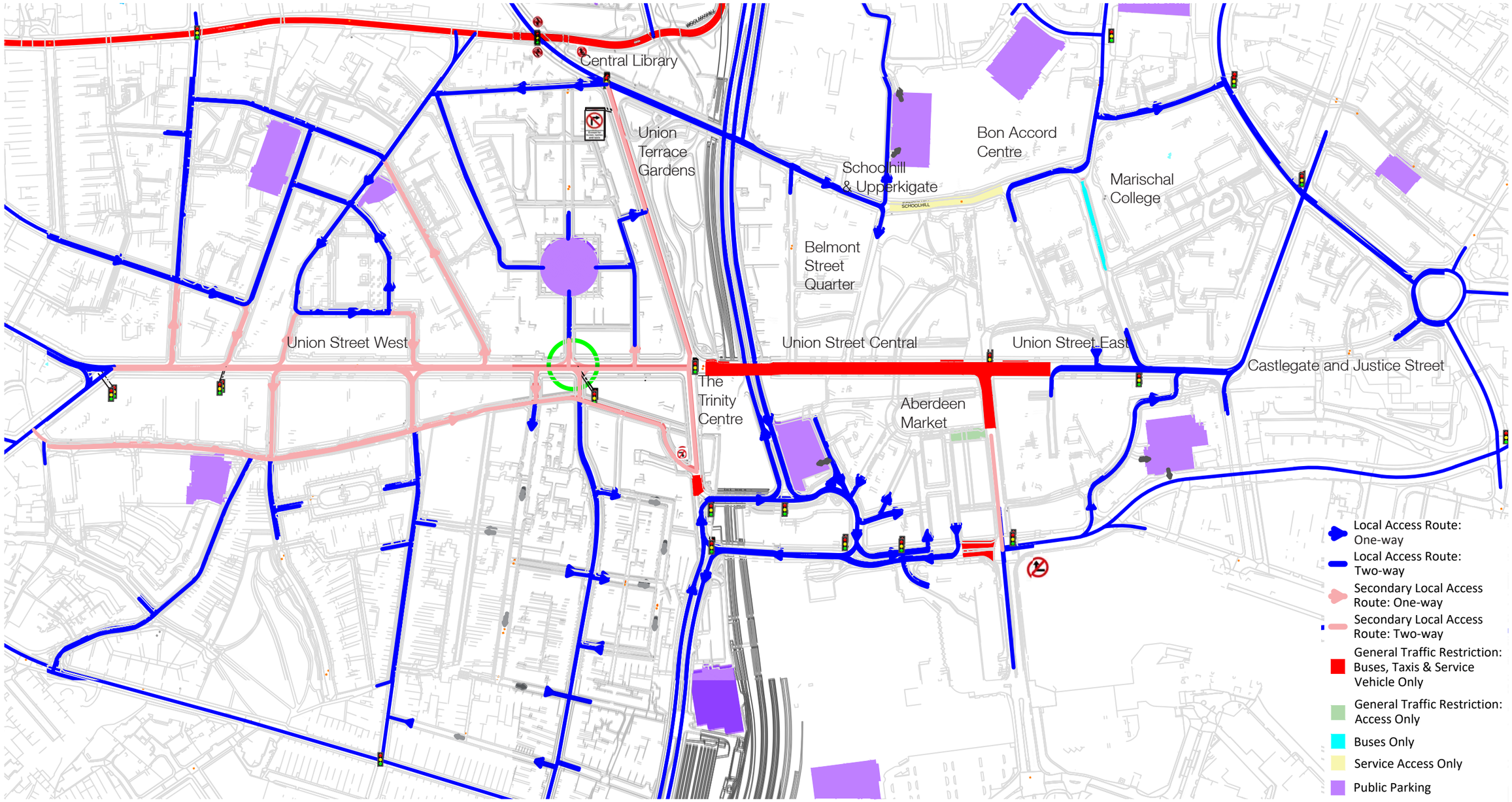


Proposed Bus Routes



Proposed Active Travel Routes

Anticipated Reduction In General Traffic. Data provided by SYSTRA. Comparison between 2019 baseline & full City Centre Masterplan proposals.



Plan prepared by SYSTRA.

2. Union Street Central Key Moves & Overview

Key Moves

- Create a focal point in the heart of the City Centre between Bridge St & Market St.
- Improve connections between, The Market, Union Terrace Gardens and The Art Gallery.
- Create plaza spaces in front of key buildings allowing people to gather and celebrate the city's rich heritage.
- Provide a space that is flexible and adaptable for future needs.
- Create seating areas to provide rest stops, activate the area and support local businesses.
- Add colour and life through play, public art and lighting.
- Increase number of trees and planted areas to soften the space, adding colour, shade, shelter and seasonality.

A Flexible Design

The proposals for Union Street Central have been designed as to allow for the maximum degree of flexibility to ensure that they are adaptable to current and future needs of the City of Aberdeen. The design is adaptable to enable full pedestrianisation in the future should this be desired.

Rationalised Carriageway

The existing streetscape will be reapportioned to favour pedestrians, cyclists and public transport over vehicles. This involves narrowing the carriageway to allow pavements to be widened. Carriageway widths are designed to enable cyclists and buses to safely share the road and have been designed to the cycle-by-design standards.

Activity Zone

By narrowing the carriageway, space is now available for a consistent 'activity zone' along the length of Union Street Central that accommodates all street furniture, planters, street trees, outdoor cafe areas, wayfinding signage, play, cycle parking and other activity. It also provides a zone for bus lay-bys and loading bays. Having this dedicated zone allows the pedestrian zone to be clutter free for ease of movement for all and also provides a buffer to the vehicle carriageway. This zone creates a multitude of opportunities for people to dwell and spend time within the street.

Enriched Public Realm

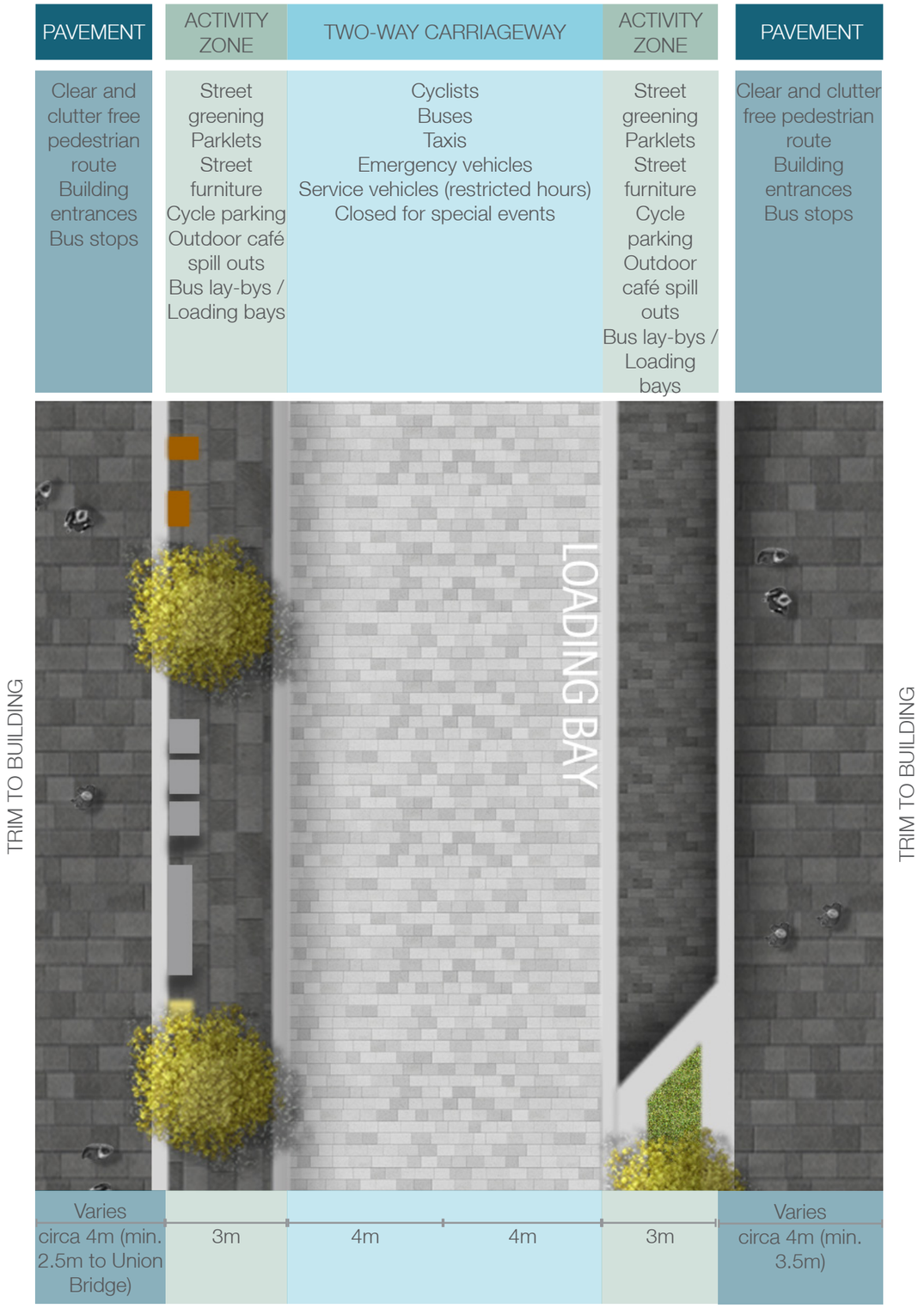
Proposals include the introduction of incidental play, planting, art and lighting within the space, further enhancing the activity and bringing animation to the public realm. Details around how this will be integrated will be further investigated during Stage 4, following more engagement with ACC and relevant stakeholders.

Street Greening

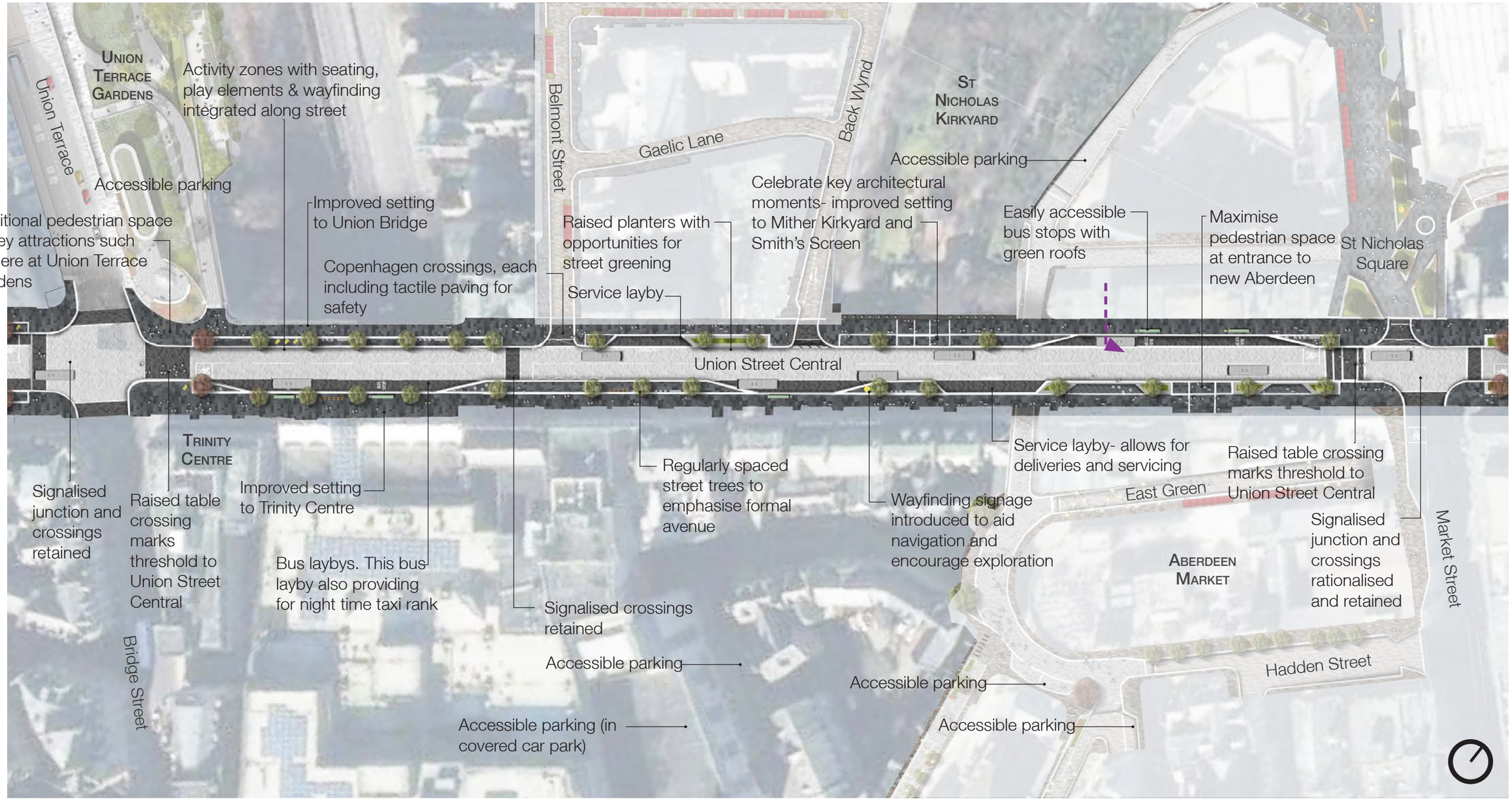
The 'activity zone' allows for raised planters and regularly spaced trees along the length of Union Street Central, helping create a formal avenue, while enhancing the seasonality and biodiversity within the area, softening the space generally and afford a degree of shade and shelter.

Material Palette

The proposed materials are in line with the holistic masterplan material strategy: a simple and elegant palette of timeless and robust materials. Wherever possible, indigenous stone is specified, in keeping with the surroundings.



Illustrative Plan



Union Street Central Visual

Existing

Proposed

Feature lighting
New Aberdeen Market building
Tree avenue
ABERDEEN MARKET
Raised planters with shrubs and trees
60mm upstand to pavement edge
Two lane carriageway
Bus lay-by

3. Aberdeen Market to Guild Street Key Moves & Overview

Key Moves

- Celebrate the unique character of the area by creating spaces for people to dwell and spend time.
- Recognise and build upon the area's reputation for street art.
- Improve pedestrian and cycling connectivity through the Market, recognising its importance as a key link between the train station, bus station and the city centre.
- Increase seating and spill-out spaces to help animate the space.
- Increase number of trees and planted areas to soften the space, adding colour, shade, shelter and seasonality.
- Enhance wayfinding to and within the area to aid legibility.
- Tie in with the new Market Building currently being delivered.

Connectivity

A key move of the market area is to improve pedestrian and cycle connectivity between the public transport stations, the market, Union Street and beyond. This will be achieved through limiting two-way through traffic, widened pavements where possible, improved wayfinding signage and by making the area generally more attractive to pass through by introducing street greening, lighting and upgrading materiality.
As key through-routes, Carmelite Lane and Street will have a one way system with street trees introduced and feature lighting making them more attractive. Further to this, a large pedestrian crossing will be introduced at Guild Street alongside widened pavements throughout the area outside the station.

Enriched Public Realm

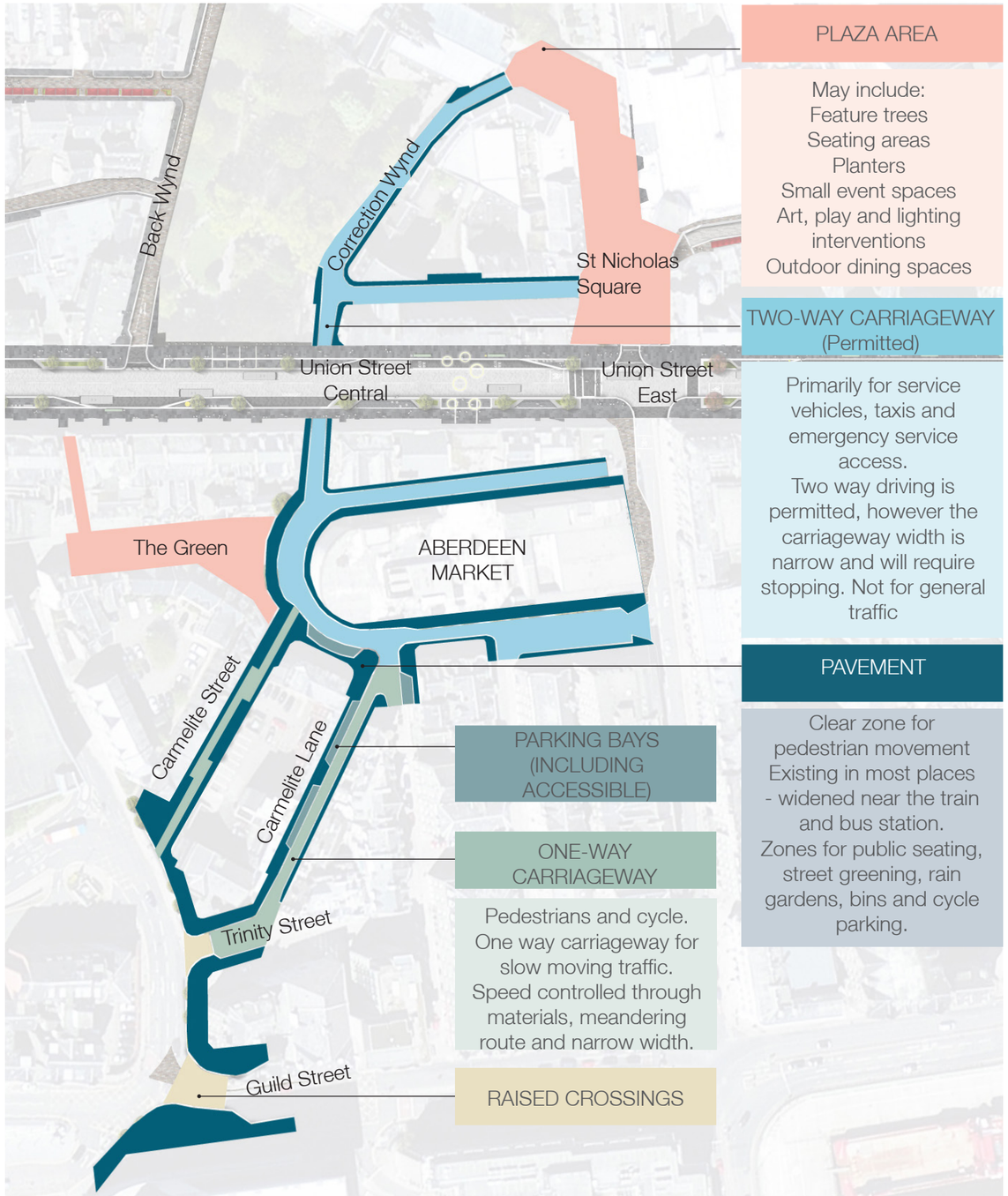
Proposals seek to build off the areas reputation for street art by creating opportunities for local artists. Proposals also include opportunities for incidental play and lighting that build off and celebrate the unique characteristics of the area such as the tunnels, narrow streets and historic buildings. This will enhance activity within the area and bring further animation to the public realm. Details around how this will be integrated will be further investigated during Stage 4, following more engagement with ACC and relevant stakeholders.

Street Greening

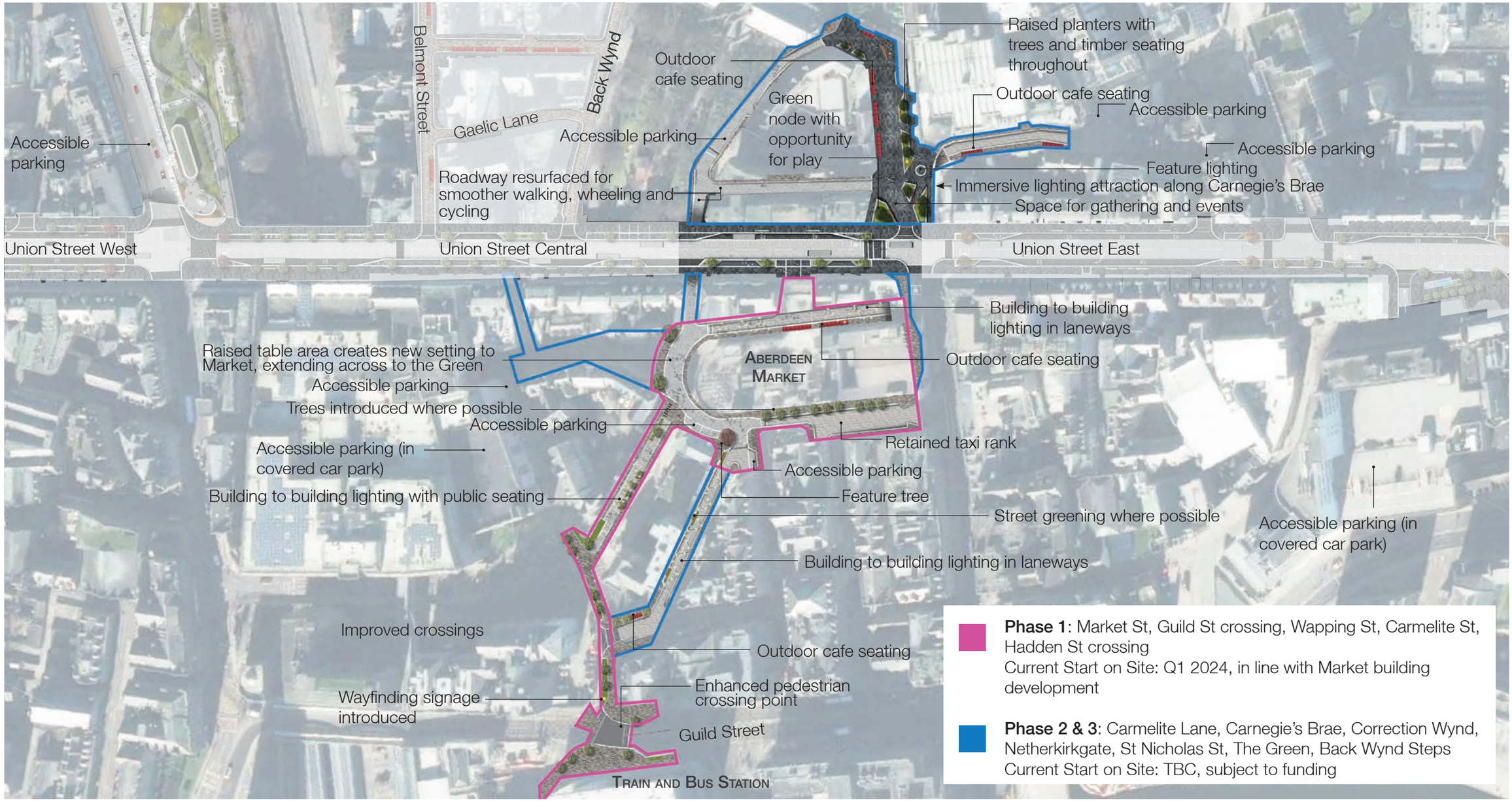
There a number of existing street trees within this area that will be retained where possible. Where upgrades to footpaths are proposed and space allows, new raised planters and street trees will be introduced enhancing the seasonality and biodiversity within the area. The plaza space on St Nicholas Street presents an opportunity for a 'green node' with feature trees and larger planted areas.

Material Palette

Much of the Merchant Quarter is comprised of natural stone paving, predominantly a mix of granite flags on pavements and granite setts on roadways. There is a mix of pink and grey granites with a section of solely grey tones in The Green. Generally, materials are in good condition within this area so will be retained and made good where possible. Any new materials introduced will tie in with existing as per the holistic materials strategy: a simple and elegant palette of timeless and robust materials. Wherever possible, indigenous stone is specified, in keeping with the surroundings.



Illustrative Plan



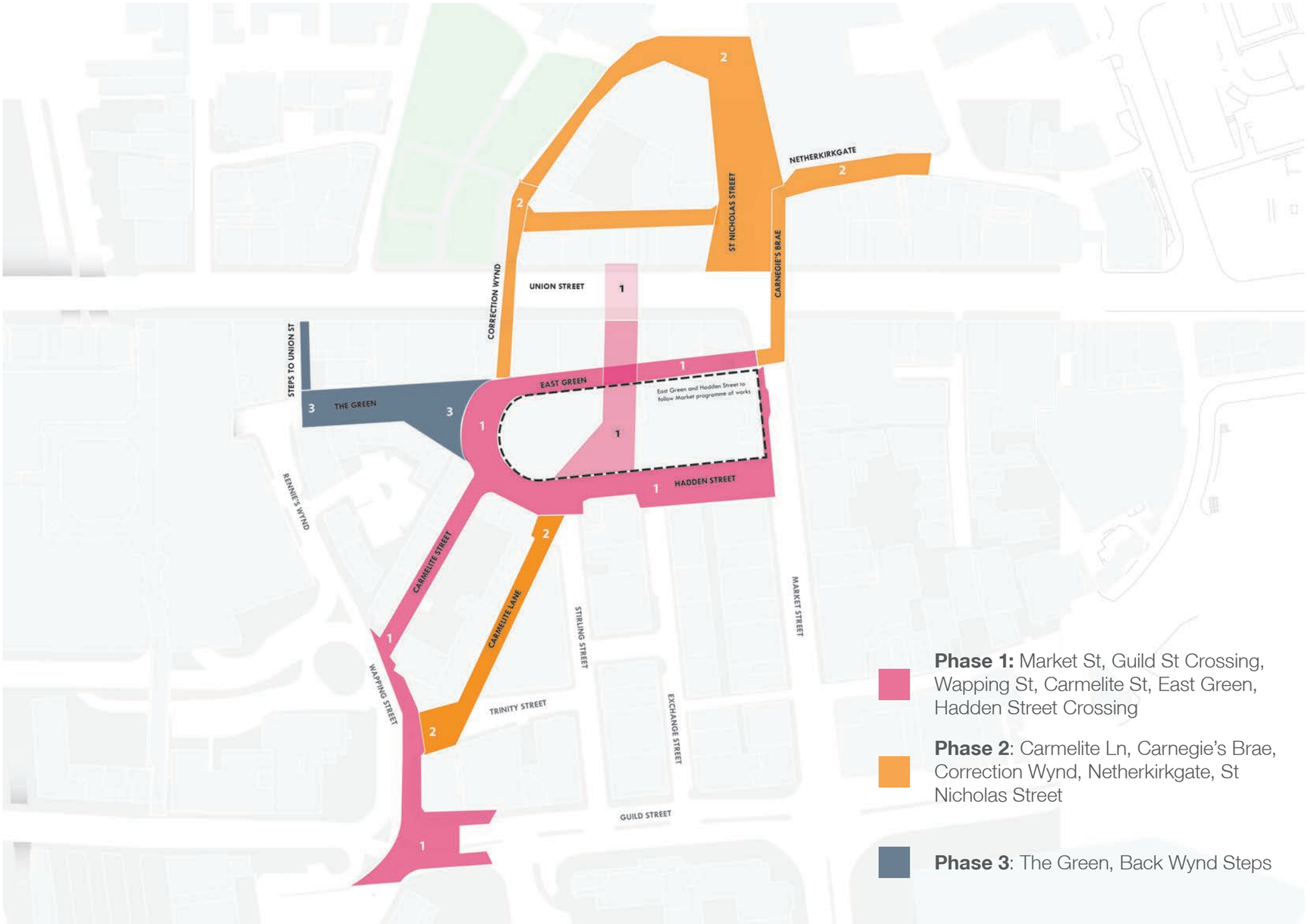
Phasing

The scope area is split into three key phases which can be undertaken within different time-scales. They are ranked by importance and urgency in regenerating the Merchant Quarter into a safe, vibrant and exciting area.

Phase 1 was recommended and agreed with full council at February 2022 committee to be delivered alongside construction of the Aberdeen Market. It prioritises the connection between Union Street, the market and down to the stations via Carmelite Street. This initial phase will also see accessible parking provision improved on Hadden Street for ease of access to the Market. East Green will also from part of phase 1, including the restoration of historic setts, improvement of accessibility and the activation of the street with spill-out seating and lighting to compliment the new Market.

Phase 2 includes additional areas instructed by full council at February 2022 committee to also progress to RIBA stage 3. It includes the regeneration of Carmelite Lane. Carnegie's Brae also forms part of phase 2, rejuvenating a currently dangerous and unwelcoming route, there is an urgent need to improve the character and environment within the tunnel to encourage safe passage by the public.

Phase 3 consists of projects that form part of the long term streetscape vision however, currently out with scope . This includes The Green and the Back Wynd Steps, making good of existing paving and rationalising spill out seating and eateries.



Aberdeen Market Visual

Existing

Proposed

Aberdeen Market
Enhanced wayfinding through lit signage
TO THE STATION
Improved street greening & lighting
Increased accessible parking provision
Enhanced outdoor table and chair opportunities to the Green
Heritage inspired paving inlays
Paving upgrades throughout to improve accessibility for all

Carmelite Street Visual

Existing

Proposed

TO THE MARKET
New building to building lighting
Wayfinding signage
New shrubs and tree planting
Opportunities for rest

4. Schoolhill & Upperkirkgate Key Moves & Overview

Key Moves

- Prioritise walking, wheeling and cycling.
- Widen footpaths and improve street crossing points to allow for safer and more comfortable pedestrian movement.
- Create seating areas to animate the area and allow people to dwell.
- Add colour and life through play, public art and lighting.
- Increase number of trees and planted areas to soften the space, adding colour, shade, shelter and seasonality.
- Introduce rain gardens as a means of sustainable drainage.
- Enhance the setting of the Art Gallery and improve the connections through to Union Terrace Gardens

Rationalised Carriageway

The existing streetscape will be reapportioned in favour of pedestrians over vehicles. Where possible, carriageways have been reduced in width as to allow pavements to be widened. Narrower carriageways will also slow the movement of cars, generally improving safety for other street users. Along Upperkirkgate, the carriageway will be closed to general traffic (as per the existing temporary measures).

Widened Footpaths

Footpaths have been widened generally to allow greater, safer and more comfortable pedestrian movement. It is proposed that the northern pavement (sunny side of the street) within Upperkirkgate will be widened significantly which will allow for greater pedestrian movement along the main shopping section of the street. An at grade crossing is introduced within this section of the street, connecting both sections of the Bon Accord Centre.

Seating and Spill Out Space

The proposed reapportioning of space allows for the introduction of public seating which will offer opportunities for rest for the less able whilst encouraging visitors to dwell. The introduction of a plaza space outside the Aberdeen Art Gallery will enable outdoor dining and other artistic / cultural / civic activities to spill out into the public realm, adding life and animation.

Enriched Public Realm

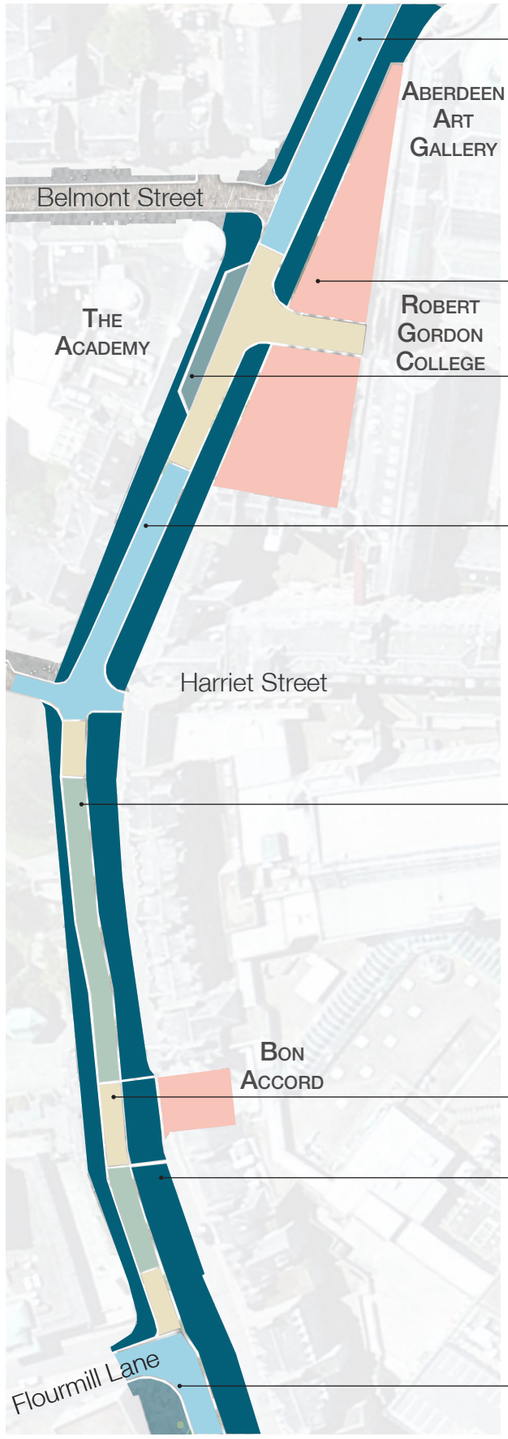
The proposals allow for the incorporation of play, public art, and feature lighting at appropriate locations. Details around how this will be integrated will be further investigated during Stage 4, following more engagement with ACC and relevant stakeholders.

Greening & Sustainable Urban Drainage

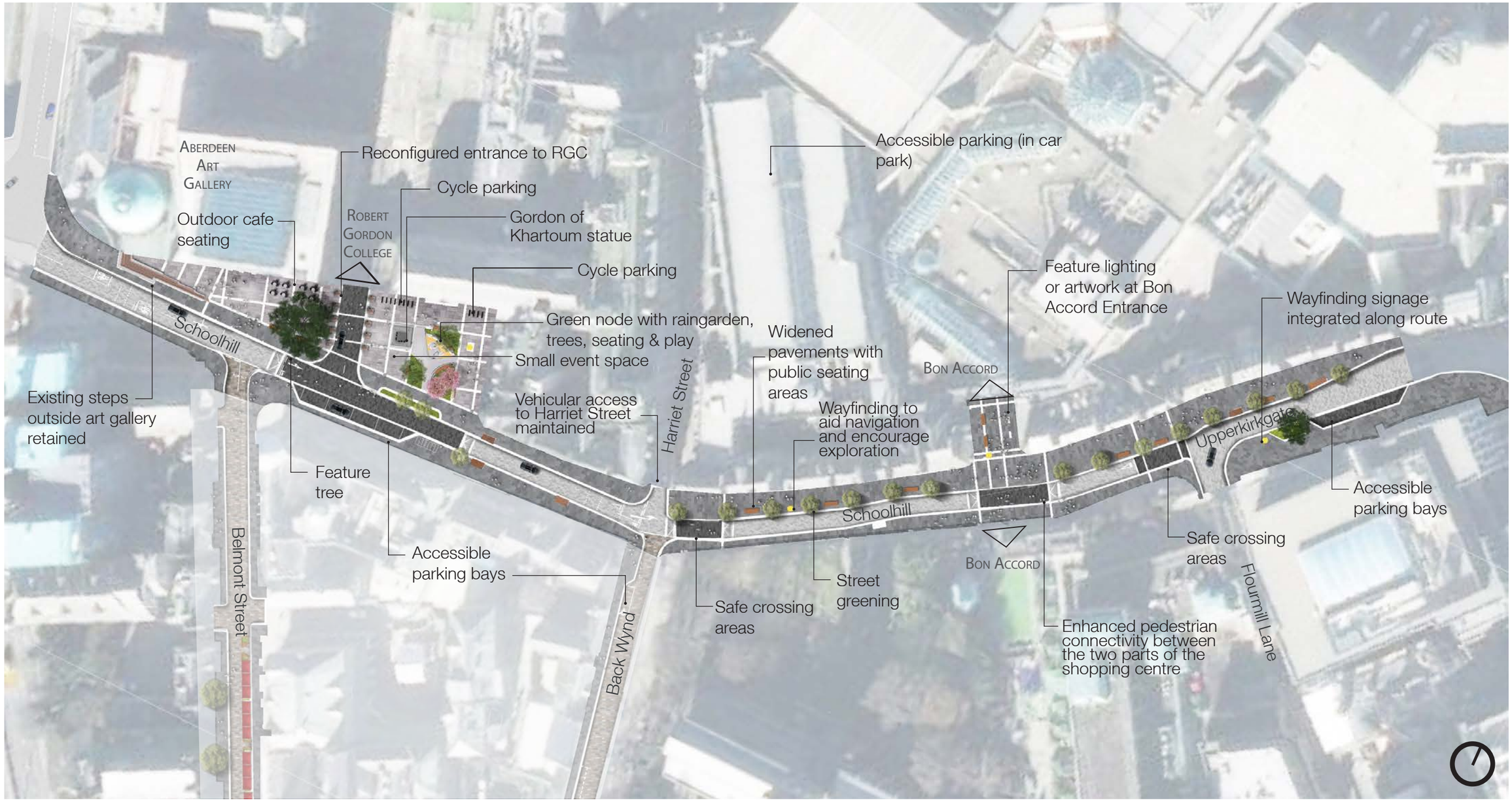
Following careful assessment, one of the four existing trees in the area will be retained, while more new street trees are proposed. The iconic Wych elm tree in the square (recommended for removal following tree survey) will be replaced with a suitable size specimen to compare with the existing tree's recognisable presence as landmark for the area. Rain gardens will also be introduced here helping to attenuate rainwater run-off from the surrounding paved areas.

Material Palette

The existing pavement materials are generally in good condition (Caithness), and will be retained and made good wherever possible. There is an opportunity to reuse reclaimed stone uplifted from other Intervention Areas, subject to assessment of their condition. New materials are in line with the holistic material strategy: a simple and elegant palette of timeless and robust materials. Wherever possible, indigenous stone is specified, in keeping with the surroundings. To respond to context feature paving is also proposed to tie in with the context - to be further developed in RIBA Stage 4.



Illustrative Plan



Schoolhill Visual

Existing

Proposed

Trees defining space and softening streetscape
Access to Robert Gordon's College
60mm upstand to pavement edge
Public seating
Extended plaza space
Spill-out space for gallery and cafe

Schoolhill Visual

Existing

Proposed

Enhanced street greening
60mm upstand to pavement edge
Setted central zone within street
Widened footpath
Raised table crossing at Bon Accord
Extended plaza connecting Bon Accord Centre

5. Union Street East & Castlegate Key Moves - Union Street East

Key Moves

- Prioritise walking, wheeling and cycling.
- Widen footpaths and improve street crossing points to allow for safer and more comfortable pedestrian movement.
- Create seating areas to provide rest stops, activate the area and support local businesses.
- Increase number of trees and planted areas to soften the space, adding colour, shade, shelter and seasonality.
- Enhance public plaza at Plainstanes to accommodate events, street greening and seating.
- Retain access to public transport, including buses and taxis.

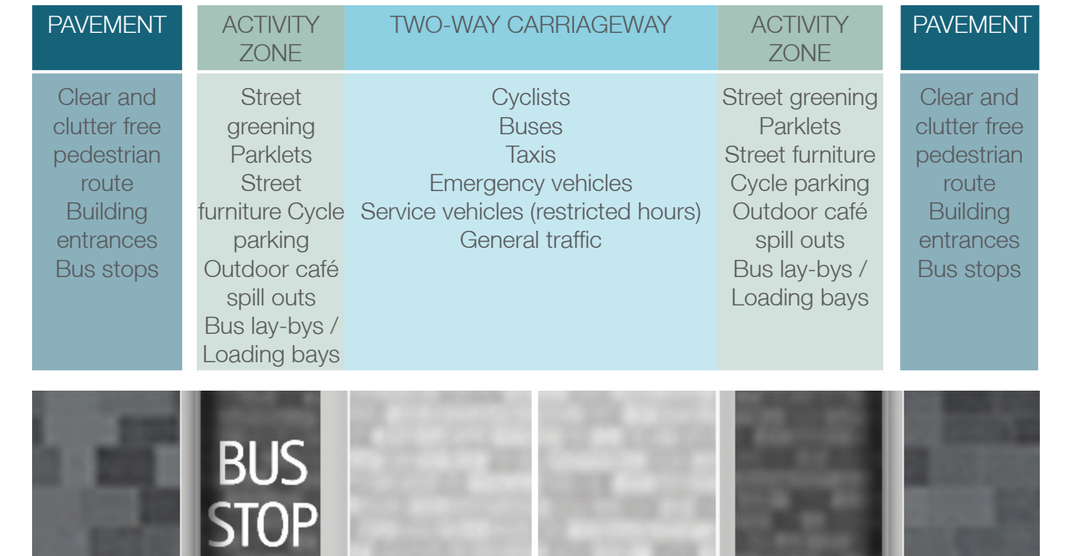
Rationalised Carriageway
The existing streetscape will be reapportioned in favour of pedestrians, cyclists and public transport. This involves narrowing the carriageway to allow pavements to be widened and limiting access for general traffic. Carriageways widths are designed to enable cyclists and buses to safely share the road and have been designed to the cycle-by-design standards. Signalised crossings retained and raised crossings to side streets introduced.

Widened Pavements & Activity Zone
By narrowing the carriageway, space is now available for a consistent 'activity zone' along the length of Union Street East that accommodates all street furniture, planters, street trees, outdoor cafe areas, wayfinding signage, play, cycle parking and other activity. It also provides a zone for bus lay-bys and loading bays. Having this dedicated zone allows the pedestrian foot path zone to be clutter free for ease of movement for all while also providing a buffer to the vehicle carriageway. This combined zone creates a multitude of opportunities for people to dwell and spend time within the street.

Enriched Public Realm
The proposals allow for the incorporation of play, public art, and feature lighting at key locations, particularly in the space outside Plainstaines. Details around how this will be integrated will be further investigated during Stage 4, following more engagement with ACC and relevant stakeholders. A common approach will be taken to the whole of Union Street to ensure continuity.

Street Greening
The 'activity zone' allows for low level planters and street trees where possible, enhancing the seasonality and biodiversity within the area, softening the space generally and giving a degree of shade and shelter.

Material Palette
The proposed materials are in line with the holistic masterplan material strategy: a simple and elegant palette of timeless and robust materials. Wherever possible, indigenous stone is specified, in keeping with the surroundings.



Key Moves - Castlegate

Key Moves

- Re-establish Castlegate as the civic heart of the city
- Create an accessible, attractive, and flexible space for day to day use, civic gatherings and events.
- Increase the attractiveness of the area for residents, businesses, and visitors whilst creating a key destination within the city.
- Improve pedestrian and cycle connectivity, especially to the beach.
- Increase seating and spill-out spaces to provide rest and animate the space.
- Add colour and life through play, public art and lighting.
- Increase number of trees and planted areas to soften the space, adding colour, shade, shelter and seasonality.
- Introduce rain gardens as a means of sustainable drainage.

A Flexible Design

The proposals for Castlegate have been developed as a clutter free and flexible space at the heart of the square, which forms a setting to the historic Mercat Cross. The square is framed by trees, fixed seating elements and herbaceous planting to enclose the space at different levels, all combined to create a welcoming and habitable place for people to be in and enjoy.

Seating and Spill Out Space

Opportunities for public seating have been maximised within the proposals. These include the provision of long linear benches and associated planting which help frame the central events space within the square, whilst encouraging people to dwell and spend time within it. In addition to this, clearly delineated generous spill-out spaces are proposed immediately adjacent to the ground floor business premises, along the pavements either side of the square.

These interventions combine to introduce a more comfortable human scale within the space whilst assisting with the overall animation of Castlegate. It is intended that these elements will provide additional interest, helping to activate and animate the public realm, to draw people of all ages into the space and encourage them to linger.

Enriched Public Realm

A destination play area is proposed within the eastern zone of Castlegate, which could incorporate elements of water and nature play. Provision is made to include art interventions within the space, details of which will be developed during the next phase of the design. Feature lighting will enhance the space further, to tie in with the developing events strategy.

Street Greening

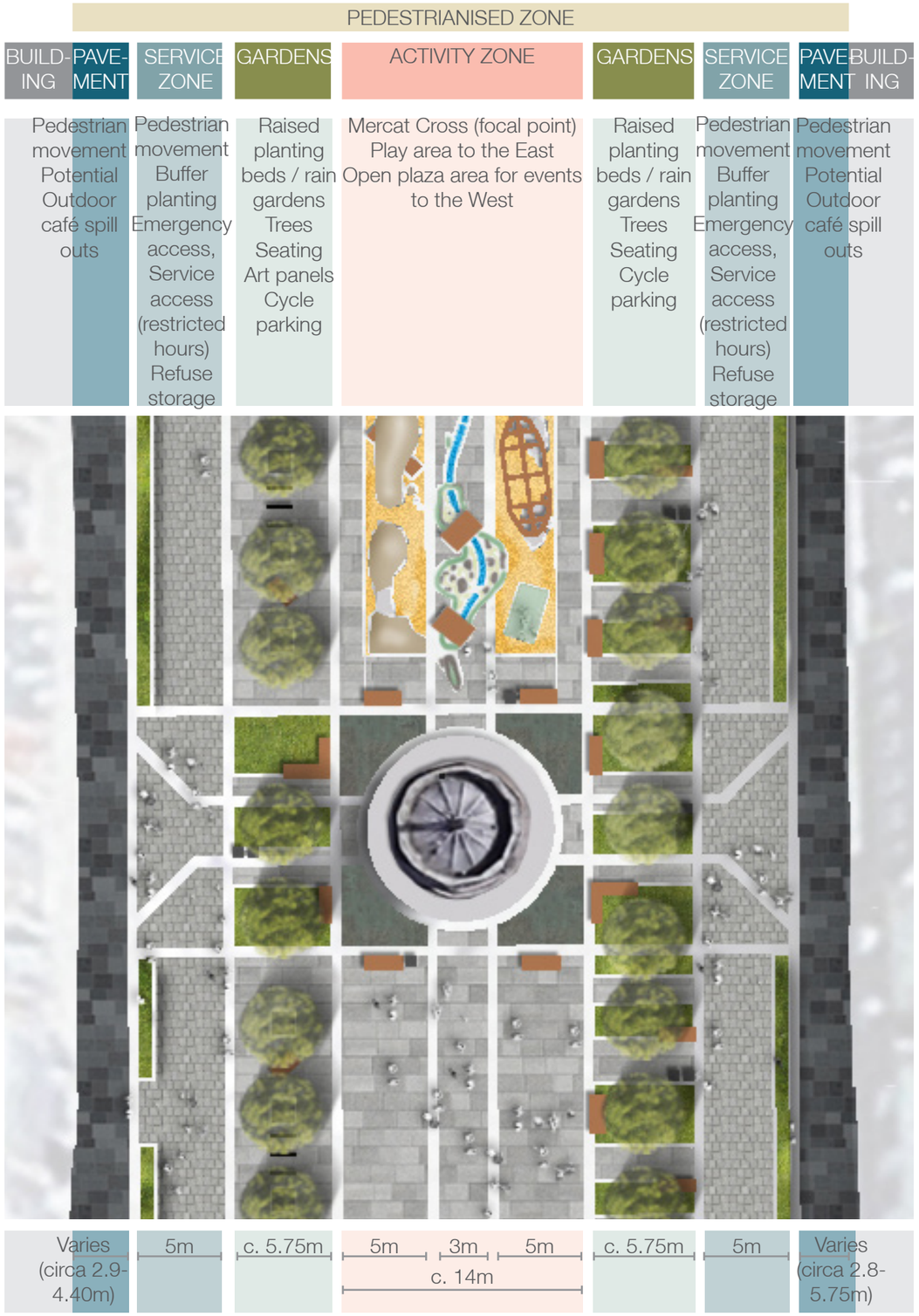
Tree planting to the edges of the space helps to frame and soften the main square space. Additional low-level planting is also proposed as further enhancement, a mix of planting associated with public seating to bring down the scale of the square, to increase biodiversity, add colour and seasonality, and inspire closer contact with nature.

Sustainable Urban Drainage

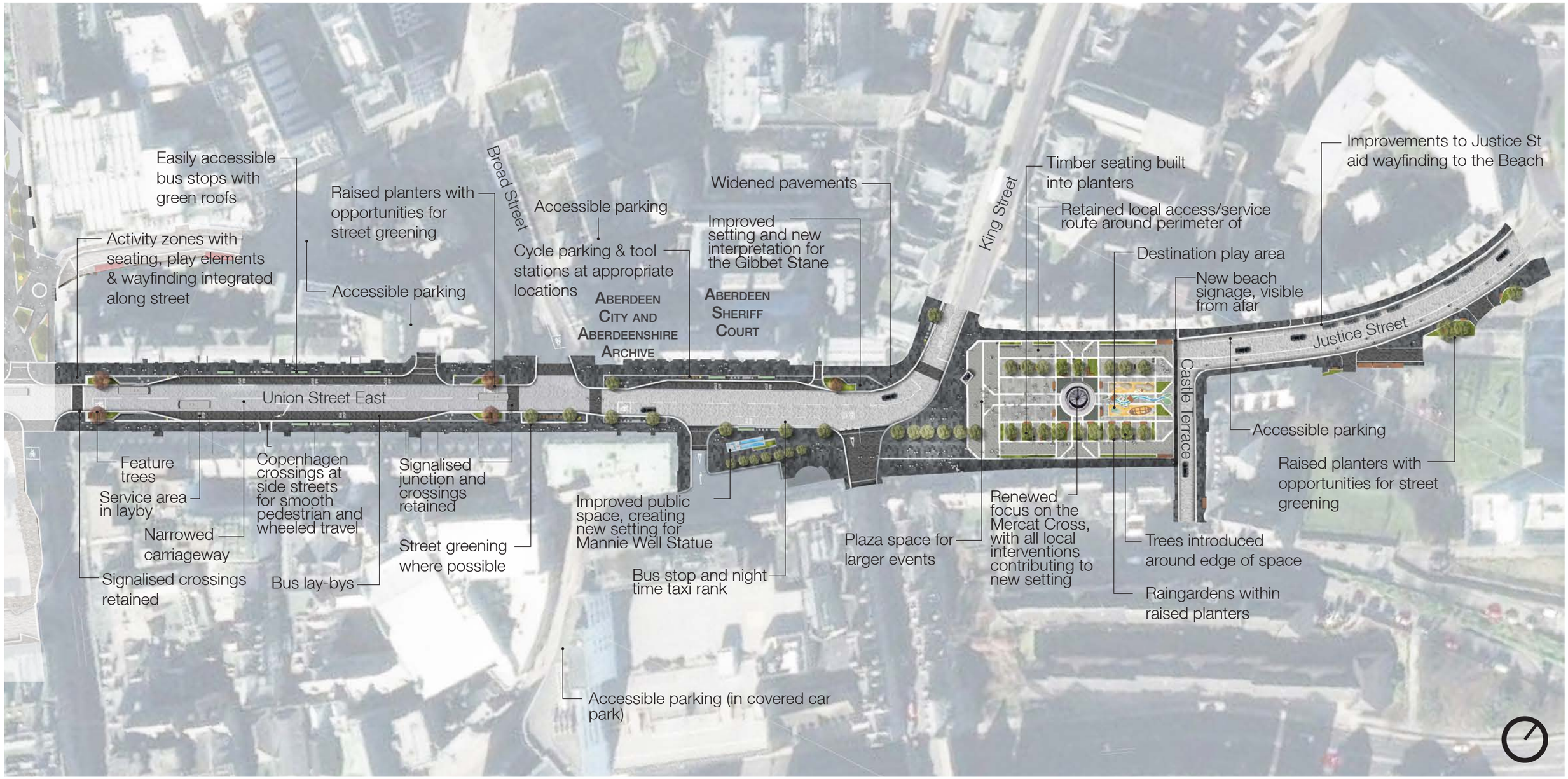
The proposal seeks to introduce rain gardens to the edge of the main square, with the intention to help attenuating rainwater run-off from the surrounding paved areas.

Material Palette

The proposed materials are in line with the holistic material strategy, however Castlegate does also incorporate the use of a different stone (Green Schist), to highlight the character of the area and enhance the materiality of place. New smooth paving reflects the historic patterns, to ensure the historic character is respected while accessibility is improved.



Illustrative Plan



Union Street East Visual

Existing

Proposed

New tree avenue
View to Castlegate
New shrub and tree planting
Rest areas with seating
Two lane carriageway
60mm upstand to pavement edge

Castlegate Visual

Existing

Proposed

Street greening and trees
Play area
New setting to the Mercat Cross
New high quality smooth paving
New cycling infrastructure

5. Union Street West & West End
Key Moves - Union Street West

Key Moves

- Prioritise walking, wheeling and cycling.
- Widen pavements and improve street crossing points to allow for safer and more comfortable pedestrian movement.
- Create plaza spaces in front of key buildings allowing people to gather and celebrate the city's rich heritage.
- Create seating areas to provide rest stops, activate the area and support local businesses.
- Increase number of trees and planted areas to soften the space, adding colour, shade, shelter and seasonality.
- Improve access to public transport, including buses and taxis.

Rationalised Carriageway

The existing streetscape will be reapportioned in favour of pedestrians, cyclists and public transport. This involves narrowing the carriageway to allow pavements to be widened. Carriageways widths are designed to enable cyclists and buses to safely share the road and have been designed to the cycle-by-design standards. Signalised crossings are retained and raised crossings to side streets are introduced. In addition to this, clutter free plaza spaces are proposed at key locations such as outside the Music Hall.

Widened Pavements & Activity Zone

By narrowing the carriageway, space is now available for consistent 'activity zone' along the length of Union Street West that accommodates all street furniture, planters, street trees, outdoor cafe areas, wayfinding signage, play, cycle parking and other activity. Having this dedicated zone allows the pavement to be clutter free for ease of movement for all and also provides a buffer to the vehicle carriageway. This zone creates a multitude of opportunities for people to dwell and spend time within the street.

Bus & Loading Zone

Where wide enough, a dedicated bus and loading bay will be incorporated within Union Street West. This will enable the activity zone to run continuously, creating more opportunities for street greening and amenity.

Enriched Public Realm

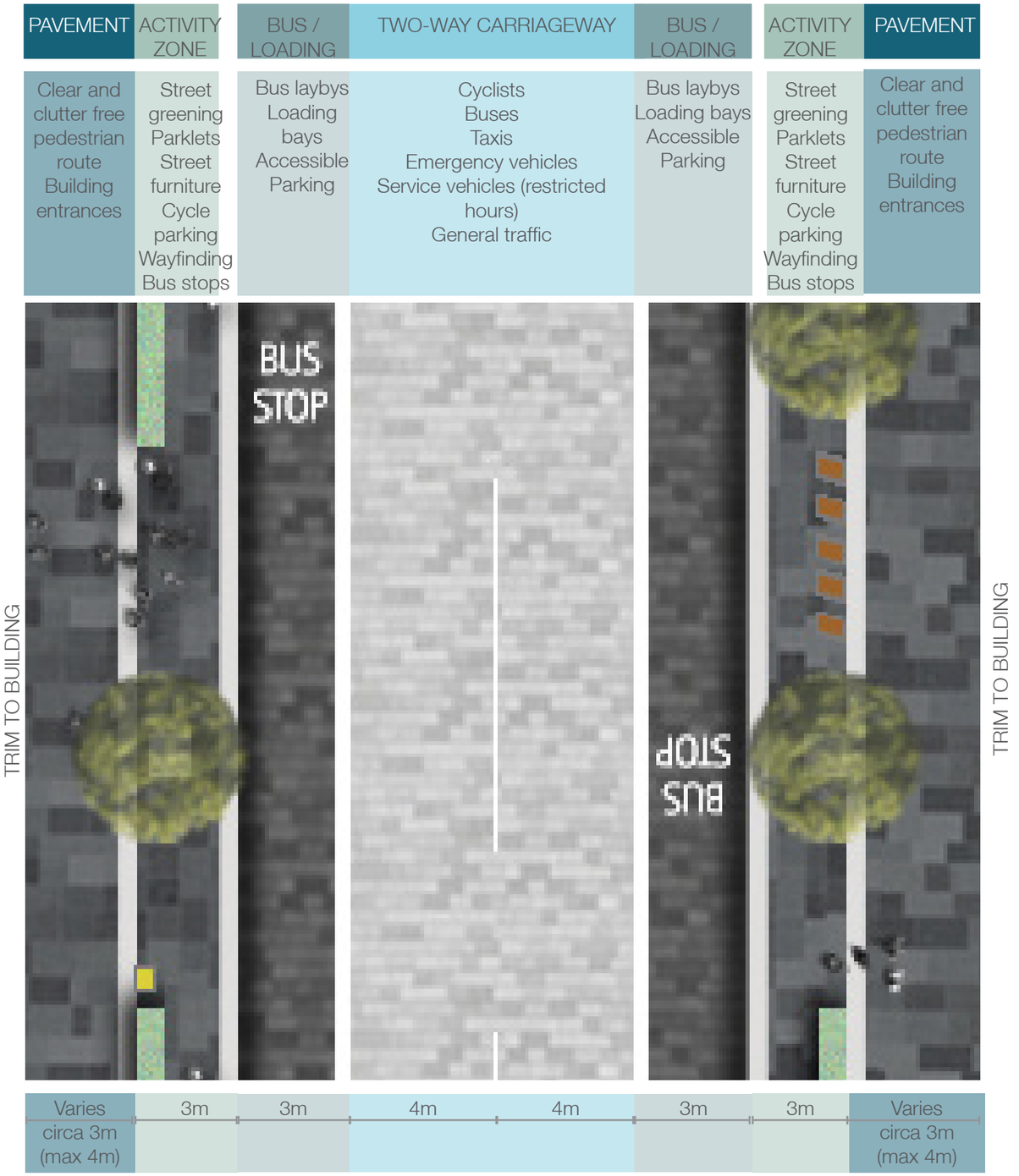
The proposals allow for the incorporation of play, public art, and feature lighting at key locations, particularly outside key heritage buildings such as the Music Hall. Details around how this will be integrated will be further investigated during Stage 4, following more engagement with ACC and relevant stakeholders. A common approach will be taken to the whole of Union Street to ensure continuity.

Street Greening

The 'activity zone' allows for raised planters and regularly spaced trees along the length of Union Street Central, helping create a formal avenue, while enhancing the seasonality and biodiversity within the area, softening the space generally and afford a degree of shade and shelter.

Material Palette

The proposed materials are in line with the holistic masterplan material strategy: a simple and elegant palette of timeless and robust materials. Wherever possible, indigenous stone is specified, in keeping with the surroundings.



Key Moves - West End

Key Moves

- Support the West End businesses by increasing the attractiveness of the area.
- Celebrate the unique character of the area by creating spaces for people to dwell and spend time.
- Prioritise pedestrian movement and create opportunities for outdoor seating to help animate the area.
- Widen pavements where possible, to allow greater and safer spaces for pedestrians, reducing conflicts with other street users.
- Increase number of trees and planted areas to soften the space, adding colour, shade, shelter and seasonality.
- Add colour and life through play, public art and lighting.

Rationalised Carriageway

The proposals seek to reapportion carriageway space within Rose Street, Thistle Street and Chapel Street as to better respond to and service the needs of the area.

Clear, unobstructed pavements will be maintained, whilst space from the carriageways will be allocated to 'flexible zones' either side of these. These flexible zones within the streetscape are designed to potentially accommodate café spill-out areas, public seating, accessible parking, taxi ranks and elements of street greening where appropriate.

The apportioning of the space within these 'flexible zones' will be further considered through appropriate engagement during the next stages of the project.

Widened Pavements

Current pavement widths are maintained generally and widened where space permits. In addition to, this 'Copenhagen crossings' have been introduced at key junctions within and adjacent to the area including the egress points onto Union Street. These crossings subtly denote to drivers that the area is a space for people to occupy first and foremost.

Seating and Spill out Space

The proposed reapportioning of space within the street allows for the introduction of public seating within the area which will offer welcoming amenity to all and opportunities for rest for the less able whilst encouraging a wide range of visitors to the West End. The proposals also allow for the provision of external cafés where appropriate, further animating the public realm.

Enriched Public Realm

The public realm will be enriched through the considered placement of planting and feature lighting within the streetscape. The designs propose the introduction of building to building lighting creating a 'ceiling of lights' over the streets further enhancing the unique qualities of the areas whilst bringing a human scale to the streetscape. Proposals will be developed within the next stage of work.

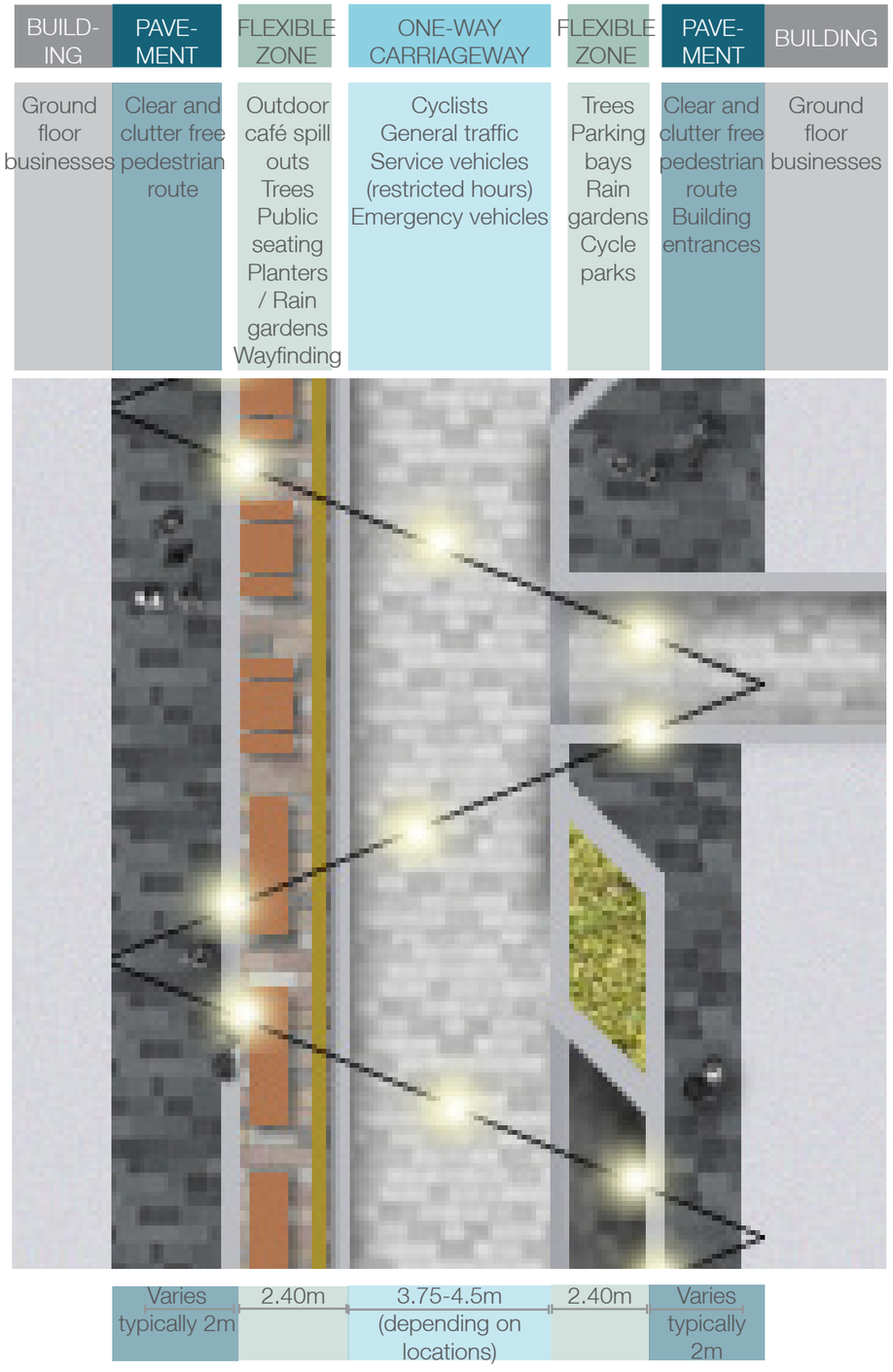
Street Greening

Trees will be introduced where possible alongside raised planters. Outdoor cafe areas will have provision for planting also.

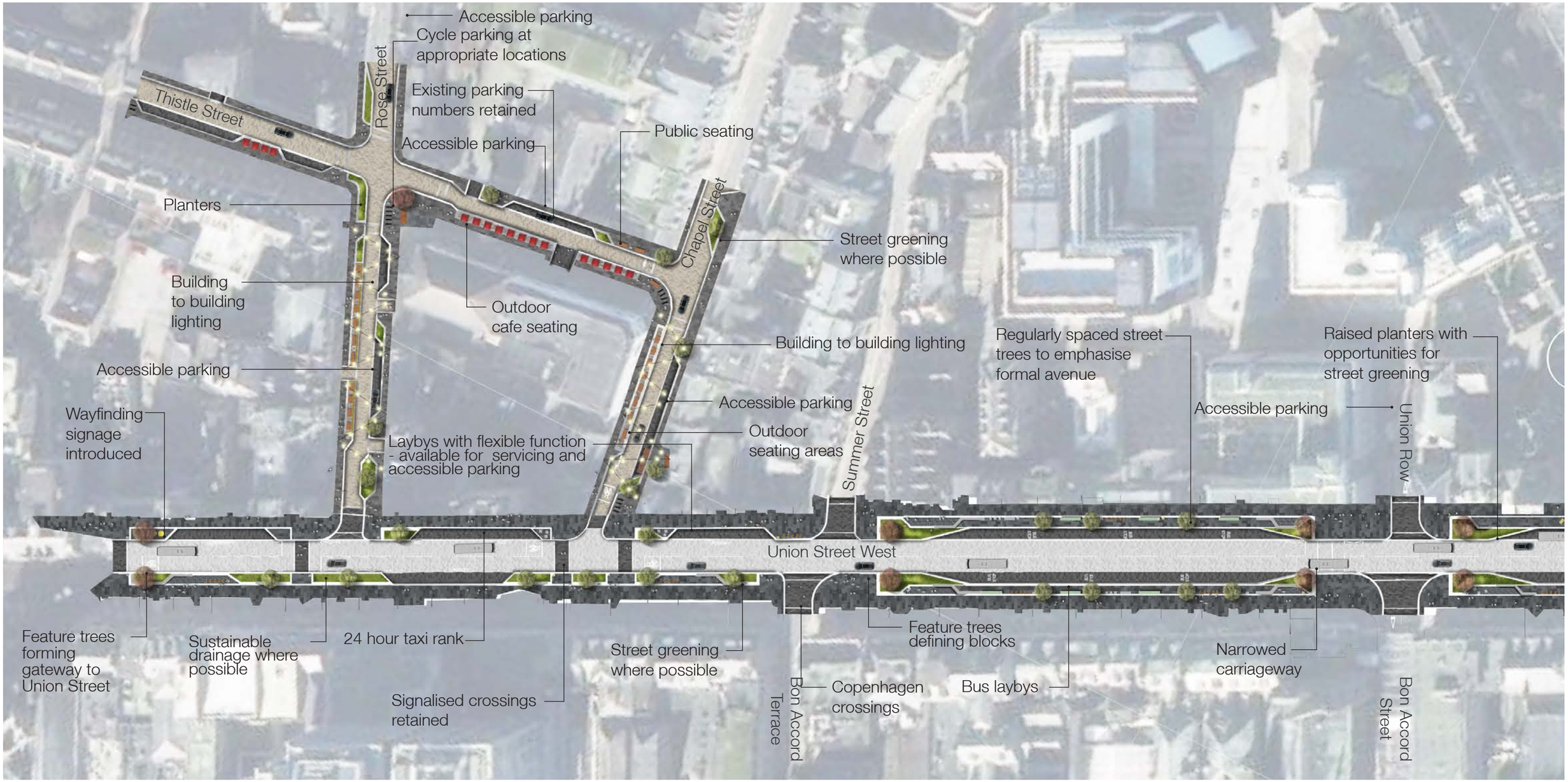
Material Palette

The proposed materials are in line with the holistic masterplan material strategy: a simple and elegant palette of timeless and robust materials. Wherever possible, indigenous stone is specified, in keeping with the surroundings.

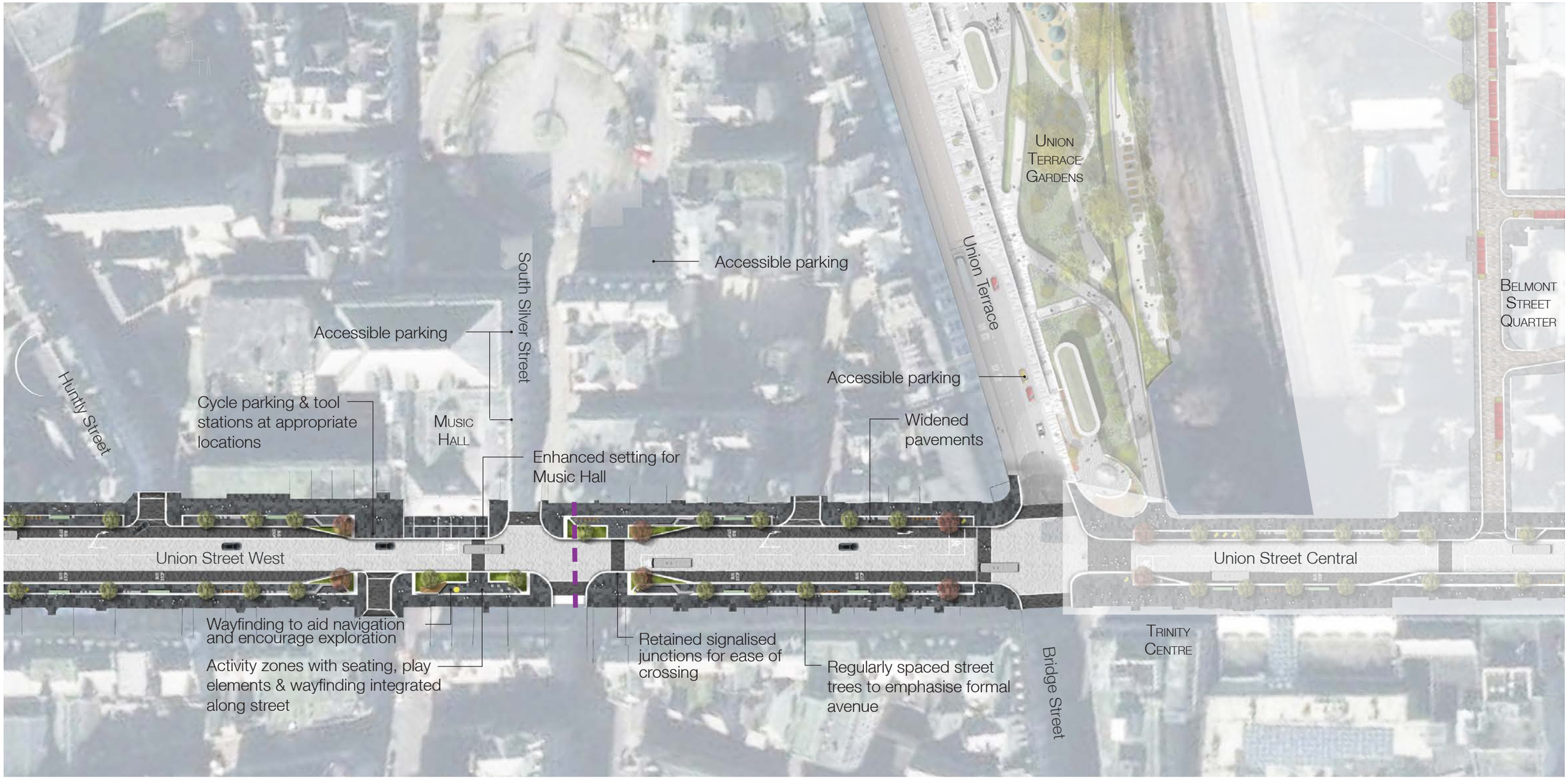
*Zoning concepts consistent throughout West End Streets, however exact dimensions will change based on existing conditions.



Illustrative Plan



Illustrative Plan



Union Street West Visual

Existing

Proposed

Feature lighting
New setting to Music Hall
Tree avenue
Extended pavement
Flush upstand at crossing points
Two lane carriageway
New shrub planting
60mm upstand to pavement edge
Seating and rest spaces

West End Visual

Existing

Proposed

Accessible (Blue Badge) parking
60mm upstand to pavement edges
Widened pavement
Raised table pedestrian priority crossing
Parking/loading bays
Public seating
Street greening

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Corporate Project Management Toolkit

Outline/Full Business Case

Project Name	Aberdeen City Centre Streetscape Project		
Author		**Date**	14th Nov 2022
Sponsoring Cluster		**Version**	1

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Find further guidance in the ACC Project Management Toolkit online

1. Introduction and Project Overview

Briefly describe the basic project concept. Describe the current business situation as it relates to the problem or opportunity that gave rise to the idea, including any other drivers such as regulatory or legal compliance requirements

If taking no action may have a negative effect on the organisation, then also describe what will happen if the project is **not** undertaken.

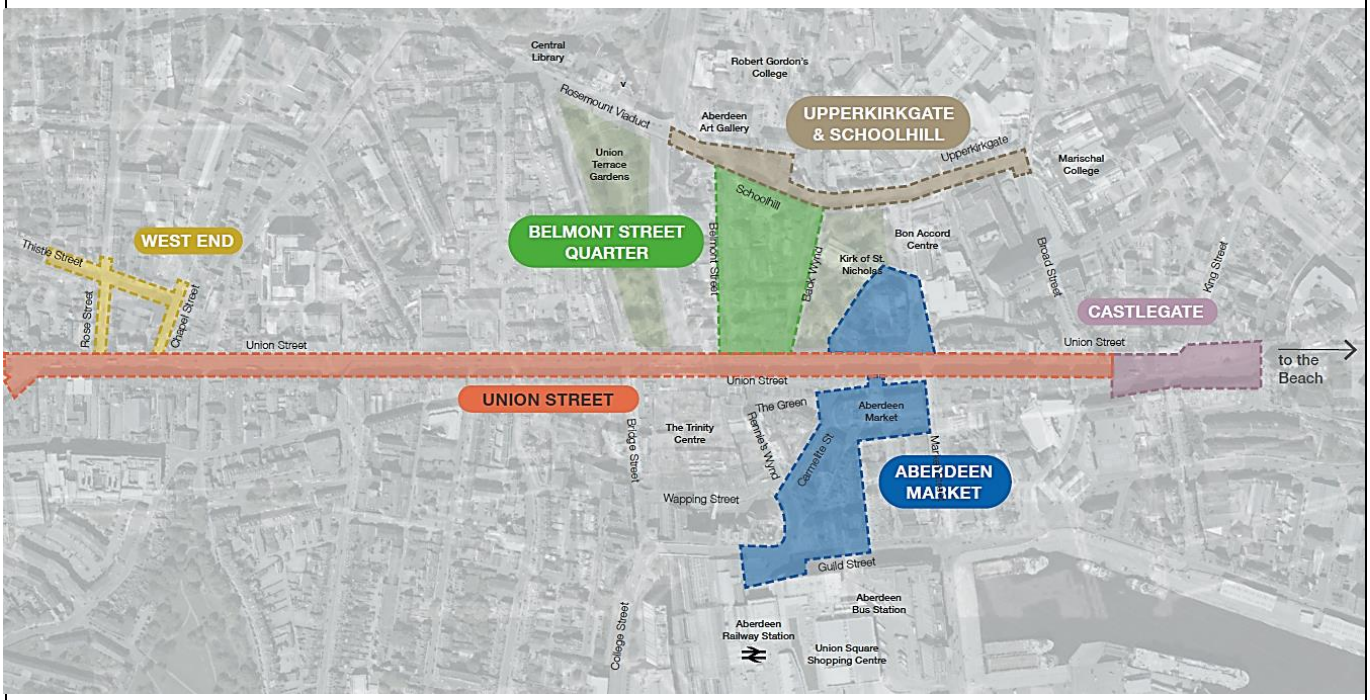
This paper set out a Full Business Case (FBC) to support a series of streetscape improvements across Aberdeen City Centre. They will complement, and be delivered alongside, the construction of Aberdeen Market. This FBC includes full funding costs to begin construction work on the following projects:

- **Union Street Central:** public realm, streetscaping improvements and traffic control measures on the section of Union Street between Union Terrace and Market Street
- **Market to Guild Street Phase 1:** public realm and streetscaping improvements to the area immediately surrounding the new Market Building, including East Green, and Hadden Street, Carmelite Street and across Guild Street to provide improved pedestrian connection between the Rail and Bus Stations and the city centre
- **Upperkirkgate and Schoolhill:** extension of footways and streetscaping improvements to enhance the setting and improve public realm

It also includes a request to provide further funding to support work for future FBC updates for later delivery on the following projects:

- **Union Street East and Castlegate**: public realm and streetscape improvements to Union Street and Castlegate from Market Street to Castle Street. Includes footpath widening, street furniture, public art, incidental play, improved lighting, enhanced street greening and traffic management measures
- **Union Street West and West End:** public realm and streetscape improvements to the section of Union Street between its junction with Alford Place & Holburn Street to its junction with Bridge Street & Union Terrace, including increased space for pedestrians and cyclists, improved public transport interchanges, urban greenery, and potential street-trading space
- **Market to Guild Street Phase 2:** Improvements to Carmelite Street, Correction Wynd, St Nicholas Street and Carnegie's Brae. These complementary projects will be developed following completion of phase 1 of the project
- **Market Streetscapes Phase 3:** Improvements to Stirling Street, Exchange Street, Imperial Place, Trinity Street and Trinity Lane. Aspirational future investments that will complement the projects above

Figure 1: Streetscape Improvements



These proposals will help develop a city centre which is:

- **Accessible and inclusive:** ensuring it is designed to support users of all abilities
- **More pedestrian and cyclist friendly**: by reducing general vehicular traffic levels to create additional cycling and walking space and a network of streets that are designed around the needs of all users
- **More sustainable**: it will improve air quality through the inclusion of urban greenery in the designs and support the promotion of a modal shift from vehicular to active travel
- **More attractive**: it will help the city to achieve its goal of changing people's perception of the city, and establishing a reputation as a distinctive, modern and exciting city to live in and to visit
- **Healthier**: through the encouragement of cycling and walking, users will become more active and physical wellbeing will benefit as a result. Improvements in air quality from reduced use of vehicles will also have a consequent positive effect on people's health

The proposals will also address many of the challenges affecting the city centre, including:

- declining footfall and high vacancy rates in city centre retail properties. Savills Property Market Report describes the structural oversupply of the retail market in Aberdeen. In October 2022, the Council's vacancy rate BID survey reported that 25% of all properties on Upperkirkgate; 37.5% of properties in Schoolhill, and 23.8% of properties in Union Street were vacant. Investment in the public realm, alongside the development of other city centre projects like Aberdeen Market, will improve the permeability and attraction of the city centre, increase footfall and reduce shop vacancy as a result. A similar development in Altrincham, for example, has seen a decrease in shop vacancy rates of over 22% in seven years following £15 million of investment into the public realm and a new market[1].

[1] The Pedestrian Pound 2018 – The business case for better streets and places. Available online at: https://www.livingstreets.org.uk/media/3890/pedestrian-pound-2018.pdf

- narrow streets, with limited pedestrian space
- the Market to Guild Street public realm project also addresses poor first impressions of the city, particularly for visitors arriving via the train and bus stations

2. Executive Summary

Provide a clear, concise summary of the key features of the business case, briefly describing what the project will deliver, any key decisions associated with it, the expected costs and the funding position (showing any budgets already identified/ expected and the ask of Capital). Include an outline of the benefits, and any dis-benefits, what risks and assumptions are associated with the project, and summarise planned or agreed dates and time constraints. Indicate who is the project sponsor and how the project will be owned and governed and what form the project board will take.

Purpose

Several projects have been delivered to regenerate and revitalise the city centre, including Aberdeen Art Gallery, Marischal Square, Provost Skene's House refurbishment and Union Terrace Gardens. There are several further projects in development, including the new Aberdeen Market; the redevelopment of Queen Street, the Mini Masterplan for George Street and various projects at Aberdeen Beach. The Aberdeen City Centre and Beach Masterplan was approved in August 2022.

All these projects have the potential to attract footfall to the city centre; to increase visitor dwell times; and to shape people's perceptions of the city as a positive place to live, work, visit and invest.

The purpose of investment in the public realm is to optimise the collective impact of these interventions on visitor perceptions of the city, by delivering a series of streetscaping improvements that will:

- **Provide a positive first impression of the city:** particularly for visitors arriving by train and bus, who need to pass through the Merchant's Quarter en route to the City Centre
- **Maximise the impact of the Aberdeen Market project**: by improving the immediate surrounding streetscape
- **Create a 'golden thread'**: develop an attractive route with clear way-finding that will connect the investments in Union Terrace Gardens, Belmont Street Quarter, Aberdeen Market, Marischal Square, Queen Street and the Beachfront
- **Improve the Cultural Quarter**: including the streetscape immediately surrounding Aberdeen Art Gallery, the Kirk of St Nicholas and Provost Skene's House
- **Create a coherent, legible and consistent streetscape with use of high quality locally sourced (wherever possible) natural materials**

This will be achieved through a set of three short-term and four long-term investments. The three short term investments include streetscaping improvements to the following: the section of Union Street Central between Union Terrace and Market Street with construction expected to begin in Q3 of 2023 for 15 months. Improvements to the streets immediately surrounding the new Market Building and linking to the train and bus stations are expected to commence in Q1 2024 for 6 months. Streetscaping work at Upperkirkgate and Schoolhill is planned to commence in Q4 2024 for 14 months. This business case seeks approval to

move into the delivery stage and enter into contract to progress the technical design and construction work on these project elements.

The four longer-term investments include Union Street East and Castlegate, Union Street West and West End, and phases two and three of the Market to Guild Street public realm improvements. The delivery plan for the longer-term investments will follow pending an update to this FBC scheduled to be complete by the end of 2023.

Strategic Fit

The project will contribute to the Prosperous Economy and Prosperous Place objectives of the LOIP, and to the Changing Perceptions, Growing the City Centre Employment Base, A Metropolitan Outlook, A Living City for Everyone, Technologically Advanced and Environmentally Responsible, and Culturally Distinctive objectives of the City Centre and Beach Masterplan.

Project Objectives

The proposals form an important early phase of the wider Aberdeen City Centre and Beach Masterplan developments, and will contribute significantly to a number of objectives of that plan:

Objective	Success criteria	CCBMP Measurement
City centre population growth	More people live, work, and use city centre facilities	3,000 extra people living in the city centre by 2040
Increased Gross Value Added	Still having the highest GVA per head in Scotland	£s per annum
Reduction in crime (actual)	Offences and crime figures in a downward trend in the city centre	30% fewer young people (12 to 17) charged with an offence and a crime by 2026 2% fewer people re-convicted within one year by 2026 1 point increase (4.31 -> 5.31) (/7) in the mean score for people who "Feel safe in the city centre throughout the day and night" by 2026
Increased footfall in the city centre	More locals, visitors and tourists visiting Aberdeen throughout the year	10% increase in daily average footfall in the city Centre by 2026
Reduced Office/Retail vacancy rates in the city centre	Less empty office/retail space in the city centre	2 percentage point (13.99% ->11.99%) decrease in the office vacancy rate and 1 percentage point (6.39% -> 5.39%) decrease in the retail vacancy rate in the city centre by 2026
Increased ease of walking and cycling around Aberdeen	More active travel across all demographics	30% (1,244 -> 1,617) increase in average daily cycling in the city centre by 2026.
Reduction in car journeys in city centre	Fewer cars in the city centre	20% reduction in average daily traffic flow by 2026
Reduction in CO2/NO2 emissions	Ongoing reductions in CO2/NO2 emissions in the city centre	By at least 61% by 2026 and Net Zero Carbon by 2045 Reduce NO2 to <35ug/m3 annual mean in the city centre by 2026.

Increased educational attainment, skills, and lifelong learning	Improved education outcomes	To match or be under Scotland's density of skills gaps in each occupation groupings (High Skilled, Middle Skilled, Service and Labour Intensive) by 2026

This business case recommends that Option 3 of improved City Centre Streetscaping (2 lane with bus laybys) should be carried forward as the preferred option.

Project Benefits

An increase of 20% in footfall and retail sales has been assumed, based broadly on the experience of a similar redevelopment in Altrincham[2]. There are examples of similar developments across Scotland, however, there is no supporting empirical evidence of the impacts of the projects. However, the redevelopment in Altrincham does have publicly available data and also surrounded public realm improvements and the introduction of a new market. Given the complementary Aberdeen Market project and the streetscaping proposals in this project, this development in Altrincham was deemed an appropriate benchmark of which to base the economic assessment.

The streetscaping project in Altrincham assumed a 25% uplift to footfall and retail sales, but this uplift has been reduced for the purposes of this assessment due to different location characteristics in Aberdeen relative to Altrincham. This prudent assumption is based on the larger untapped market available to Altrincham as a town in the conurbation of Greater Manchester. Streetscaping improvements could attract footfall away from the city centre to the town, whereas Aberdeen has limited opportunities 6ttarct footfall from further afield than the city itself.

The contribution to retail and food & drink GVA, construction spend impacts and active travel impacts are expected to result in £147.5m (PV) in benefits over a 30-year appraisal period.

Wider non-monetisable benefits include improvements to air quality, public health and wellbeing.

Project Costs

Total project construction costs are in the order of £45.7m. This is inclusive of inflation, and Optimism Bias. However, VAT is excluded. The total capital cost includes:

- £20.0m for Union Street Central
- £5.1 million for Market Streetscape Phase 1
- £21 million for Schoolhill and Upperkirkgate

Project Delivery

The project will be procured through the Hub model as this will accelerate the procurement process and help to secure best value by providing access to Hub North Scotland Limited's supply chain network and project management resources.

Risks and Assumptions

Key risks facing the project include a general lack of material and resource availability and costs/inflation escalating over and above available funding. A full breakdown of risks is provided in Section 10. The economic modelling was informed using various industry standard sources/tools including Scottish Annual Business Statistics and the Department for Transport's Active Mode Appraisal Toolkit (AMAT).

[2] The Pedestrian Pound 2018, The Business Case for Better Street and Places, Page 33. Available online at: https://www.livingstreets.org.uk/media/3890/pedestrian-pound-2018.pdf

Aberdeen City Council is the sponsoring organisation for this project. Aberdeen City Council will deliver the projects through their delivery partner Hub North. The project team will report to the ACC/Hub North programme board, which will meet monthly to provide governance and oversee each of the projects.

3. Strategic Fit

This section will consider how the project fits with the list of projects identified in the Local Outcome Improvement Plan). Firstly, state if the project is identified within the LOIP. If it is not, how does it work with the Council's strategic objectives such as:

- Prosperous Economy
- Prosperous People (Children & Young People)
- Prosperous People (Adults)
- Prosperous Place

The project supports each of the following City Centre and Beach Masterplan objectives:

- **Economy:** To increase footfall and dwell time in the city centre and routes to/from it, supporting vibrancy and economic recovery for all. The project improvements to public realm will attract visitors and enable businesses to maintain and grow their employment base
- **Inclusion:** Creating inclusive and accessible spaces for all. The project aims to deliver transformative regeneration that benefits users with disabilities or impairments
- **Net zero:** Prioritising people and active travel and future proofing our city for our young people. Using local and indigenous materials where possible and introducing urban greenery. The project seeks to facilitate a modal shift away from vehicle use in the city centre through the encouragement of walking and cycling
- **Quality:** Ensuring designs reflect our world class aspirations whilst respecting Aberdeen's characteristics. The project directly addresses this objective through city centre improvements to street furniture and the overall aesthetic of the city centre

The project will improve accessibility and support the Council's commitment to **accessibility and inclusive design** by providing spaces that all visitors and residents can use safely, with dignity, comfort, convenience and confidence.

The designs will allow all users to make effective, independent choices about how they use the building/space without experiencing undue effort or separation. The design will recognise and address the barriers experienced by people with learning difficulties, people who are deaf, deafened and hard-of-hearing and people who are blind or partially sighted or are neurodivergent. The Council will develop operational policy mechanisms and active management plans to ensure that these accessibility improvements do not diminish over time.

The project will be based around inclusive design principles to ensure it reflects the different faiths, disabilities, genders & hidden conditions, and addresses important issues that affect a neurodiverse population. Inclusive Design is a critical component of delivering inclusive, user-centred environments that cater for the needs of all. This will be embedded into all aspects of the design including, for example, lighting and security.

The Council has appointed an accessibility consultant for the proposed programme who have produced a placemaking framework which is rooted in these disciplines but provides assessment and outputs that are aligned to key outcomes, including wellbeing, inclusivity and

safety. The Council will use this framework to assess both existing environments and proposed schemes to ensure that interventions are appropriately targeted and provide solutions that mean the right outcomes for all users, aiming to create an exemplar city centre for accessibility.

Although not explicitly mentioned in the LOIP, the project will contribute to the **Prosperous Economy** and **Prosperous Place** objectives of the LOIP by driving an increase in visitor footfall and visitor dwell times in Aberdeen City Centre and helping the city to redefine itself as a modern dynamic city and as an attractive place to live, work, visit and invest.

Finally, the project aligns to the six place-based principles in the Aberdeen Local Development Plan, creating a city centre that is distinctive, welcoming, safe & pleasant; easy to get to & move around in; adaptable and resource efficient.

4. Business Aims, Needs & Constraints

Provide an overview of the sponsoring organisation and explain how the project supports the existing policies and strategies, and how it will assist in achieving the business goals, aims and business plans of the organisation. Include any relevant information about the current business situation, such as the organisational structures, business model, buildings, processes, teams and technology currently in place.

Aberdeen City Council is the sponsoring organisation for this project. The project's contribution to the Council's aims and objectives are set out in Section 3, and details of the current business situation are set out below.

The project supports the following existing policies and strategies:

- City Centre and Beach Masterplan 2022 – the vision for the masterplan is "to create a world class city centre and beach that respects and enhances Aberdeen's unique qualities and characteristics and puts people at its heart"
- Aberdeen Local Development Plan 2022 (ALDP) aims that, by 2035, Aberdeen will be an even more attractive, prosperous, and sustainable European city region and an excellent place to live, visit and do business. We will be recognised for:
    - our enterprise and inventiveness, particularly in the knowledge economy and in high value markets;
    - the unique qualities of our environment; and
    - our high quality of life
- Regional Transport Strategy – the vision is to provide a safer, cleaner, more inclusive, accessible and resilient transport system in the North East, which protects the natural and built environment and contributes to healthier, more prosperous and fairer communities.
- LOIP - the vision set out in the LOIP is that Aberdeen will be 'a place where all people can prosper' by 2026. By this we mean that we want everyone in the city to have the same opportunities, regardless of their background or circumstances.

Other policies and strategies that the project supports includes: Strategic Development Plan (SDP), Economic Policy Statement, Local Development Plan 2020, City Living Report 2017 (and its 2022 update).

Describe the purpose of the project, why it is needed, establishing a compelling case for change based on business needs, e.g. demand for services, deficiencies in existing provision etc. Where are we now and where do we need to get to.
The project will provide improved access to and improve the quality of the visitor experience at Union Terrace Gardens, Belmont Street Quarter, Aberdeen Market, Aberdeen Art Gallery, Provost Skene's House; Marischal Square and Aberdeen Beach, improve visitor's impressions of these sites, and of the city centre more generally, thus optimising the level of benefit derived from these recent and planned future investments. At present, there is an evidenced structural over-supply of retail in Aberdeen City Centre. High levels of vacant retails units can be seen along Union Street with the Trinity Centre up for sale and Bon Accord Centre in administration. The streetscape programme will deliver a transformative regeneration of public realm works across Aberdeen City Centre. This includes the rejuvenation of over 65,000m2 of public realm, split across 6 key public realm 'streetscape intervention' areas within the historic core of Aberdeen. The project will also help deliver a modal shift away from car use in the city centre and improve air quality. It will help revitalise the city centre following the adverse impacts of the Covid-19 pandemic on demand for city centre housing, office and retail space; bringing in additional footfall which will support the success of the wider city centre and beach masterplan interventions. The streetscape intervention proposals seek to promote a cleaner and greener city centre – a place where people naturally inhabit to shop, walk, wheel and, most importantly, to dwell.
Identify any constraints, e.g. timing issues, legal requirements, professional standards, planning constraints. What assumptions have been made, and any linkages and interdependencies with other programmes and projects should be explained, especially where the proposed project is intended to contribute to shared outcomes across multiple Clusters.
The project focuses on a set of Aberdeen City Centre streets, some of which have limited physical space for pedestrians (including those with visual and/or mobility impairments), street furniture and cycling whilst continuing to allow vehicular access and turning space for emergency vehicles, deliveries and refuse collections. The area contains a small number of residential properties. Any development will need to be sensitive to residential amenity including noise, vehicular access and parking. The streets form part of the City Centre Conservation Area and contain several important listed buildings. Therefore, any proposed changes must ensure the character and appearance of the city centre is preserved and enhanced. The streetscape programme fits into the city centre element of the wider City Centre and Beach Masterplan and whilst all the works are split into projects - city centre including Union Street and the West End, Aberdeen Market, Queen Street, George Street, the beach area – there are interdependencies of many of the work packages which will require them to be sequenced together. The project will need to be delivered in a way that addresses adverse impacts on traffic movements, and consideration needs to be given to its impact on access to private car parks and accessible parking spaces. The project will need to be delivered in a way that does not interfere with wayleaves, rights of way and manages services below ground, utilities and drainage.

State what impact the project will have on business as usual, e.g. temporarily reduce capacity or divert resources.

The project will lead to temporary disruption during the construction process. It will have implications for traffic movement generally. It may lead to further restrictions around periods of access for delivery vehicles, some changes to business & resident parking and temporary relocation of blue badge parking where appropriate. It may require some bus stops and taxi ranks to be temporarily re-located. The CCMP Traffic Management Plan sets out mitigation measures to address the traffic implications of the project and the wider City Centre and Beach Masterplan. Through traffic model testing, a package of measures was identified to support the delivery of the City Centre and Beach Masterplan and minimise the impacts to bus journey times and reliability. Measures are detailed in full in the Traffic Management Plan.

5. Objectives

List the project's objectives. Make these tangible and clear as they will influence which option is recommended and will be used to monitor project progress and success.

The proposals for an important early phase of the wider Aberdeen City Centre and Beach Masterplan developments will deliver the following objectives and the Council's ambitions for the project:

Objective	SMART performance measure
Improve accessibility	- 14 additional accessible parking bays. c. 25,000 sqm of dedicated pedestrian space with no obstacles, changes in level etc.
Improve walkability and cyclability of project area	- 20% increase in footfall
Improve quality of streetscape	- C. 150 new seating opportunities within the public realm proposals - c. 200 new trees and c. 1600m2 of new planting
Reduction in CO2 emissions and air pollution[3]	- 80% reduction in vehicle movements
Attract visitors to Aberdeen	- Footfall counts of 864,411 at city centre access points
Create jobs	- 223 construction jobs - 428 permanent jobs across city centre
Materials sourced from the local area	- All materials to be sourced locally where possible

[3] Requires data on number of vehicle journeys prevented. Then multiply by 0.0014 to get the total tonnes of CO2e impact. This is based the carbon footprint of a 5-mile journey in a standard petrol car (source: https://calculator.carbonfootprint.com/calculator.aspx)

6. Scope

What will the project produce? What are its outputs?

Consider what business services, processes, people and environments will be delivered, affected or changed by the project.

Also define the work the project will carry out to make the transition from the project to 'business as usual' – the handover period.

State the project success criteria.

The project will include the design and installation of streetscaping improvements on Union Street Central, Market to Guild Street (Phase 1 area) and Schoolhill & Upperkirkgate.

The **Union Street Central** intervention area includes the section of Union Street running from Union Terrace to Market Street.

Following an Options Appraisal exercise in June 2022, design work was instructed to progress on the option to include bus access to Union Street Central. The design comprises two lanes for cycle, bus, taxi and servicing access with intermittent lay-bys for buses and servicing to facilitate boarding and alighting. This will allow for pavement widening, clear pedestrian movement and accessibility, the introduction of urban greenery and potential for street occupation. Crossing points will be incorporated to facilitate pedestrian movement north and south.

Street furniture will be placed to one side to maintain a clutter-free, safe movement corridor for pedestrians and wheeled users. Feature paving will be used to highlight key architectural elements and buildings.

Figure 2: Image of Proposed Union Street Central Improvements

The Market to Guild Street Phase One will be delivered in parallel with the Aberdeen Market project and will include the following ineterventions:

- **East Green:** Widened pavement to south side; introduction of catenary lighting; making good of existing paving where required; and potential introduction of outdoor seating
- **Hadden Street:** Paving refurbishment/ making good throughout where required to ensure ease of access for all between the Market, The Green, Carmelite Street & Carmelite Lane, Rennie's Wynd and Guild Street; minimum four accessible parking bays included within close proximity to the Market; smoothness of paving quality upgraded along direct routes; increased footpath width adjacent the Market building to encourage footfall and spill-out of Market activity into The Green; retain existing kerb-lines, carriageway and both taxi ranks; new pavement to footpath outside Market; new in-ground street trees; existing paving made good where required.
- **Carmelite Street:** Additional street furniture added with new seating provided in central pedestrian area; catenary lighting intervention introduced to improve night-time use and public safety; through vehicle movement removed through the introduction of bollards (car park access retained); enhanced street greening with additional tree planting with existing shrub and herbaceous planting replaced; paving refurbishment/ making good progressed throughout where needed to ensure ease of access for all.
- **Guild Street Crossing:** new raised crossing across Guild Street connecting southern end of Carmelite Street and Rennie's Wynd to Union Square and Aberdeen Bus & Railway Stations.

Figure 3: Looking south towards Carmelite Street from the Market

The **Schoolhill & Upperkirkgate i**ntervention area includes these two streets.

Figure 4: Indicative images of the Proposed Plaza from Schoolhill and Upperkirkgate

Schoolhill forms an important civic role for the city, and includes Aberdeen Art Gallery, Cowdry Hall and Robert Gordon's College, while **Upperkirkgate** is an important retail hub which contains a range of local and national businesses and benefits from strong linkages to the St Nicholas and Bon Accord centres. At the eastern end of Upperkirkgate is Marischal

Square, and St Nicholas Kirk and KIrkyard are situated on the south side, providing a key green space in the historic heart of the City Centre.

At peak times there can be significant traffic congestion which creates an environment that is daunting to pedestrians and cyclists and detracts from the streets ability to be enjoyed by residents and visitors. One of the key aims of this project is to create better and safer connections between Schoolhill and Upperkirkgate to the Belmont Street area.

The extension of footways and provision of new pedestrian focussed zones will enhance the setting and public realm around Schoolhill and Upperkirkgate to create an attractive and people-oriented area which can facilitate active travel.

Union Street East and Castlegate will include improvements to the route from the junction of Union Street & Market Street to the point where Castle Street ends, at the junction with Castle Terrace. Includes footpath widening, street furniture, improved lighting and enhanced street greening.

Union Street West and West End will include improvements to the section of Union Street running between its junction with Alford Place & Holburn Street to its junction with Bridge Street and Union Terrace, including increased space for pedestrians and cyclists, improved public transport interchanges, urban greenery, and potential street-trading space.

Market Streetscape Phase 2 will be delivered at a later stage, and will provisionally include:

- **St Nicholas Street:** Introduction of planting beds to complete a green city centre route, improved environment and creation of places for seating, outdoor spill-out space for businesses; enhanced planting to improve greening and visual amenity when reaching St Nicholas Street from Correction Wynd; potential green wall on Marks and Spencer façade (with potential to utilise murals to replicate the depth of green created by a living green wall); options for paving involve either improvements to edges where paving quality is poor, or full resurfacing to rejuvenate character and quality of the street; tree planting, improved wayfinding and interpretation to key moments such as the entrance to St Nicholas Kirkyard, path to Nethergate and towards Aberdeen Market, relaying of paving on St Nicholas Lane to provide smooth surface for cyclists; restoring historic street pattern.
- **Carnegie's Brae:** New paving surface to improve accessibility; lighting feature to create immersive journey; clean and restore tunnel walls to original stonework.

Figure 5: Looking North from Union Street to St Nicholas Street

Market Streetscape Phase 3 will cover Stirling Street, Exchange Street, Imperial Place Trinity Street and Trinity Lane, and will include street greening (new street trees added to existing tree pits on northern footway); outdoor seating and spill-out space for local food & beverage businesses; reinstatement of natural stone paving to the existing raised table at Trinity/ Wapping St junction (to improve free wheeled movement and accessibility for all); and a reconfiguration and reduction of bin storage locations to reduce on-street commercial waste clutter.

6.1 Out of Scope

List any notable exclusions, those areas that may be viewed as associated with the project or the affected business area, but which are excluded from the scope of the project.

The construction of the Market Building, the Queen Street redevelopment, George Street Mini Masterplan, the Aberdeen Beach redevelopments and the Justice Street roundabout are all out of scope and will be brought forward through separate Business Cases.

7. Options Appraisal

7.1 Option 1 – Do Nothing

Description	Do nothing
Expected Costs	£0 additional capital cost. Road maintenance costs will continue to be covered through existing budget.
Expected Benefits	Range of disbenefits including continued urban decline and growing vacancy rates and reputational damage.

Risks Specific to this Option	Deterioration of existing road surfaces; liability for slips, trips or falls; lack of accessible spaces; other city centre masterplan interventions, in particular the Aberdeen Market, Belmont Street Quarter, Queen Street, George Street and Aberdeen Beach could fail to achieve desired outcomes including meeting Low Emission Zone targets. Without appropriate intervention, Aberdeen will experience continued decline in city centre activity. There will be the risk of more retail units becoming vacant, fewer people, especially of a working age, willing to live in and around the city centre and an overall decline in business activity in Aberdeen.
Advantages & Disadvantages	Advantage - There is significant cost avoidance. Disadvantage – Missed opportunity to support the achievement of the City Centre and Beach Masterplan objectives (city centre vacancy rates currently stand at 19.7% overall, and at 25% in Upperkirkgate and 37.5% in Schoolhill[4], and will rise further under this option). Challenges around limited pedestrian/cycle space; and poor lighting, wayfinding and accessibility will not be addressed. Nothing done to address the need to reduce vehicles in the city centre. Risk of continued decline and loss of businesses resulting in Aberdeen falling behind the modern standard of other city centres.
Viability	No new actions required, so viable.
Other Points	This options also goes against design industry good practice for city centre design. No new actions are required for no delivery timeline, constraints or dependencies for this option.

7.2 Option 2 – Do Minimum	
Description	Do Minimum. Aesthetic improvements including street furniture and enhanced lighting
Expected Costs	Capital cost: £10m (estimated)
Expected Benefits	Improvement in street furniture and lighting will provide aesthetic benefits.
Risks Specific to this Option	Public perception that little has changed

[4] Provided by ACC Business Improvement District Survey as of October 2022

Advantages & Disadvantages	Advantages Reduced capital cost. Improvement in street furniture and lighting to improve aesthetics of city centre. Disadvantages Missed opportunity to support the achievement of the City Centre and Beach Masterplan objectives of creating accessible exceptional public realm space and attracting business and anchoring growth in Aberdeen. Challenges around limited pavement/cycle space and wayfinding will not be addressed.
Viability	Low scale intervention so strong viability.
Other Points	Reputational damage to ACC

7.3 Option 3 – Streetscaping Improvements

Description

Streetscaping improvements, including reducing Union Street to two vehicle lanes with bus laybys.

Expected Costs

Total capital cost of £45.7m based on current designs, and an area-by-area breakdown of this is provided below. The total future costs for all phases is currently estimated at £144.0m but could vary significantly depending upon choice of paving materials. A holding assumption of £5k in annual maintenance costs has been assumed once construction is complete. A £50,000 equipment allowance has been added to cover the cost of a cherry picker for changes to lighting fixtures, as these are now set from the road.

Present Value of the total costs are described below, excluding all future phases:

Description	Start	End	Capital costs	PVc
Union Street Central	Aug-23	Oct-24	£20,000,000	£19,036,677
Market streetscaping Phase 1	Jan-24	Jun-24	£5,100,000	£4,791,255
Schoolhill and Upperkirkgate	Oct-24	Nov-25	£21,000,000	£19,006,034
Equipment allowance	Oct-24	Oct-24	£50,000	£50,000
Total			**£46,150,000**	**£42,883,967**

Expected Benefits

Total expected benefits are in the order of £147.5m. This estimate is based on:

Active travel benefits

The Department for Transport's Active Mode Appraisal Toolkit (AMAT) was used to calculate active travel benefits. ACC provided baseline footfall counter date on pedestrian and cycle movements for three points in or close to the intervention zone.

However, only the people passing through the footfall counters on a bike have been included in the active travel benefit calculations. Those who pass through city centre footfall counters on foot are likely to be in town

for a shopping/leisure trip rather than out for a walk, and many of them will have travelled into town by car or on public transport, so are unlikely to receive much of an active travel benefit.

Any increase in these numbers is likely to be more to do with the city centre being a more pleasant place to shop than to it being a safer place to go for a walk. By contrast most people who pass through a counter on a bike are likely to have cycled into the city centre. For this group, it is therefore more reasonable to assume that the streetscaping and reduction in traffic movements incentivised them to cycle into town, and therefore reasonable to claim the active travel benefits.

An annual average Daily Cyclist Count of 709 was reported on Union Street between Market Street and Union Terrace in 2020. The number of cycling trips within the study area has been assumed to increase by 20% (benchmarked against the similar streetscaping project in Altrincham as described in the Executive Summary) as the roads will be safer and more attractive for cyclists. It was also assumed that 10% of an average cycling trip will use the intervention.

These values were the input data for AMAT and provided £1.53m in PVb.

Construction spend

- Total spend: £46.15M
- Turnover to GVA ratio for Aberdeen construction sector of 0.43 applied to capital spend
- Deadweight: 0% (no spending would happen on site in the counterfactual scenario)
- Displacement: 20% (project will lead to some displaced construction activity elsewhere)
- Leakage: 10% (some of the construction providers will be non-local)
- Multiplier: Scottish Government input output tables provides a Scotland wide multiplier of 1.87 for the construction sector. It has been assumed that 50% of these indirect and induced benefits will be retained locally.

Net discounted economic impact of the construction spend is in the order of **£19.5m**

Footfall impact of retail GVA

- Full time equivalent employment: figures from the Business Register and Employment Survey indicate that, in 2020, there were 1,275 people employed full time and 1,725 people employment part time in the retail and food & beverage sectors in the Union Street Central area, equivalent to a full time equivalent (FTE) employment of 2,138.
- Turnover and GVA: this FTE employment contributes an estimated £224 million turnover and £54 million GVA to the national economy, based on turnover-employment and GVA-employment ratios from Scottish Annual Business Statistics.

- We have assumed a 20% uplift in footfall and retail sales under this option. This is once again broadly based on the increase in footfall and sales experienced by the streetscaping project in Altrincham.

Based on these assumptions, we estimate that the 30-year discounted economic impact of this option will be £206 million. However, to convert this GVA value to a net GVA value, several additionality assumptions were applied:

	Value	Rationale
Deadweight	**0%**	In the absence of this intervention, it is unlikely that any development will come forward on the site in a similar timescale.
Displacement	**50%**	In the absence of this intervention, it is likely that a significant contribution would still be made to retail and food & drink. For example, a common contribution to food & drink industry would be someone in the city centre for work wanting to buy lunch will still do so regardless of a streetscaping intervention.
Leakage	**0%**	No leakage adjustment was applied as all contributions are expected to be retained within Aberdeen City Centre.
Multiplier	**1.23**	GVA Type II multiplier for retail of 1.45 was applied to account for indirect and induced benefits retained across Scotland. Only 50% of the national multiplier was applied based on the assumption that only a quarter of the indirect and induced benefits would be retained locally.

Including these assumptions results in an estimated £126m economic impact of the Streetscaping contribution to retail and food & drink in Aberdeen City Centre.

Total Economic benefits of Option 3 are provided in the table below.

Estimated Gross Direct Economic Impact of Option 3

Area of impact	Value of impact
Figures included in the economic impact calculation (£m)	
Active travel benefit[5]	1.53
Contribution to retail & food & drink GVA	126
Construction spend	19.5
Total economic impact	**147.5**

Based on the above analysis, the derived BCR is 3.44. This demonstrates the economic viability of the option and represents high value for money.

Risks Specific to this Option	Design – potential impact on existing services associated with disturbance during construction.

[5] Includes impacts on reducing congestion, reducing infrastructure maintenance costs, reducing accidents, improving local air quality, reducing noise and greenhouse gas emissions, improved health, reduced absenteeism and improved journey ambience, adjusted to account for adverse impact on Government fuel duty receipts.

	Quality risks - including insufficient ACC resource to deliver the project Management issues including short-term disruption to businesses and displacement of traffic flows. Construction Inflation – Impacting on total project development costs.
Advantages & Disadvantages	Advantages Improved accessibility and increased cycling and walking (AMAT statistics). There will be reduced vehicle usage and consequently improved air quality. Improvements in lighting and way-finding will also be realised. This option also supports wider City Centre and Beach Masterplan in driving business growth and attracting visitors. Disadvantages Significant capital costs hinder the affordability of the option. There is also potential for short-term disruption both to local residents and to road users.
Viability	RIBA 3 (Spatial Co-ordination) designs and independent detailed costings have been prepared for Union Street Central, Market Phases 1 & 2, Schoolhill and Upperkirkgate. RIBA 3 designs and independent high-level costings have been prepared for all other project elements. No land consolidation challenges so option is considered viable at this stage.
Other Points	Delivery Timeline: • Union Street Central construction – Q3 2023 – Q4 2024 • Market Streetscape phase 1 construction – Q1 2024 – Q3 2024 • Schoolhill Upperkirkgate construction – Q4 2024 – Q4 2025 Assumptions: The economic modelling assumptions are detailed in full in Section 18. The assessment was informed using various industry standard sources/tools including Scottish Annual Business Statistics and the Department for Transport's Active Mode Appraisal Toolkit (AMAT). Constraints of Option 3 include: • Traffic regulation orders and road planning consents: • Material availability: • sufficient manpower in terms of deliverability: • consideration of utilities and basements: • corresponding Market Building development • maintained service, emergency and delivery vehicle access: • Business continuity & resident access The success of the project is also dependent on the standards of construction, and on the selection of a design that makes ongoing maintenance of the project as cost effective as possible. This will be dependent on the following:

	• Consistent paving of concrete slabs (to help minimise inventory costs) • Consistent use of materials across city centre projects. • Consideration for underground utility networks that may be disrupted or impaired during construction • Selection of materials/appliances that can be readily replaced in subsequent years. For example, street lighting that doesn't use specific and hard to source lightbulbs

7.4 Scoring of Options Against Objectives

Use the table below to score options against the objectives in order to create a shortlist of options to be considered.

Objectives	Options Scoring Against Objectives		
	1	2	3
Improve walkability and cyclability of project area	0	2	3
Improve quality of streetscape	0	1	3
Reduction in CO2 emissions and air pollution	0	0	3
Attract visitors to Aberdeen	0	1	3
Affordability	3	3	1
Vehicle displacement effects and traffic disruption	0	0	0
Create jobs	0	1	3
Alignment with partnership agreement	0	1	3
Total	**3**	**9**	**19**
Ranking	**3**	**2**	**1**

Scoring

Fully Delivers = 3
Mostly Delivers = 2
Delivers to a Limited Extent = 1
Does not Deliver = 0
Will have a negative impact on objective = -1

7.5 Recommendation

Using evidence based on the options appraisal and the objectives scoring, clearly articulate the recommended option, showing the best fit against the project's stated objectives, and balancing cost, benefits and risk. Note, if an option fails to deliver any essential objective then it must be discounted as unsuitable. The recommendation should not be made on objectives scoring alone but the table can be used to eliminate those options that score poorly as a first stage, with the second stage being a more detailed analysis of the remaining options. Bear in mind:

- Investment Appraisal
- Assumptions
- Constraints
- Dependencies

Based on the above scoring criteria and analysis, the recommendation is that Option 3 represents the preferred option. This option is anticipated to perform best in improving the overall quality of streetscape in Aberdeen through increasing cycling and walking opportunities, subsequent reductions in carbon emissions and attracting visitors to the city in a manner that minimises disruption to local residents and businesses. Although it scores relatively poorly under affordability, Option 3 seeks to efficiently address the key objectives of the City Centre and Beach Masterplan.

Option 3 is also the most likely to address the equality of access needs of all users including users with disabilities and those reliant on public transport. It is also the option most likely to carry public support.

8. Benefits

In the tables below, identify the key benefits the project will deliver.

All benefits need to be measurable, realistic and have a baseline or comparable starting point. These benefits will be monitored during and after the project close to gauge project success and value for money. If a benefit is more subjective, then that should be supported by, for example, staff or customer surveys taken **before and after** the project.

Give an idea of the total financial benefits, if these exist.

List any dis-benefits where appropriate, e.g. the loss of a disposal receipt where it is proposed to utilise a surplus building instead of selling it.

8.1 Customer Benefits

Benefit	Measures	Source	Baseline	Expected Benefit	Expected Date	Measure Frequency
Increase of 20% in footfall and retail sales, benchmarked to a similar streetscaping project in Altrincham[6] . This was determined the best comparative study given similarities in the projects' scope. For example, it also focused on various public realm improvements and a new market.	Active travel	Count	To be benchmarked during detailed design stage	£1.53m	30-year appraisal period	Discounted PV economic impact
	GVA contribution to retail, food and drink	Count	To be benchmarked during detailed design stage	£126m	30-year appraisal period	Discounted PV economic impact
	GVA of construction spend	Stantec economic model	To be benchmarked during detailed design stage	£19.5m	30-year appraisal period	Discounted PV economic impact
Better place to live, work and invest.	Non-monetisable					
Improvements in air quality following reduction in car use in city centre	Not monetised					
Improvements in physical health and wellbeing	Not monetised					

8.2 Staff Benefits

Benefit	Measures	Source	Baseline	Expected Benefit	Expected Date	Measure Frequency
Improvements to quality of surrounding streetscape for Council staff working in Aberdeen City Centre.	Non-monetisable					

[6] The Pedestrian Pound 2018, The Business Case for Better Street and Places, Page 33. Available online at: https://www.livingstreets.org.uk/media/3890/pedestrian-pound-2018.pdf

8.3 Resources Benefits (Financial)							
Benefit	**Measures**	**Source**	**Capital or Revenue?**	**Baseline (£'000)**	**Saving (£'000)**	**Expected Date**	**Measure Frequency**
Increase in business rate receipts	Not monetised						
Increase in city centre commercial occupancy	Not monetised						

9. Costs

Use the tables below to provide cost information. Costs must include capital investment and where relevant any ongoing revenue costs incurred by the project or as a result of the project.

The source/basis of any estimates should be clearly identified.

Refer to the Government Green Book and the Supplementary Guidance on Optimism Bias for information on determining costs. Outline any assumptions in estimating costs in Section 17, **and** confirm in the Checklist that you have followed this guidance.

Green Book Supplementary Guidance Optimism Bias

The Green Book 2022 (HM Treasury Guidance)

To improve the design development process for capital projects there is a need to consider full life cycle costs, including maintenance. Therefore, costs should be considered at least over a 5-year period. It is an estimate of the resources and capabilities (people, physical resources, and funding) needed to deliver the project and sustain the benefits. The estimates need to cover both the direct project costs and the ongoing (business as usual) costs for the lifetime over which the benefits are to be considered.

Include information on where the budget will come from.

Full costs breakdown to be included.

Any impact on business as usual or service delivery.

9.1 Project Capital Expenditure & Income											
(£'000)	**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**	**Total**
Staffing Resources	100	100	100	100	100	100	100	100	100	100	1000
Land Acquisitions	0	0	0	0	0	0	0	0	0	0	0
New Vehicles, Plant or Equipment	50	0	0	0	0	0	0	0	0	0	50
Construction Costs											
Construction Costs - immediate intervention	0	13,300	20,616	11,817	0	0	0	0	0	0	45,734
Construction Costs – future investment [7]	0	0	0	10,064	88,171	0	0	0	0	0	98,235
Capital Receipts and Grants											
Sub-Total	150	13,400	20,716	21,982	88,271	0	0	0	0	0	145,019

9.2 Project Revenue Expenditure & Income											
(£'000)	**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**	**Total**
Staffing Resources											
Non-Staffing Resources											
Revenue Receipts and Grants											
Sub-Total											

No revenue costs or income anticipated during the construction stage

[7] Figures are only indicative for this element at this stage are subject to further design/costing analysis

9.3 Post- Project Capital Expenditure & Income											
(£'000)	**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**	**Total**
Staffing Resources											
Land Acquisitions											
New Vehicles, Plant or Equipment											
Construction Costs											
Capital Receipts and Grants											
Sub-Total											

No post-project capital expenditure or income anticipated

9.4 Post- Project Revenue Expenditure & Income											
(£'000)	**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**	**Total**
Staffing Resources											
Non-Staffing Resources				12	16.7	16.7	16.7	16.7	16.7	16.7	112.2
Revenue Receipts and Grants											
Sub-Total				**12**	**16.7**	**16.7**	**16.7**	**16.7**	**16.7**	**16.7**	**112.2**

10. Key Risks	
Description	**Mitigation**
Fully explain any significant risks to the project that you are aware of, especially those which could affect the decision on whether and in what form the project goes ahead. Append your full Risk Log if available.	Details of any mitigating action already taken or suggested.
General lack of material and resource availability	Early identification of material types and source to guarantee supplies. Engagement with local stone provider and investment required.
Loss of funding engagement with partner organisations & stakeholders consequences - Some elements of match funding may not be deliverable (SUSTRANS, UK Government LUF)	Ensure on-going funding engagement with key stakeholders. Develop and programme a funding tracker. Linking to engagement plan.
Lack of public, key community groups and stakeholders responding through consultation Consequences - Diminished support and/or opposition from community & users	Ensure on-going engagement with the public, community groups, and stakeholders as an integral part of project delivery. Robust engagement plan required, key engagement with milestones Streets-UK appointed in Feb 2022 to manage and coordinate across all projects.
Project costs/inflation escalating over and above available funding. Consequences - Financial risk to the Local Authority with the possibility of an undeliverable project	Have regular budget reviews at client and design team level, ensure clear briefs are issued to the project team and ensure a robust project management structure is in place. Include an appropriate inflation allowance.
Rationalisation of buried Utilities	ACC Urban Realm manual refers to potential for underground utility & services covers (e.g. valve chambers, fire hydrants, draw-pits, etc) to be realigned to improve aesthetics of new surfacing works. If required, then knock-on impact on services installations could be significant in terms of disruption and costs. ACC confirmed there is a desire to align existing service chambers / draw pits etc. in the footpath although appreciated this may not be possible in all cases due to cost.
Unforeseen buried services and structures	Risk transfer through surveys to identify buried services and structures

11. Procurement Approach

If this project will involve the procurement of products or services, describe the approach that will be taken based upon the recommended option.

The Design Teams must conduct a check on the Health & Safety track record on tender documentation and submission prior to award and confirm this has been done.

The project is to be delivered by hub North Scotland who are a strategic development partner for the planning, procurement and delivery of community-based infrastructure projects across the north of Scotland. Hub North Scotland comprises 16 public sector organisations, the Scottish Futures Trust and private sector partners in a joint venture company known as a hubCo with the purpose of working collaboratively to deliver inspiring projects for communities and best value for participants. Aberdeen City Council are one of these public sector organisations and have been part of the hub initiative since 2011.

The key purpose of the hub initiative is to establish a long-term partnering relationship between hubCo and Aberdeen City Council and to procure the provision of appropriate infrastructure and related services involved in providing Community Services with the aim of: a) improving the efficiency of delivery of community-based facilities; b) delivering economies of scale through shared facilities; c) making the best use of public resources; and d) providing continuous improvement in both cost and quality in public procurement.

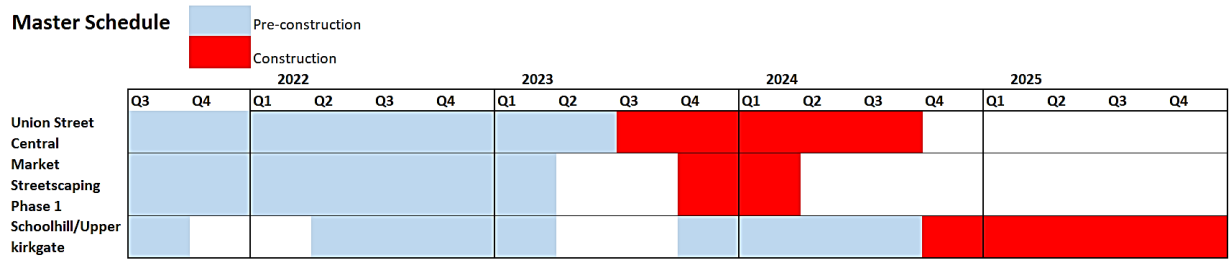
Hub North Scotland's dedicated supply chain members are working collaboratively with Aberdeen City Council to develop, design and deliver all projects within the ACC City Vision programme. All procurement is carried out in strict compliance with Hub North Scotland's Project Delivery Method Statement with a completely open book approach to project costs which is continually benchmarked and reviewed to maximise efficiency, accountability and demonstrate continuously improving value for money. The Hub North Scotland supply chain is structured to include both local and national partners maximising economies of scale whilst providing opportunities to local companies. Project development plans have specific focus on community and stakeholder engagement to maximise outcomes for end users.

12. Time

12.1 Time Constraints & Aspirations

Detail any planned or agreed dates, any time constraints on the project or the affected business areas and any other known timescales.

A breakdown of the pre-construction and construction timescales of each project element is provided below. All timescales are dependent on utilities, material availability and supply chain generally:



12.2 Key Milestones

Description	Target Date
Union Street Central construction	Aug 2023 – Oct 2024
Market Streetscape phase 1 construction	Jan 2024 – Jun 2024
Schoolhill Upperkirkgate construction	Oct 2024 – Nov 2025

13. Governance

Include any plans around the ownership and governance of the project and identify the people in the key project roles in the table below.

Role	Name	Service
SRO	Chief Officer- Capital	**SRO**
Programme Manager	Hub North Scotland	**Programme Management**
Project Manager	Mott MacDonald	**Project Management**
Lead Contractor	Balfour Beatty	**Lead Contractor**
Lead Designer and Landscape Architect	Ryder/LDA	**Lead Designer and Landscape Architect**
Cost Consultant	Currie and Brown	**Cost Consultant**
Principal Designer	Currie and Brown	**Principal Designer**

14. Resources

List the staff resources and expertise required to implement the project. Ensure support services are included, such as Project Management, Legal, Procurement and Communications.

Task	Responsible Service/Team	Start Date	End Date
Traffic Regulation Order	Planning	Mar 23	Jul 23
Road Construction Consent/Section 56	Planning	Jun 23	Sep 23

15. Environmental Management

Fully explain any impacts the project will have on the environment (this could include, eg, carbon dioxide emissions, waste, water, natural environment, air quality and adaptation). Include both positive and negative effects and how these will be managed. Include details on how this has been assessed, giving an idea of the cost implication if this exists.

The Climate Change (Emissions Reduction Targets) (Scotland) Act 2019 put in place a target for net zero greenhouse emissions by 2045 in Scotland, accelerating new and updated associated policy interventions. In response, the city-wide climate journey is progressing. Following production of a Net Zero Vision for Aberdeen (2020), the Net Zero Aberdeen Routemap was produced collaboratively and approved in February 2022, setting the pathway for a net zero city by 2045. The project will do everything possible to align with existing and emerging climate and resource efficiency commitments and targets.

The project will minimise the embedded carbon of construction through maximising the use of locally sourced materials. The latest ACC Procurement Paper details intentions to use local granite stone from Avochie Quarry near Huntly rather than import materials from overseas.

The project will also contribute to a reduction in CO2 and particle emissions by reducing vehicular movements through Aberdeen City Centre. Planters will absorb carbon and improve quality of local environment. Air quality in the city centre will also improve because of reduced traffic in the city centre.

The Council anticipates that the intervention will deliver a 40-60% general traffic reduction in Union Street West, a 60-80% reduction in Union Street Central, and a 80-95% reduction in Union Street East (Source: Aberdeen City Centre Masterplan Engagement Boards, LDA Design, October 2022).

These proposed traffic conditions will contribute significantly to the positive environmental impact of project.

Furthermore, no impact on waste collection or treatment of surface water is anticipated from the project.

Is a Buildings Checklist being completed for this project?	Yes	No
	☐	☒

If No, what is the reason for this?
Project does not involve the construction of a new building

16. Preserving Our Heritage
Describe fully any impacts the project will have on the heritage of the city or more widely in the region or nationally. This could include but is not exclusive to the following examples: • Specific historical items of interest; • Features of significant local or regional importance/interest; • Granite elements of existing structures. Include both positive and negative effects and how these will be managed. Include details on how this has been assessed, giving an idea of the cost implication if this exists.
This project will provide significant improvements to the city centre streetscape of Aberdeen and consequently its cultural heritage. Encouragement of increased walking and cycling will reduce traffic and congestion in the city centre and elevate the attractiveness of regionally significant sites like Union Street. Construction materials will also align with the granite elements already present across the city centre.

17. Stakeholders

List the key interested individuals, teams, groups or parties that may be affected by the project or have an interest in it, including those external to the organisation. Show what their interest would be and their level of responsibility. Also note any plans for how they will be engaged including the use of any existing communication channels, forums or mechanisms already in place.

In the event the Business Case projects a total capital expenditure of more than £10 Million, stakeholders should include "ACC Bond Investors" who may require to be communicated with through the London Stock Exchange.

The project will impact on business owners in the intervention area, who may be inconvenienced by traffic disruption in the short term but who also stand to benefit from the increase in footfall that the interventions will support.

It will also impact on residents within the area, who will experience similar disruption and potential loss of parking amenity but will stand to benefit most from the improved placemaking and reduction in particle emissions.

A community engagement programme involving local residents and business will be developed and maintained throughout the project delivery stages to help understand these concerns mitigate the adverse issues experienced by these groups.

The project will also impact upon vehicular users visiting the city centre, and on bus service provision across the city centre. The Council has modelled the transport implications of these, and the other City Centre Masterplan proposals.

Internally, the project will also impact on the Council's road maintenance and environmental services teams budgets.

The road maintenance team advise that the development should use the same streetscaping materials as those used in other parts of Aberdeen City Centre to avoid unnecessary inventory storage costs. They also advise that access should be maintained for service vehicles and gritters, including sufficient space to exit the vehicles. Lighting installations should be accessible from the road for maintenance purposes and should use fittings that are easily replaceable. Planting that is resilient to spray from gritters should be used in planters and hanging baskets. Utilities providers should be given advanced notice of planned road works during the installation process so that they can co-ordinate any planned asset repairs or replacements to coincide with this.

The environmental services team advise that the maintenance costs associated with the planters and hanging baskets can be minimised by exploring opportunities for commercial sponsorship of green spaces, or through the usage of Aberdeen Inspired funding.

18. Assumptions

Document the high-level assumptions that have been made during the development of the Business Case and any other unanswered questions that may be significant. Refer to the Supplementary Guidance on Optimism Bias and detail the assumptions you have made in constructing the costs and business case.

Green Book Supplementary Guidance Optimism Bias

An Optimism Bias of 21% is assumed, the central percentage of the upper and lower estimates for standard civil engineering.

HM Treasury Green Book standard discount rate of 3.5% has been used to discount costs and benefits over a 30-year appraisal period to derive appropriate BCRs.

Benefit modelling assumptions:

Construction spend

- Turnover to GVA ratio (for construction sector) from the Scottish Annual Business Statistics of 0.43 was applied to capital spend
- Deadweight: 0% (no spending would happen on site in the counterfactual scenario)
- Displacement: 20% (project will lead to some displaced construction activity elsewhere)
- Leakage: 10% (some of the construction providers will be non-local)
- Multiplier: Scottish Government input output tables provides a Scotland wide multiplier of 1.87 for the construction sector. It has been assumed that 50% of these indirect and induced benefits will be retained locally.

Active travel benefits

Baseline footfall was provided by the Council, specifically how many people currently visit Aberdeen City Centre, and these streets in particular, broken down by number of pedestrians and number of cyclists. DfT's AMAT tool was then used to calculate the active travel benefits of the project.

Footfall impact of retail GVA

- Full time equivalent employment was sourced from the Business Register and Employment Survey.
- Turnover and GVA estimates were based on turnover-employment and GVA-employment ratios from Scottish Annual Business Statistics in Aberdeen City.
- We have assumed an 20% uplift in footfall and retail sales under this option. This is benchmarked against the increase in footfall and sales experienced based on a similar streetscaping project in Altrincham.

19. Dependencies

Document any projects, initiatives, policies, key decisions or other activities outside the control of the project that need to be considered or which may present a risk to the project's success, or on which this project depends.

External factors that may present a risk to the viability of the project include the development the bus priority measures, and the completion of the South College Street construction works.

The success of the project is also dependent on the standards of construction, and on the selection of a design that makes ongoing maintenance of the project as cost effective as possible. This will be dependent on the following:

- Consistent paving of concrete slabs (to help minimise inventory costs)
- Consistent use of materials across city centre projects.
- Consideration for underground utility networks that may be disrupted or impaired during construction
- Selection of materials/appliances that can be readily replaced in subsequent years. For example, street lighting that doesn't use specific and hard to source lightbulbs

Sufficient maintenance budget allowances to accommodate the above will also be crucial to the project's success, and estimates of appropriate budgetary allocations have been included within this business case.

20. Constraints

Document any known pressures, limits or restrictions associated with the project.

The following issues could create constraints for the implementation of the project:

- **Traffic regulation orders and road planning consents**: all appropriate consents must be in place before construction work can commence
- **Material availability**: road surfacing materials and lighting materials must be obtained for use in the project construction phase. The Council should also ensure that these materials can continue to be sourced into the future as and when replacement work is required. The materials used should be consistent where possible with those used elsewhere in the city centre to limit future inventory costs
- **Workforce**: The Council and its contractor will need to ensure that sufficient workforce is available to deliver the project within the planned timescales
- **Utilities and basements**: many of the streets in the intervention area have gas, electricity, water and wastewater infrastructure buried beneath them. Union Street Central has an additional issue of vaulted construction and basements of some buildings extending underneath the street. These issues must be fully understood before excavation can begin.
- **Market Building development**: the proposed project will be undertaken in parallel with the development of the Market Building and involves streetscaping activities on each of the streets surrounding this building. Access to the Market Building site will

need to be maintained to ensure that it is still accessible to people working on site and for the delivery of materials and building equipment.

- **Service, emergency and delivery vehicle access:** Access for service vehicles (including refuse collection) and for emergency and delivery vehicles will need to be maintained at all times
- **Accessible parking**: alternative and accessible parking provision will need to be arranged for blue badge holders in the project area

Business continuity & resident access: access will need to be maintained for local residents and for local businesses and their customers.

21. ICT Hardware, Software or Network infrastructure		
List any new ICT systems or changes likely as a result of the project. If there are no ICT changes, then record as 'none'.		
Description of change to Hardware, Software or Network Infrastructure	**Approval Required?**	**Date Approval Received**
None		

22. Change Controls Issued by the Project			
Date	**Change Ref ID**	**Approval Route**	**Change Description**

Strategic Outline Case

Project Name	ACC Queen Street Redevelopment		
Sponsoring Cluster	Aberdeen City Council		
Senior Responsible Officer	Steve Whyte		
Gateway Review by Sponsoring Cluster The Sponsoring Cluster must confirm their support for the project and, crucially, have the resources necessary to deliver the project to conclusion.	Strategic Outline Case agreed	Yes ☐	No ☐
	Project scope modified – further options?	Yes ☐	No ☐
	Pilot exercise to test assumptions	Yes ☐	No ☐
	Postpone or abandon	Yes ☐	No ☐

ACC Project Management Toolkit online

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A Strategic Outline Case (SOC) is a very brief preliminary document designed to introduce the basic project concept and identify key issues at the earliest stages of project development. It helps to assess whether it is worth committing resources to developing a more detailed Outline Business Case.

This proforma is designed to help officers complete a SOC using *appropriate and proportionate effort*. There is flexibility over the amount of information to be included under each heading below but note that the SOC is intended to be a very short document and should rarely exceed 10 or 12 pages.

1. Project Overview

Briefly describe the basic project concept.

The proposed project involves a targeted investment on Queen Street in Aberdeen. The city centre is currently undergoing major transformation and this project seeks to support this. The City Centre and Beach Masterplan (CCBMP) 2022 provides a framework of development and direction that demonstrates a seismic change in the way the city operates, and Queen Street is a key component of this.

The surrounding area is home to key civic, commercial, and cultural assets in the city and benefits from a wonderful quality of architecture such as Marischal College and the Town House.

Redevelopment of Queen Street provides the opportunity to address several unsightly and inefficient buildings, whilst enabling significant improvements to public realm, opportunities to increase green space and encourage well-being in the city centre, increase inclusivity and complement the established improvements to Broad Street and Marischal Square.

Queen Street has already seen a £6M commitment by ACC (which has enabled land assembly, demolition, the Police Scotland Integration into Marischal College, Outline Business Case, Full Business Case and detailed design for a new Joint Integrated Mortuary) in an effort to manage public resources more effectively, whilst at the same time pump priming/de-risking the site for future development. An additional £22.5M has been secured from the Scottish Government to enable the relocation of the outdated city mortuary to ARI Foresterhill by late 2024/early 2025 together with capital commitment from Aberdeenshire and Moray Councils.

The Council is now the majority landowner in the area and has acquired the following properties/areas of land:

- 29 – 31 Queen Street (including removal of contaminated stock and demolition)
- Former Police Scotland HQ (currently subject to internal surveys, service tracing)
- Surface Car Park (adjacent to Marischal College rear car park)
- Former University of Aberdeen Car Park
- 12 Shoe Lane.

Executive Summary:

Purpose

Queen Street is a key component of the City Centre and Beach Masterplan 2022. The Council has acquired property at Queen Street and Marischal College from the University of Aberdeen and Police Scotland, to facilitate the co-location of a range of public services and complement the new commercial quarter at Marischal Square creating a unique opportunity for the area to become a new transformational asset for the city.

This Strategic Outline Case demonstrates the scale of development including options for an Urban Park component and presents a recommendation to explore 3-5 options through an Outline Business Case (OBC).

Strategic Fit

The project will contribute to the Prosperous Economy and Prosperous Place objectives of the LOIP, and to the Changing Perceptions, Growing the City Centre Employment Base, A Metropolitan Outlook, A Living City for Everyone, Technologically Advanced and Environmentally Responsible, and Culturally Distinctive objectives of the City Centre and Beach Masterplan.

Conclusion/recommendation

It is recommended that the following Options are assessed in further detail in the preparation of an Outline Business Case early in 2023:

- **Do Nothing/Minimum**
- **Urban Park across cleared site**
- **Building retention and re-use, mixed use development and urban park**
- **Mix of urban park and residential units on cleared site**
- **Mixed use development and larger urban park.**

Project Delivery

The project is expected to be procured through the Hub model as this will accelerate the procurement process and help to secure best value by providing access to Hub North Scotland Limited's (HNSL) supply chain network and project management resources.

Risks

The key risks are:

- Construction cost inflation exceeds current allowances and makes the project unviable
- Delivery of new mortuary facility (currently located in the basement of the former Police HQ building) delayed causing consequential delay to developing proposals and refurbishment or demolition of the Police HQ building and sequencing of development

- Unable to secure statutory approvals such as conservation area consent
- Services separation between the former Police HQ and the Scottish Courts and Tribunals Service (SCTS) building proves more complex than anticipated and delays the project
- Neighbouring properties and businesses object to development proposals
- Finance and delivery costs.

Assumptions

The key assumptions for developing Queen Street are:

- ACC wishes to adopt as little commercial risk as possible
- ACC intends to retain control of the land for future City Centre needs
- ACC has already made significant investment in land acquisition and demolitions (29-31 Queen Street) which can be viewed as pump priming/ de-risking
- Queen Street is an adopted road and likely to continue as such. It is unlikely that any lanes / side streets or urban green spaces associated with the development be adopted
- ACC will prepare a Roads and Car Parking Strategy.

Governance and Sponsor

ACC is the sponsoring organisation.

Governance will be through the Council's capital programme.

2. Business Aims, Needs, Objectives & Constraints

Provide an overview of the sponsoring organisation and explain how the project is strategically placed to contribute to the delivery of organisational goals within the Local Outcome Improvement Plan (LOIP) and the Local Development Plan (LDP).

Sponsoring Organisation

Aberdeen City Council as the local authority responsible for leading the redevelopment of Queen Street and the City Centre and Beach Masterplan.

Strategic alignment

The Queen Street project supports the delivery of the Aberdeen City Centre and Beach Masterplan 2022 and numerous other policies and strategies such as:

- Aberdeen Local Development Plan 2022 (ALDP) – Queen Street (OP81) is designated as a mixed-use area (H2) housing therefore the Urban Park would be contrary to this designation.
- Strategic Development Plan (SDP)
- Regional Transport Strategy (car free development)
- LOIP (increase employment)
- Economic Policy Statement
- Local Development Plan 2020

- City Living Report 2017 (and its 2022 update).

The recently published Scottish Government National Planning Framework 4 includes guidance on development proposals for the reuse of existing buildings, taking into account their suitability for conversion to other uses and the need to conserve embodied energy.

Business Goals and Aims

ACC's goals and aims for Queen Street are to:

- Retain control of the land for the benefit of the Council and as a long-term legacy for Aberdeen City Centre
- Complement and support other existing and proposed strategic projects being taken forward by the Council
- Build on the "Aberdeen" Brand, highlighting renewed purpose of the City Centre, delivering Council themes being both inclusive and progressive
- Align with the SMART Objectives for the overall City Vision Programme.

Constraints and Dependencies

The former Police Scotland HQ, now in Council ownership, is a key component of the Queen Street intervention zone. Combined with the Scottish Courts and Tribunals Service (SCTS) Queen Street Annex, the former HQ site is a key part to the delivery of the City Centre and Beach Masterplan. Asbestos surveys have been carried out and a programme for its removal developed.

Proposals are dependent on the relocation of the City Mortuary proceeding as planned, which started on site at Aberdeen Royal Infirmary in October 2022. The City Mortuary, located in the former Police HQ at Poultry Market Lane, will require to be kept operational until practical completion of new premises at ARI in Foresterhill (expected by summer 2024).

Services and utilities are currently integrated between the former Police HQ, City Mortuary and SCTS. A strategy is under development to separate services enabling independent re-use or demolition of the former Police HQ, leaving the SCTS building to continue current operation.

Development must also work around existing Scottish Courts and Tribunal Services Court buildings and reduce impact upon the Court Service's ability to carry out its duties. Access must also be maintained for the other buildings on Queen Street and a through-route must be maintained for emergency vehicles. The Council remains in dialogue with regarding future operations and activities in the Queen Street Annexe.

The Annexe is currently excluded from this SOC until such time as SCTS confirm future availability.

Explain how the project supports the existing policies and strategies of the organisation and will assist in achieving the business goals, strategic aims, and business plans of the organisation.

The project is not formally identified within the Local Outcome Improvement Plan (LOIP) but is a key component of the City Centre and Beach Masterplan 2022.

The project aligns with the Council's Strategic Objectives as outlined below.

Prosperous People (Children & Young People)

This Business Case promotes the LOIP **Stretch Outcome 7** - Child Friendly City which supports all children to prosper and engage actively with their communities by 2026. The outcome of delivering the programme outlined within this report would result in improved public amenity space in the city centre for all visitors to enjoy, providing children with safe and attractive spaces for interaction and play.

Stretch Outcome 9 – 30% fewer young people (under 18) charged with an offence by 2026. This Business Case promotes the redevelopment of Queen Street, with an active focus on public sector redesign to enable the civic heart of the city to work more efficiently. Public sector redesign and co-location will enable more joined up working across our city, leading to early intervention and improved support for the young people of Aberdeen.

The proposals within this Business Case support **Stretch Outcome 5** – 90% of children and young people will report that their experiences of mental health and wellbeing have been listened to by 2026. This is reflected in interactions, activities, support, and services. Queen Street will deliver quality public realm to increase well-being of both residents and visitors in the city, with an opportunity to provide the local community with places for play and outdoor learning.

Prosperous People (Adults)

Stretch Outcome 10 – 25% fewer people receiving a first ever Court conviction and 2% fewer people reconvicted within one year by 2026. This Business Case supports the aforementioned outcome as per the reasons stated for Stretch Outcome 9.

Stretch Outcome 11 – Healthy life expectancy (time lived in good health) is five years longer by 2026. The redevelopment of Queen Street will deliver high quality urban realm from which visitors and tourists will benefit from the greenspace, providing an oasis in the heart of the city for rest and repose.

Prosperous Place

The proposals within this Strategic Outline Case promote **Stretch Outcome 15** - 38% of people walking and 5% of people cycling as main mode of travel by 2026. The outcome of delivering the programme would result in additional green space within the city centre, improved streetscape, connectivity and encourage active travel in the city centre.

The project will improve accessibility and support the Council's commitment to **accessibility and inclusive design** by providing spaces that all visitors and residents can use safely, with dignity, comfort, convenience, and confidence.

Access for all

All future designs will allow all users to make effective, independent choices about how they use the building/space without experiencing undue effort or separation. The design will recognise and address the barriers experienced by people with learning difficulties,

people who are deaf, deafened and hard-of-hearing and people who are blind or partially sighted or are neurodivergent. The Council will develop operational policy mechanisms and active management plans to ensure that these accessibility improvements do not diminish over time.

The project will be based around inclusive design principles to ensure it reflects the different faiths, disabilities, genders & hidden conditions, and addresses important issues that affect a neurodiverse population. Inclusive Design is a critical component of delivering inclusive, user-centred environments that cater for the needs of all. This will be embedded into all aspects of the design including, for example, lighting and security.

A placemaking framework will be adopted, which is rooted in these disciplines but provides assessment and outputs that are aligned to key outcomes, including wellbeing, inclusivity, and safety. The Council will use this framework to assess both existing environments and proposed schemes to ensure that interventions are appropriately targeted and provide solutions that mean the right outcomes for all users.

Establish a compelling case for change based on business needs, e.g., demand for services, deficiencies in existing provision etc. Where are we now and where do we need to get to?

Overview and background

Queen Street's position adjacent to the civic hub of Marischal College, the Town House and Marischal Square offers the opportunity to provide a development that includes urban green space for the people of Aberdeen and complements the transformation of Union Terrace Gardens by continuing the "Greening" of the city centre. Redesigning Queen Street enables significant improvements to be realised in the area's public realm and green infrastructure, enabling opportunities to increase well-being in the city centre, increase inclusivity and complement the established improvements to Broad Street and Marischal Square.

Scale comparison

The diagrams below highlight the scale of Queen Street in relation to other key public spaces in Aberdeen. Any new development will need to be commensurate and appropriate with the scale of space available, recognising the need to create an integrated neighbourhood in the city centre.

Diagram 1: Extent of Queen Street Option 2

Diagram 2: Extent of Queen Street Options 3, 4

Diagram 3: Union Terrace Gardens

Diagram 4: Castlegate

Where are we now?

ACC has undertaken an extensive programme of land assembly resulting in the majority of the land in Queen Street now being in Council ownership, with the exception of:

- Trinity Church
- Greyfriars Church
- SCTS Civil Annex

- Marischal East

Where do we want to get to?

As well as developing out a major key component of the City Centre and Beach Masterplan 2022 to create a new vibrant mixed-use neighbourhood in the city, connected to both its immediate and local surroundings, the site's proximity to several major arts venues creates a unique opportunity to also develop Queen Street into a landmark city centre destination. This could include complementary outdoor space, arts, music, heritage, and culture offerings, building on its proximity to the adjacent Aberdeen Arts Centre and Lemon Tree venues. Both are owned by ACC and leased out to these organisations. Both will both benefit from a high-quality development including green space, allowing events to spill out into the open green areas as appropriate.

It is essential that consideration is given to a form of development which will generate 24/7 use of the area where possible, connecting Queen St Church, Archibald Simpson House, Marischal East and SCTS Queen Street Annexe.

All the above opportunities will be addressed in more detail at Outline Business Case (OBC) stage.

Identify any constraints, e.g., timing issues, legal requirements, professional standards, planning constraints. Any linkages and interdependencies with other programmes and projects should be explained, especially where the proposed project is intended to contribute to shared outcomes across multiple Clusters.

The following key considerations are intrinsic to delivering the project:

Mortuary

The City Mortuary is located in the basement of the former Police HQ building and needs to remain operational throughout the partial demolition and/or refurbishment/redevelopment of the building. When a new facility is completed at ARI Foresterhill (scheduled for summer 2024) comprehensive redevelopment can take place, though any delays to this relocation could impact on the pace at which the site can be redeveloped.

Demolition of the former Police HQ building

A number of the options considered for Queen Street, may necessitate the existing Police HQ building to be either partially or completely demolished. A separate design team under the management of HNSL is progressing the design of this project along with the required services separation to allow the SCTS to continue business as usual indefinitely. No final decision has yet been made on demolition although the programme of necessary asbestos removal and soft strip will commence early in 2023 to limit ACC's exposure to holding costs.

Planning Constraints

Any Queen Street redevelopment proposals will be assessed against the relevant development plan and associated planning context at the time of any planning applications. While the Aberdeen Local Development Plan 2017 is the currently adopted plan, the **Proposed Aberdeen Local Development Plan 2022** has now been through the LDP Examination process and the Government Reporters do not propose any notable changes to the policy position relative to the Queen's Square Masterplan site.

The Proposed Aberdeen Local Development Plan 2022 notes the site as being located within a Mixed Use Area (under Policy H2), and specifically identifies the site as Opportunity "OP81 Queens Square – City Centre Masterplan Intervention Area". This identifies appropriate uses as including Class 1 (Retail), Class 2 (Service), Class 3 (Food and Drink), Class 4 (Offices), Class 7 (Hotels), Class 9 (Houses), Class 10 (Non-residential Institutions) and Class 11 (Assembly and Leisure). As such, the shortlisted options being considered are compliant with current policy position for the site.

In addition to the local policy position, national planning policy and guidance will also need to be further considered in future stages of the Queen Street project. Notably, the recently-published **Revised Draft National Planning Policy Framework 4** (Nov 22) includes key Spatial Principles which are relevant to the Queen Street site, notably: Just transition; Conserving and recycling buildings; Local living; and, Compact urban growth. In addition, one of the identified key Priorities for the North East is to focus on continued regeneration through the principle of local living and 20-minute neighbourhoods, to which the Queen Street proposals can contribute.

In summary, following the selection of any preferred option(s), future planning considerations for the project will include:

- Retention/demolition considerations and justification in relation to both built heritage and net zero carbon considerations;
- Consenting processes and justification required for any proposed demolition (or part demolition) of unlisted buildings within the Conservation Area;
- Design impacts within the context of the Conservation Area and adjacent Listed Buildings;
- Detailed design in relation to scale, form, massing and materiality;
- Technical considerations including drainage, site conditions and access.

Impact of the project on business as usual

There will be an impact for ACC on business as usual. Internal resource will be required to manage the project and there will be an impact on access to existing surrounding businesses (e.g., ACC car park, SCTS access to be maintained around the site, Lemon Tree, and Aberdeen Arts Centre servicing etc). Furthermore, consideration must be made to ensure there is no degradation to emergency service operational response times, noting that blue-light access/egress must be maintained at all times.

There will also be noise impact on businesses, residents, the SCTS and ACC that will require to be managed carefully.

Internal resource will be required to manage the project with support from HNSL.

3. Stakeholder Issues

Identify the key stakeholders and explain their involvement. Indicate their level of commitment to the project as specifically as possible. Describe any consultations held or still required. Are there any outstanding stakeholder issues?

As part of the wider City Centre and Beach Masterplan engagement, the Council is undertaking an engagement exercise involving local residents and businesses. As business cases are developed this will include the newly established Stakeholder Forum and Disability Equity Partnership at the appropriate stages.

Ongoing engagement regarding Queen Street has been undertaken both formally and informally with Scottish Courts and Tribunal Services, Aberdeen Performing Arts, Police Scotland, Castlegate Arts, University of Aberdeen and Greyfriars and Trinity Churches.

4. Management & Implementation

Give a preliminary indication of the proposed project management structure and key personnel. Is any consultancy support likely to be required? Identify accommodation, staff, and Trade Union issues. Describe any legal, contractual or procurement issues. Are there any important outstanding management/Implementation considerations?

The project will be delivered by hub North Scotland Ltd (HNSL) who are a strategic development partner for the planning, procurement, and delivery of community-based infrastructure projects across the North of Scotland. HNSL comprises 16 public sector organisations, the Scottish Futures Trust and private sector partners in a joint venture with the purpose of working collaboratively to deliver inspiring projects for communities and best value for participants. Aberdeen City Council are one of these public sector organisations and have been part of the hub initiative since 2011.

HNSL's dedicated supply chain members are working collaboratively with Aberdeen City Council to develop, design and deliver all projects within the City Centre and Beach Masterplan. All procurement will be carried out in strict compliance with its Project Delivery Method Statement with an open book approach to project costs which are continually benchmarked and reviewed to maximise efficiency, accountability and demonstrate continuously improving value for money. Hub's supply chain is structured to include both local and national partners maximising economies of scale whilst providing opportunities to local companies. Hub's project development plans have specific focus on community and stakeholder engagement to maximise outcomes for end users.

Environmental Management

The project aims to contribute towards the Council's carbon reduction objectives.

While the project is unlikely to be deliverable and affordable in a completely carbon neutral way, and while some energy from the grid may be needed to heat and power the residential units (if constructed), it should be possible to provide all of the heating required for the commercial buildings by connecting them to a local district heating network.

The project seeks to implement architectural solutions that preserve the high embodied carbon materials in the Police HQ building (e.g., the current designs of one option include retaining the reinforced concrete shell of the building).

The project will be developed based on 20-minute neighbourhood principles to minimise the need for vehicular transport.

5. Consideration of Options

Provide an initial list of options identified that could meet the objectives and briefly describe their main features (consider variations in scale, quality, technique, location, timing etc).

NB: A preferred option should not be identified before options have been developed and appraised more fully at the Outline Business Case stage.

Detail any planned or agreed dates, milestones, completion dates, required delivery deadlines or other time constraints on the project or the affected business areas.

Outlined below is a long list of options for Queen Street and the process undertaken to assess these options.

1. **Do Minimum:** strip out asbestos and separate services at Police HQ building but do not demolish.
2. **Sell ACC interest in the land holding:** dispose of all assets and seek a market led solution.
3. **Soft strip and refurbish existing buildings**: including Police Headquarters, the nursery building and the vacant building on Shoe Lane.
4. **Urban Park:** demolish the Police HQ, nursery, and Shoe Lane buildings. Convert the full site into an urban park.
5. **Urban Park + Residential**: Clear full site and develop a mix of urban park and residential units.
6. **Urban Park + Office**: Clear full site and develop mix of urban park and office units.
7. **Urban Park + Retail**: Clear full site and develop mix of urban park and community focused multi-purpose local neighbourhood retail units.
8. **Urban Park + Civic**: Clear full site, develop mix of urban park and civic buildings
9. **Urban Park + Mixed Use**: Clear full site and construct a mixed-use development and urban park.
10. **Soft strip, partial demolition, and refurbishment + Urban Park + Mixed Use**: as above, but with parts of the Police HQ Building retained and refurbished into a mixed retail, hospitality, residential and office development.
11. **Fully built solution**: mixed development with no urban park.

Scoring Criteria

The project team identified the following scoring criteria for assessing each long-listed option:

- **Strategic alignment**: local alignment with the Partnership Agreement/Council Policy, the City Centre and Beach Masterplan and the Local Outcome Improvement Plan and national alignment with the National Strategy for Economic Transformation and the Scottish Cities Alliance Transition to Net Zero Carbon Action Plan.
- **Impact on growth:** the extent to which each option will stimulate the city's economic growth, create jobs, and facilitate future business investment.

- **Impact on placemaking & resilience:** the extent to which each option will increase city centre footfall; and attract new visitors to Aberdeen. It also considered the contribution of each option to the six qualities of successful places identified by the Scottish Government[1]. These are distinctive; safe & pleasant; easy to move around in; welcoming; adaptable; and resource efficient.
- **Affordability:** the extent to which Aberdeen City Council has, or is able to easily secure, funding to support the development.
- **Deliverability:** this included the feasibility of securing the appropriate land consolidation, planning consents, Conservation Area consent, stakeholder & community support. It also includes the degree of expected developer interest in each option.
- **Financial sustainability/exit strategy:** whether the project can become financially self-sustaining without ongoing support from ACC and can ACC easily exit
- **Environmental sustainability:** extent to which the option supports UK & Scottish Government sustainability goals and ACC's journey to Net Zero by 2045.

Options were reviewed scored against each criterion on a scale of 0-5, giving each equal weighting. Zero means that the option does not address the criterion at all. Five means that it addresses the criterion in full. The options scoring Table is included in Section 6.

Key factors influencing scoring

A summary of the key factors that influenced the scoring for the options is provided below:

Strategic alignment:

- Both the Do Minimum and Sell ACC interests options do not address the strategic goals of the city. They both received a score of zero.
- The soft strip and refurbish of existing buildings option scored 1/5. The team noted that this option was difficult to score as the exact use of the building is unclear at present.
- Converting the full site to an Urban Park scored 3/5. It addresses the Partnership Agreement commitment to create a green space in Queen Street. However, it does not address the identified development needs of the rest of the city centre.
- Clearing the site and developing a mix of an urban park and residential units scored 4/5. It addresses the desire for green space and encourages inner city living (a key ACC objective)
- The development of a mix of park and office/retail/civic units scored 3/5, 2/5 and 3/5 respectively. The additional floorspace is unlikely to obtain private sector support. Property Consultants Savills' 2022 Property Market Report details that that there is already a significant over-supply of these uses within Aberdeen.

[11] **Scottish Government 2013 - Creating Places: A policy statement on architecture and place for Scotland. Available online at: PART ONE THE VALUE OF ARCHITECTURE AND PLACE - Creating Places: A policy statement on architecture and place for Scotland - gov.scot (www.gov.scot)**

- The options to clear the full site or partially demolish the site and provide a mixed-use development and urban park both scored 5/5. Both would deliver the same strategy and contribute to a "20-minute neighbourhood" in Aberdeen.
- A fully built solution with no urban park scored 2/5. Although it will not address the urban park objective, it will deliver more city centre living.

Impact on growth:

- Do Minimum scored 0/5. It does not provide any new occupied space so will not contribute to economic growth.
- Selling ACC interest in the site scored 1/5. The Council may struggle to find a buyer and would lose control of an important city centre site.
- The soft strip and refurbish option scored 1/5. It does not optimise a key major city centre site or promote the surrounding area. However, it does offer a degree of development.
- Converting the full site to an urban park scored 2/5. The option will be beneficial to the surrounding buildings. However, there will be no development within the redline area. The recent development of Union Terrace Gardens also facilitates market demand for urban green space.
- The urban park and residential option scored 4/5. It has the potential to support economic growth through increased footfall for local retailers and improved local labour supply.
- Development of a park and office units scored 3/5. It has the potential to facilitate growth, but the scoring team had concerns about uptake of the space.
- The park and retail option scored 2/5. There is currently an oversupply of large retail space in the city centre to attract national occupiers, there are many retail units on Union Street currently vacant. Any retail development in this location would need to focus on community and be multi-purpose.
- The park and civic option scored 1/5. There are already several civic buildings in the city centre which deliver limited economic benefits.
- The two mixed-use development options (Options 9 and 10) both scored 4/5. These would enable ground level multi-purpose commercial space designed to suit community needs, with city living above. This could create a sense of community and encourage increased visitor footfall in the area.
- A fully built solution with no urban park scored 3/5. The new built and occupied space could support jobs and economic growth but may be hard to occupy initially and developers would need to have some element of outdoor space to make it attractive.

Impact on placemaking & resilience:

- The Do Minimum option scored 0/5. The only change delivered will be inside the Police HQ, and there would be no improvement to the external aesthetics of the building.

- Selling ACC's interest scored 1/5. The outcome would depend on how the developer takes forward the site, and ACC would have no control over this. This could reduce the potential for placemaking.
- Soft strip & refurbish scored 3/5. There will be aesthetic improvements to the area but limited new development.
- Converting the full site to a park and the mixed park & residential development both scored 4/5. The urban park will be attractive to visitors even though other parks exist nearby. The mix with residential development will give more of a sense of place and a community feel to the area.
- The development of a mix of park and office/civic units both scored 3/5. Development of business space could see Queen Street and Marischal Square combine into an expanded financial district. Development of civic buildings, if built with granite like much of the surrounding buildings, will add to the sense of place.
- The mixed park/retail option scored 2/5. The saturated retail market in Aberdeen would limit further development reducing opportunities for improved placemaking.
- The two mixed-use development options (9 & 10) both received scores of 5/5. They are contemporary exemplars of urban design, combining desirable aspects of green space and city centre living.
- Full built solution (no urban park) score 3/5. It is not as distinctive or as desirable as options 9 and 10 but still delivers aspects of city centre living.

Affordability:

- The do minimum option scored 0/5. It will not bring in any additional revenue or enable the Council to recoup any of the money already invested in the site.
- Selling ACC interest in the site scored 1/5. While this will bring in some revenue to the Council, it is unlikely to be sufficient to cover the money invested to date.
- The soft strip and refurbish option scored 2/5. It is one of the lower cost options to deliver but would also deliver only a limited amount of income.
- Converting the full site to an urban park scored 0/5. It will create additional future park maintenance costs for the Council in addition to the money already invested and the capital cost to construct. It also offers limited, if any, revenue generation opportunities.
- The urban park/residential, urban park/office, and urban park/retail option scored 3/5, 2/5 and 2/5 respectively. They would each incur similar development costs. However, depending on scale and layout, the residential option is likely to bring in the most revenue.
- The urban park/civic option scored 1/5. The development costs of this option may be greater than the three above, however the revenue generating potential is likely to be lower.
- The two mixed-use development options (Options 9 and 10) scored 4/5 and 5/5 respectively. Both are likely to lead to desirable and potentially profitable developments, however the cost of the partial demolition option may be lower.

- A fully built solution with no urban park scored 3/5. Developer interest and onward occupier interest will be less due to a lack of outdoor space.

Deliverability:

- The Do Minimum option scored 5/5. There are no issues anticipated in stripping out the building.
- Selling ACC interest in the site scored 2/5. There is no identified buyer and sourcing one could be difficult.
- The soft strip & refurbish, whole-site urban park, and urban park/residential options all scored 4/5. Keppie has already prepared high-level designs for these three options. Consideration to be made as to how the site will sit as part of the wider site with the neighbouring court.
- The mixed park/office, park/retail and park/civic options all scored 2/5. There is limited market demand for these types of development in Aberdeen. Without financial interventions from ACC, these options are therefore likely to be unpopular amongst developers.
- The fully built solution, no urban park option scored 2/5. In the absence of any element of outdoor space, there would not be developer interest in the site. It would be difficult to deliver technically.
- The clear full site, mixed development & urban park option scored 4/5. It could attract more developer interest than a single use development and it offers a range of possibilities for development in the area.
- The partial demolition, mixed development & urban park option scored 3/5. The scoring team had concerns around the technically challenging nature of demolishing parts of the police building. These included concerns about how to ensure that the business of the neighbouring court building could continue as normally. They also included concerns about the shared plant/services between the to-be-demolished and to-be-retained parts of the building.

Financial sustainability/exit strategy:

- The Do Minimum option scored 0/5. It provides no exit strategy.
- Selling ACC interest option scored 1/5. The scoring team thought it could be difficult to find a buyer to take on the risk. The team also had concerns about the large sunk costs already incurred by ACC, and the risk that the sale of the site would not recoup these costs.
- Soft strip and refurbishment of existing buildings scored 2/5. This reflects uncertainties around the lifespan of and level of demand for the refurbished buildings.
- Converting the site entirely into an urban park received a score of 0/5. There would be an ongoing cost to the Council of maintaining a park in perpetuity. There will also be limited revenue coming in from other developments.
- The urban park/residential option scored 4/5. A smaller park would cost less to maintain, and the option would generate income from residential development.

- The mixed park/office, park/retail and park/civic options scored 3/5, 2/5 and 1/5 respectively. This reflects their lower likelihoods of attracting developer interest and of therefore providing an exit strategy.
- Clearance of the full site and a mixed-use development scored 4/5. This mix-use approach would be the most attractive option to developers and provide the greater financial sustainability.
- The partial demolition option scored 3/5. While the mixed-use nature of this option would be attractive to developers, a partial demolition would be more complex and therefore less attractive than a complete rebuild.
- The full build, no urban park option scored 2/5. Any option without green space is likely to be less attractive to potential users, and therefore less likely to obtain developer support.

Environmental sustainability:

- The Do Minimum option scored 1/5. It is unlikely to either harm or improve the surrounding environment.
- The sale of ACC's interest in the site scored 2/5. The option's impact on the environment would depend on how the developer chooses to take it forward and the Council would have no control over this. However, it is unlikely to perform worse environmentally than the status quo.
- The soft strip and refurbish option scored 3/5. This refurbishment would lead to less embedded carbon than a complete rebuild.
- The full-site urban park residential and urban park mixed-use options each scored 4/5. They all encourage environmental development and a movement away from cars in the city centre.
- The development of a mix of park and office/retail/civic units each scored 3/5. In each case the workers occupying the spaces would live on the fringes of the city centre. This would lead to increased vehicular movements.
- Partial demolition of the site and completion of a mixed-used development and urban park scored 5/5. The scoring team considered this to be a very sustainable solution that would avoid the carbon implications of a full demolition.
- The fully built, no urban park option scored 3/5. This option will not provide any additional green space or encourage walking and cycling.

Shortlist of Options

Based on the agreed evaluation criteria, the project team recommend taking forward the two highest scoring options to the shortlist as they scored well and were significantly different. Option 4, the full Urban Park, has also been included as this is part of the Partnership Agreement/Council Policy Statement. To follow best practice, the scoring team also recommend including the Do Minimum option in the shortlist of options.

A further option was subsequently identified to provide an enlarged Urban Park by omitting the North Block residential building from the development and retain only the South Block. This has been included as Option 5.

The shortlisted options (now renumbered and ranked one to six) are therefore:

- Option 1 - Do Minimum
- Option 2 - Full Urban Park
- Option 3 – Soft strip, partial demolition and refurbishment, mixed use development and urban park
- Option 4 - Clear full site, develop mix of urban park and residential units/ground floor mixed use development
- Option 5 – as Option 4 but with no residential North Block.

Site context

All the options assume that the development will occupy the same land footprint. This includes the existing routes of Queen Street, Shoe Lane and Poultry Market Lane, the car park, and vacant sites to the north-west of Queen Street, and the former Scottish Police Headquarters buildings. The red line boundary area is c. 12,400m2.

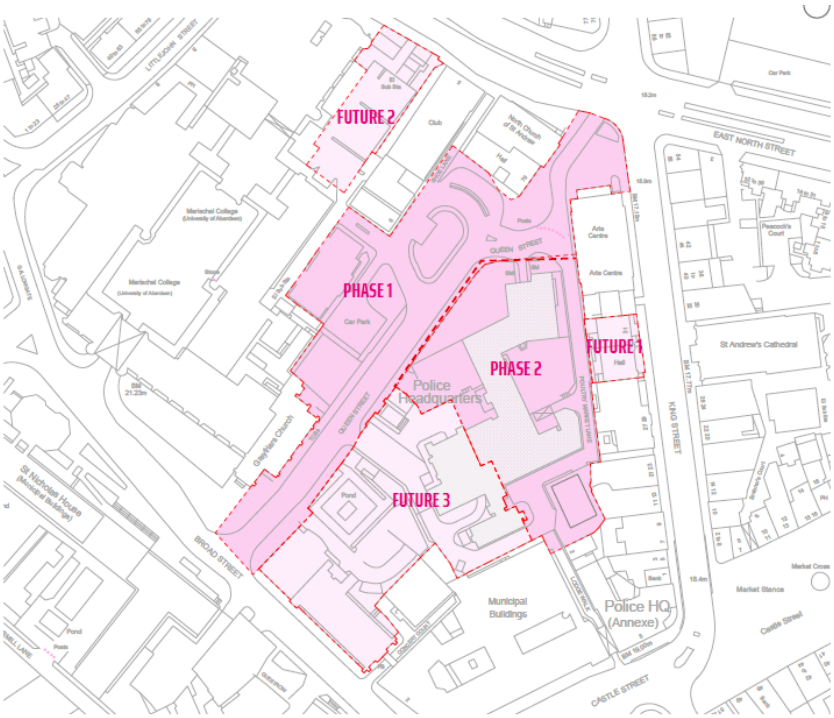

Diagram 6: Queen Street Phasing

The team has identified Archibald Simpson House, the Civil Justice Centre, and the multi-storey car park on East North Street as potential sites for future project phases. However, they all lie out-with the current scope.

Greyfriars Church, The Lemon Tree, Aberdeen Art Centre and North Church of St Andrew lie outside of the site boundary, however the designs incorporate their future development plans and access requirements.

In all cases, the Council will restrict vehicular access to the Court and cell buildings, making them only accessible via the lane to the south-west of the Court building, reducing any adverse impacts on the roads surrounding the proposed development area. The team has included a turning circle in the designs to enable this.

In all cases, decisions on whether to retain or in-fill the basement section of the Police Headquarters building will be based on an assessment of which option represents best value.

This Strategic Outline Case covers Phase 1 and Phase 2 only, with future phasing opportunities should the associated buildings/land be acquired by ACC.

- **Phase 1** – developable area to north of Queen Street.
- **Phase 2** - developable area to south of Queen Street on site of/reusing former Police HQ building.
- **Future Phase 1** - Archibald Simpson house (currently occupied by Nestrans) could be repurposed.
- **Future Phase 2** – redevelop or repurpose multi storey car park.
- **Future Phase 3** – relocate and redevelop/repurpose City Council Support Service, Civil Justice Centre/Commercial Court, cells, and associated car parking

Architectural Heritage

There are a number of listed buildings and structures in the Queen Street area, as well as conservation area designation to consider. Rather than be seen as constraints, the civic and other built heritage can be considered assets that contribute to creating a sense of place that Aberdeen must develop to differentiate from its competitors.

There is the opportunity to incorporate the Arts Centre, Archibald Simpson House on King Street, and the Lemon Tree redevelopment (pending their own business case outcomes).

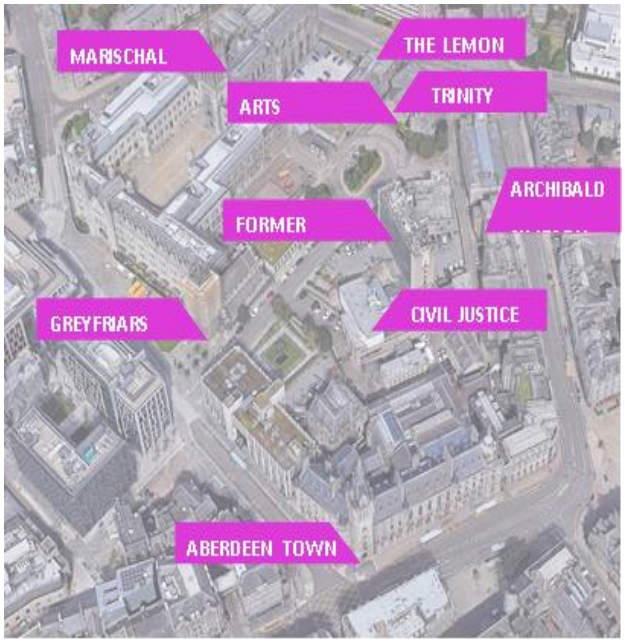

Diagram 7: Queen Street adjoining buildings

Scale and Massing

Architectural expression and urban form are critical to the perceived success of the new development. The brief will not be prescriptive about materials and specific finishes, those will emerge as the design develops and be appropriate to the proposed urban form. It is essential that key vistas and landmarks are respected and celebrated in proposals for Queen Street.

Access

The aim is to restrict vehicular movement in preference of active travel, by linking to Broad Street and the city centre to the Southwest and to Beach Boulevard at the Northeast of the site. Access will be maintained to Marischal College for ACC and Police Scotland, City Council Support Service parking and Civil /Commercial Court.

Site constraints

The following site constraints have been identified:

- Service access to Marischal College to be maintained.
- Access via Queen Street to Marischal College accessible/blue light parking to be maintained. This is to be located to the rear of Greyfriars Church.
- Access via Queen Street to multi storey car park to be maintained.
- Managed access for special events could be allowed into Marischal College quad.
- Queen Street should have an active frontage. Ground floor gardens should be provided as appropriate.
- Emergency vehicle/service access to be maintained on Queen Street.
- Lemon Tree extension to be accommodated.
- North Church of St Andrew extension to be accommodated.
- Allowance for external seating at the rear of Greyfriars Church.
- Arts Centre to be maintained as is.
- Building on Poultry Market Lane/Lodge Walk to be demolished.
- Existing vehicle access/egress to cells on Poultry Market Lane/Lodge Walk to be maintained, or more efficient route established
- New development to be car free.
- New buildings to be capped at 4 storeys.
- Retention of former Police HQ building basement would perhaps be more cost effective. This could be isolated from the Court basement.
- Opening up of Lodge Walk to be confirmed.
- Ability for vehicle access along Queen Street exiting on East North Street to be confirmed.
- Demolition split between Civil Justice Centre/Commercial Court and Police HQ to be confirmed.
- Conservation statement potentially beneficial to set out importance of surrounding built fabric, identifying keys landmarks, views etc.
- Early-stage carbon calculations required to inform retention of former Police HQ building.

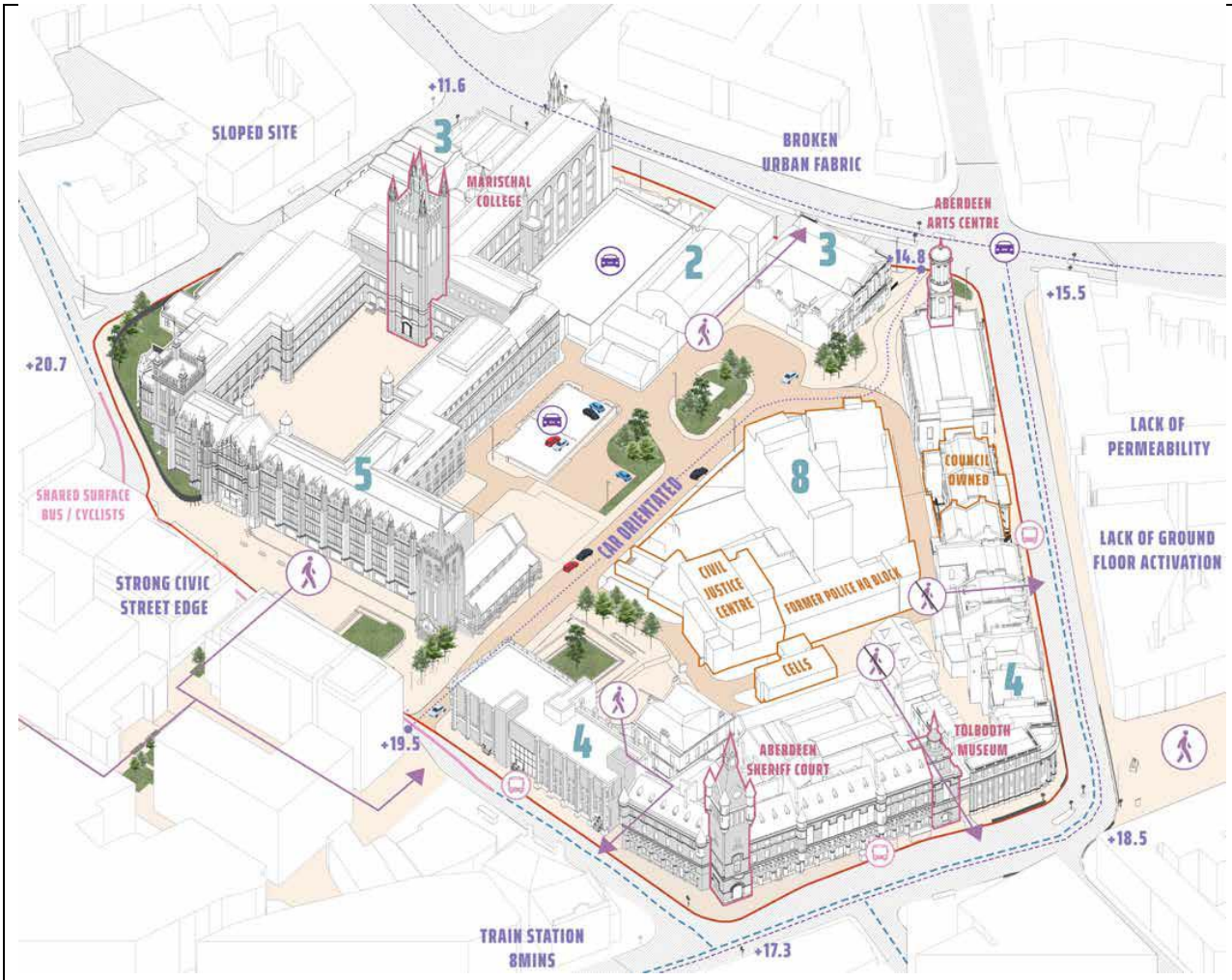

Figure 1: Queen Street Existing Site

The Short List Options

An overview of each of the five Short List options is provided below.

Option 1 – Do Nothing / Do Minimum

ACC sells the site and has no control over any future development. The former Police HQ building would not be demolished, and ACC would withdraw from discussions with the SCTS on their relocation.

Advantages

- Saves any future investment costs from ACC

Disadvantages

- Fails to deliver on ACC's objectives for the site
- Is not aligned with CCBMP and Partnership Agreement

- Misses the opportunity to deliver major improvements to Queen Street under the control and influence of ACC.

Option 2 – Urban Park across cleared site

Development for a full Urban Park and associated public space and pavilion and creation of vehicle turning point to maintain access to periphery buildings. The proposal is outlined in the sketch below, to complement surrounding civic, commercial, and cultural uses.

An Urban Park would provide external green space to complement Broad Street, contribute to improved health and wellbeing, create a setting for outdoor cultural events associated with the Lemon Tree, Arts Centre and Marischal East (Anatomy Rooms), whilst at the same time providing links to East North Street and on to the Beach, enhancing connectivity.

Figure 2: Option 2 Plan

A pedestrian led/shared surface street is animated by a series of community facilities and urban rooms, providing opportunities for food and beverage break out and improved health and well-being of residents and visitors. There is the opportunity for landscaped public realm, green space, play park, allotments, multi-use games area etc. A pavilion sits at the Northeast of the site to activate the public realm adjacent to the proposed new entrances extensions.

The layout below highlights what an Urban Park could look like under Option 2.

Figure 3: Option 2 Urban Park Landscaping Layout

Option 2 - Landscaping features:

- A linear linking pedestrian and cyclist route connecting Broad Street to King Street
- A pavilion and informal play area set within an open public lawn
- Formal terraced gardens, incorporating existing stone walls, providing a setting to the adjacent historic buildings, and creating intimate space for seating and socialising
- A paved civic square and events space which can host spill out from the Lemon Tree and church
- Community orchard/growing space.

Option 2 - Landscape Opportunities

- Creation of accessible green space within the city for the local community
- Greenest of all the options which would maximise the environmental services provided
- Opportunity to create new physical and visual connections from King Street towards the park(s)
- Formal walled garden would be sympathetic to adjacent Marischal College buildings and would provide outdoor space for local students and professionals

Option 2 - Landscape Constraints

- Already provision of large urban park within the city centre
- Existing buildings provide limited active frontage and passive surveillance of the main park space
- Potential anti-social behaviour problems as a result of the above
- Potential lack of sense of ownership
- Maintenance burden of large public space.

Option 2 - Advantages

- No need to engage a Development Partner
- ACC has full control over what this Option delivers
- Makes the most significant contribution to urban green space, biodiversity, air quality and health and well-being of all options
- Opportunity to use the park to promote the assets around the site and contribute to the success of this new facility
- Formal walled garden would be sympathetic to adjacent Marischal College buildings and would provide outdoor space for local students and professionals
- Contributes to City "Greening" and urban drainage

Option 2 - Disadvantages

- No major opportunity to generate revenue income
- ACC needs to maintain the large park in perpetuity
- Potential for lack of sense of ownership
- Already provision of large urban park, Union Terrace Gardens nearby within the city centre. New development may not prove to be as popular a space as UTG.
- Existing buildings provide limited active frontage and passive surveillance of the main park space
- Potential anti-social behaviour problems as a result of the above.

Option 3 – Building retention with possible partial demolition, mixed use and urban park

Mixed use development with retail/leisure and workplace at ground floor on primary, more public frontages with residential above. Quieter routes have residential at ground floor, benefiting from private gardens. The existing Police HQ is partially demolished, with the retained element converted to apartments to increase density and lower embodied carbon. Assumes support spaces to lower levels e.g., Cycle parking, storage, gyms etc.

A shared surface connects the components, with vehicular access retained to Northwest of site. The Urban Park is located to the Northeast of the site, allowing access to the Lemon Tree and North Church entrance extensions.

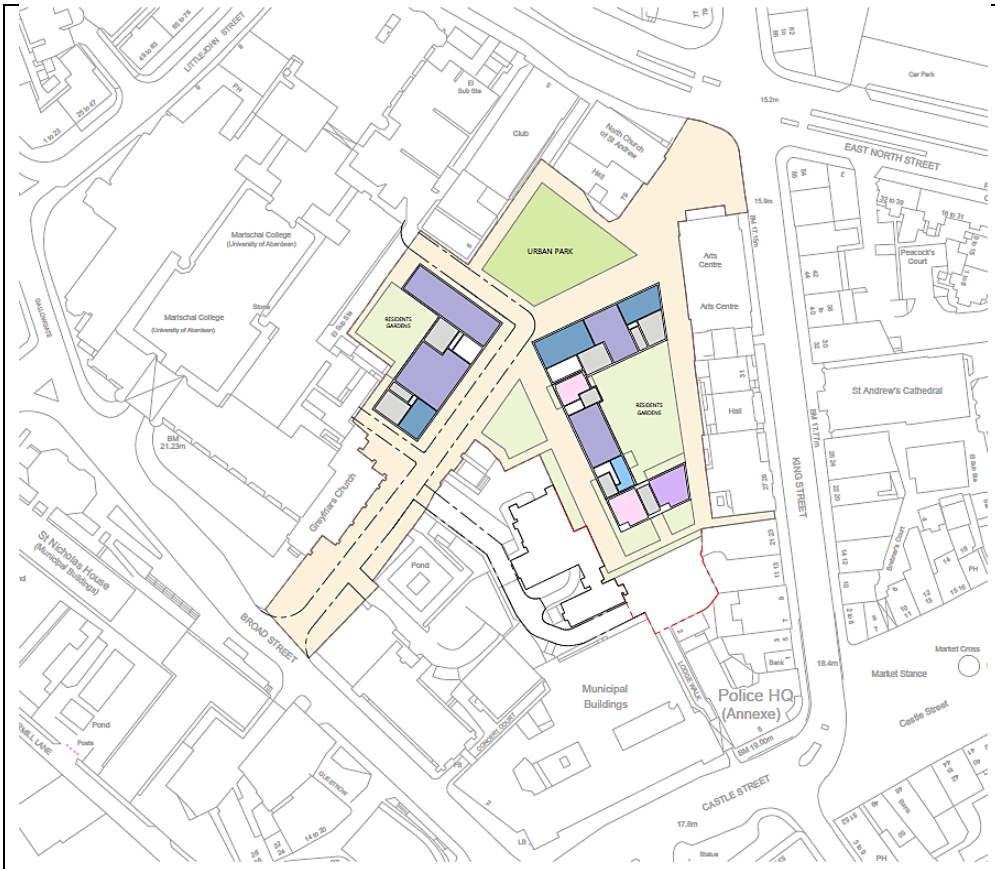

Figure 4: Option 3 Plan

Development of c. 100 apartments over 2-8 storeys. Approximately 640m2 / 6,890 sq. ft of retail space over 1 storey, which can be split into appropriately sized units. Finally, c. 2,000m2 / 21,525 sq. ft GIA of workspace over 2 storeys, which can be split into appropriately sized floor plates.

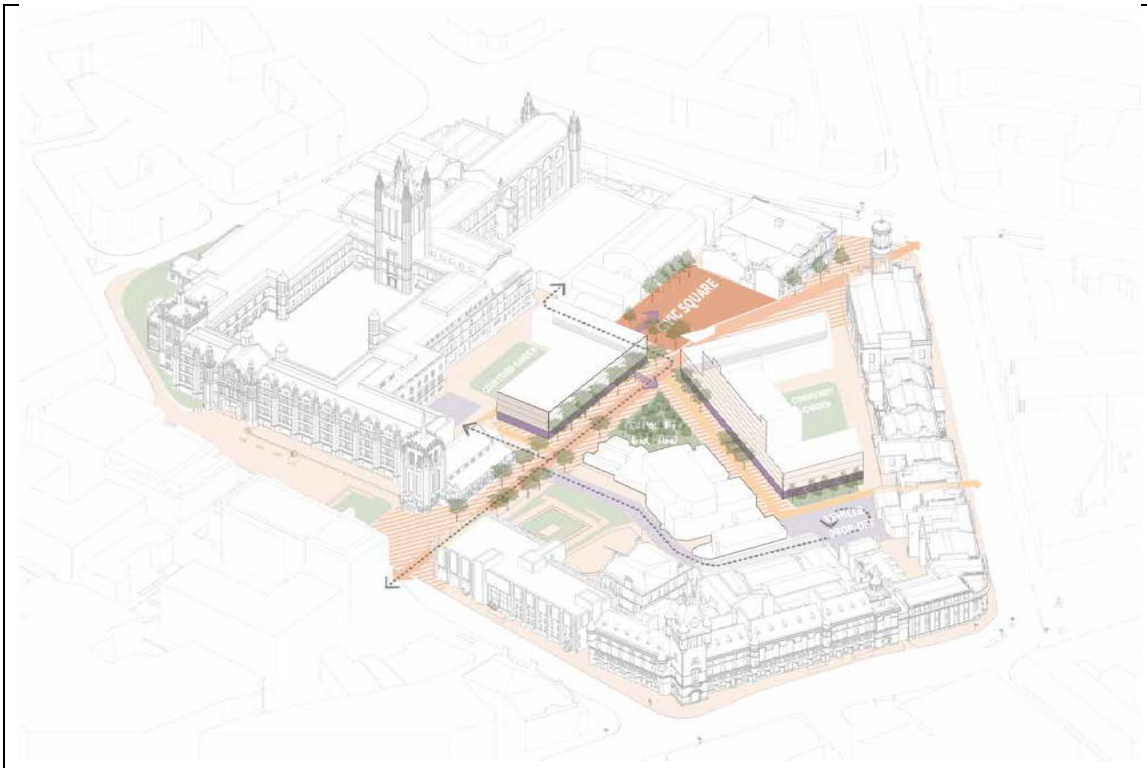

Figure 5: Option 3 refurbishment of Police HQ Building

Option 3 - Advantages

- Activation along the street edge
- Provide increased opportunities for density
- Create a city marker with existing scale and mass
- Provide a focal point and destination within the urban park
- Lower embodied and whole life carbon
- Opportunity to provide a variety of uses in line with "20-minute neighbourhood" principles

Option 3 - Disadvantages

- Technical difficulty involved in partially demolishing the Police HQ, including concerns about the continuity of the neighbouring court.
- Less green space than Options 4 and 5
- Fewer entrances from the refurbished block to activate the proposed green street.

Option 4 – Mixed use urban park and residential units on cleared site

Residential with mixed use on Ground Floor and vehicular access retained to Northwest of site. The sketch concept seeks to re-imagine the historic pattern of perimeter residential blocks. A shared surface connects the residential components. The Urban Park is located to the Northeast of the site, allowing access to the Lemon Tree and North Church entrance extensions.

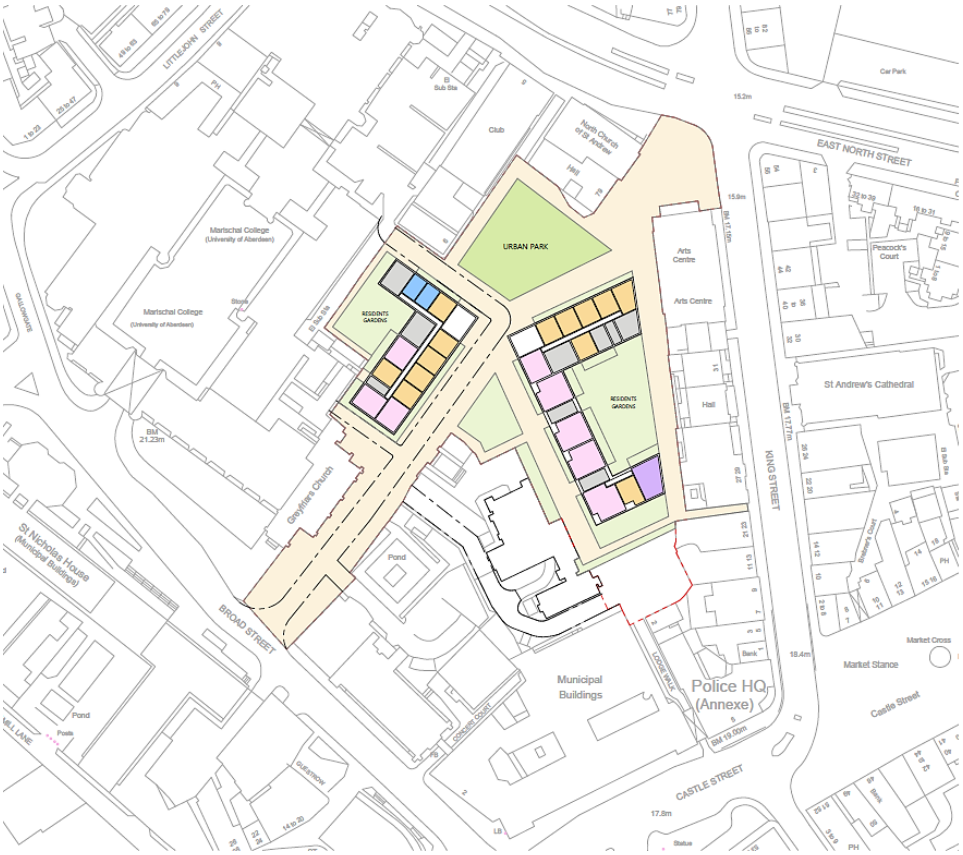

Figure 6: Option 4 Plan

Development of around 100 apartments over 4 storeys. (Exact details of typology, mix and number of units still to be confirmed).

The layout below highlights what an Urban Park could look like under Options 3 & 4.

Figure 7: Option 4 Urban Park Landscaping Layout

Option 4 - Landscape features:

- A linear linking pedestrian and cyclist route
- Potential to maximise green and biodiversity through inclusion of green roofs on top of new buildings
- Resident's courtyard gardens
- Community orchards/growing spaces for local residents
- A paved civic square and events space which can host spill out from the Lemon Tree and church
- Green residential street

Option 4 - Opportunities

- Provision of green space for a range of local residents e.g., informal play area for families and a more intimate courtyard garden
- Growing spaces could be linked to possible future city-wide initiatives to improve local well-being and sustainable drainage
- Better definition and enclosure of the civic square
- Defined hierarchy of pedestrian focussed streets and spaces

Option 4 - Constraints

- Reduced area of public green space
- Vehicle access further into the site

Option 4 - Advantages

- Focus on active travel, with historical routes maintained /reinstated.
- Activation of the street and urban park at ground floor.
- Vehicular access maintained to south-west of site, with shared surface provision to north-east.
- South/west facing public realm and green space.
- Attractive entrance setting created to the Lemon Tree, North Church of St Andrew, and Arts Centre.
- Private residents' gardens to rear of development.
- Development and density on the site are not maximised.
- Former police HQ is demolished in this scenario. Density could be increased should this be maintained.

Option 4 - Disadvantages

- Development and density on the site are not maximised.
- Former police HQ is demolished in this scenario.
- Reduced area of public green space and vehicle access further into site.

Option 5 – Mixed use development and larger Urban Park.

This option is basically as Option 4, but the North Block of residential development now becomes Urban Park space.

Mixed use development with retail/leisure and workplace at ground floor on primary, more public frontages with residential above. Quieter routes have residential at ground floor, benefiting from private gardens.

The sketch concept seeks to re-imagine the historic pattern of perimeter residential blocks. A shared surface connects the components, with vehicular access retained to the Northwest of site. The Urban Park is located to the Northeast of the site, allowing access to the Lemon Tree and North Church entrance extensions.

Development of c. 65 apartments over 4-6 storeys, with c. 262m2 GIA of retail space over 1 storey, which can be split into appropriately sized units. Also c. 490m2 GIA of workspace over 1 storey, which can be split into appropriately sized floor plates/units.

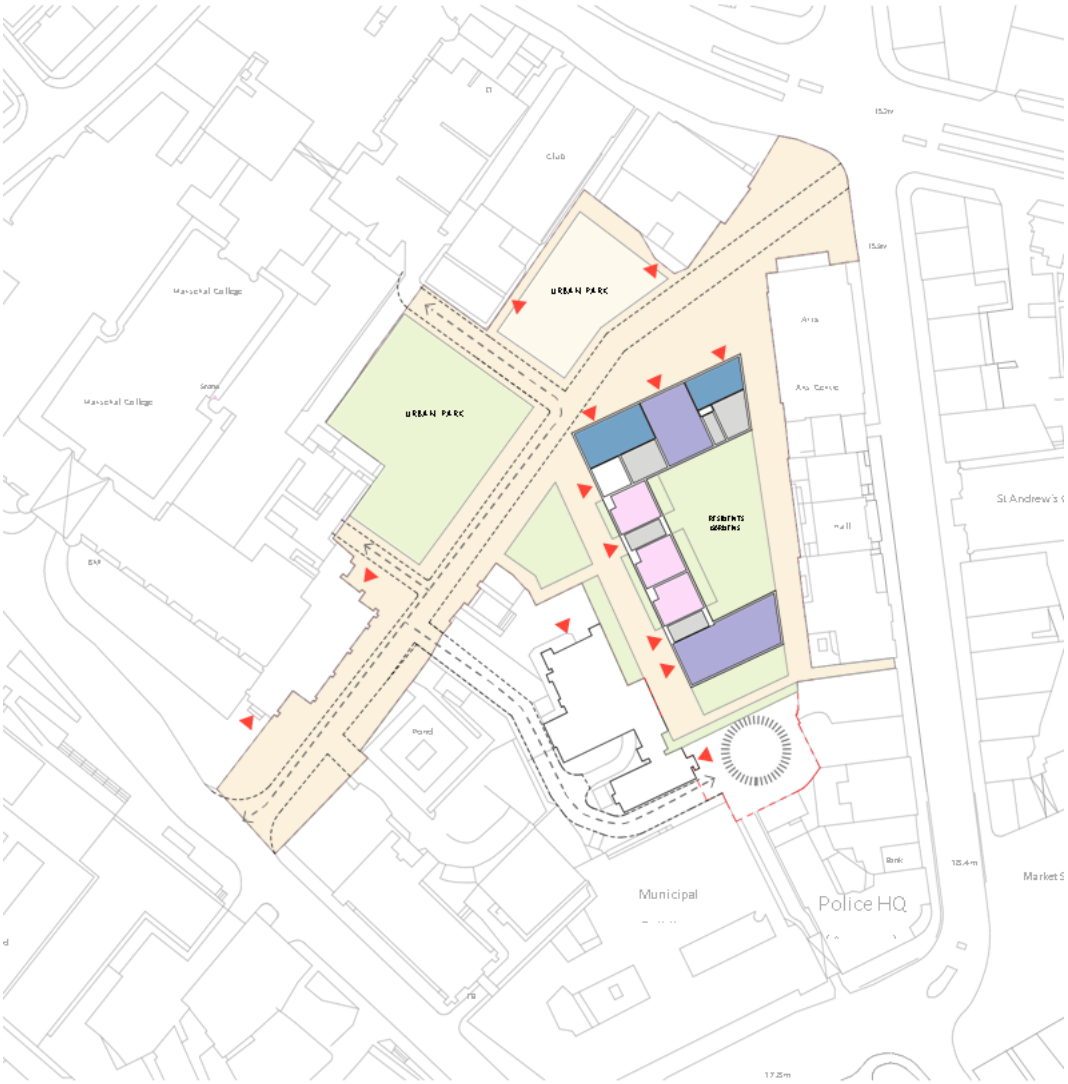

Figure 8: Option 5 Plan

The layout below highlights what an Urban Park could look like under Option 5.

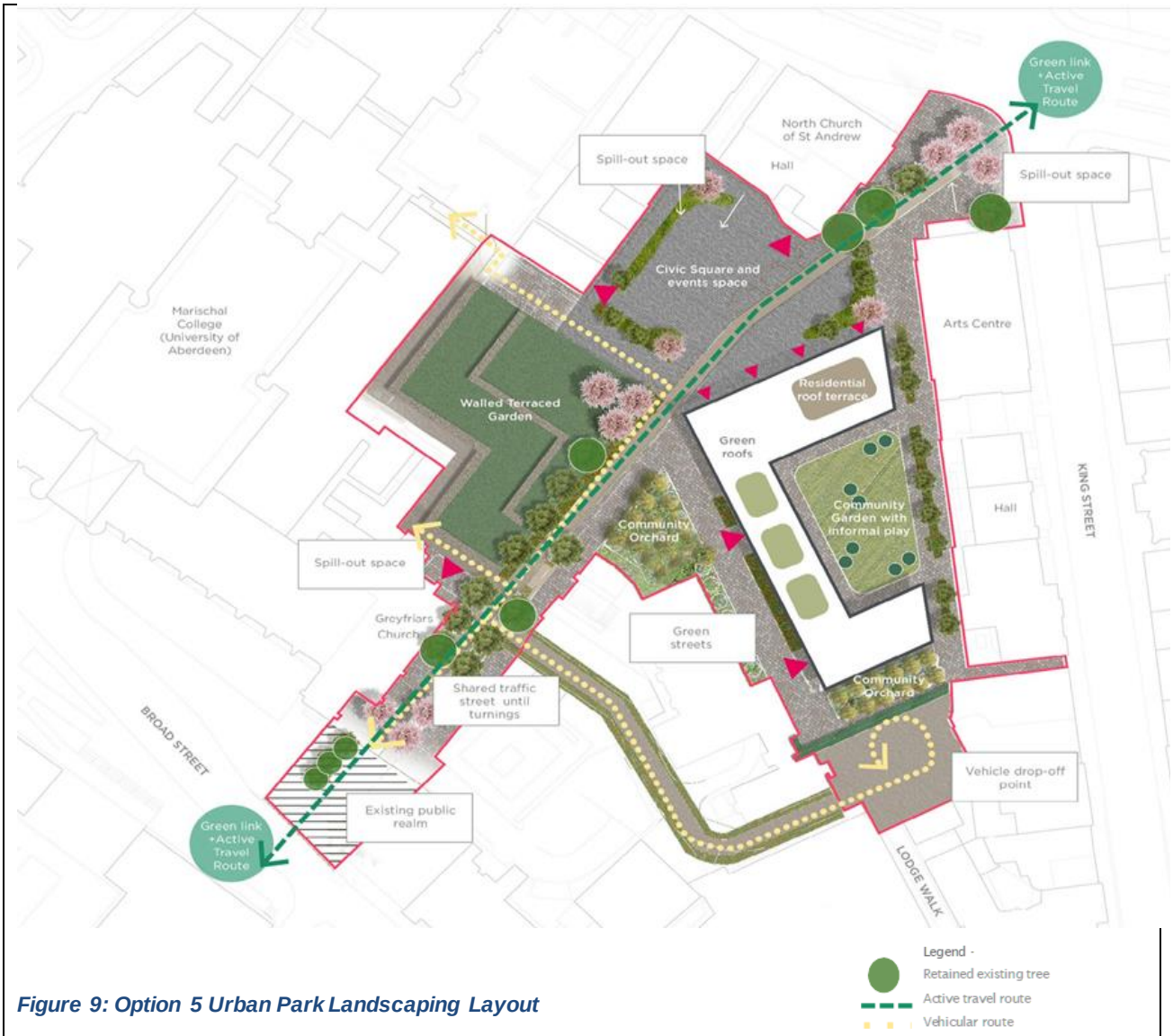

Figure 9: Option 5 Urban Park Landscaping Layout

Option 5 - Landscape features:

- Formal terraced gardens, incorporating existing stone walls, providing a setting to the adjacent historic buildings, and creating intimate space for seating and socialising.
- A linear linking pedestrian and cyclist route.
- Potential to maximise green and biodiversity through inclusion of green roofs on top of new buildings
- Accessible roof terrace
- Community orchards/growing spaces for local residents
- A paved civic square and events space which can host spill out from the Lemon Tree and church
- Green residential street.

Option 5 – Opportunities

- Provision of green space to suit a range of local needs e.g., informal play area in community garden, residential roof terrace

- Growing spaces could be linked to possible future city-wide initiatives to improve local well-being and sustainable drainage
- Better definition and enclosure of the civic square.
- Defined hierarchy of pedestrian focussed streets and spaces
- Public realm connection between proposed retail units and existing retail offer along Upperkirkgate
- Formal walled garden would be sympathetic to adjacent Marischal College buildings and would provide outdoor space for local students and professionals.

Option 5 - Constraints

- Reduced area of public green space
- Vehicle access further into the site.

Option 5 - Advantages

- Focus on active travel, with historical routes maintained /reinstated.
- Activation of the street and urban park at ground floor.
- Vehicular access maintained to south-west of site, with shared surface provision to north-east.
- South/west facing public realm and green space (greater area than Option 4)
- Attractive entrance setting created to the Lemon Tree, North Church of St Andrew, and Arts Centre.
- Private residents' gardens to rear of development.
- Development and density on the site are not maximised.
- Former police HQ is demolished in this scenario. Density could be increased should this be maintained.
- Potential to create a varied community in line with 20-minute neighbourhood.
- Public realm connection between proposed retail units and existing retail offer along Upperkirkgate
- Increased size of Urban Park better aligned with Partnership Agreement.

Option 5 - Disadvantages

- Development and density on the site are not maximised.
- Former police HQ is demolished, density could be increased should this be maintained.
- Less residential/commercial space, due to increase in area of Urban Park, which will impact on financial viability.

6. Costs, Benefits & Risks

At this stage in the development of Options for Queen Street, it is too early to provide any meaningful Capital or Revenue costs, in part due to the lack of design/early stage of the process but also due to market volatility.

Various monetisable benefits will accrue to the range of options including the GVA of construction spend, land-value uplift from greenspace provision, housebuilding benefits and the GVA of commercial workspace. These will be assessed at OBC Stage.

An indicative summary of these benefits and anticipated values is provided below:

	Option 1	Option 2	Option 3	Option 4	Option 5
New Green Space	None	Strong	Medium	Medium	Strong
New Homes	None	None	Strong	Strong	Medium
Commercial Space	None	None	Strong	Strong	Strong

The project will also deliver the following qualitative benefits to Aberdeen City Centre:

- Health & wellbeing benefits associated with improved access to green space
- Potential to attract new visits to the City Centre through the hosting of food markets and events that complements the development of Queen Street: though this is again likely to be limited given the current development of other projects and venues to serve these purposes (such as the Aberdeen Market).

It should however be noted that in relation to Option 1- Do Nothing, £6M of Capital Costs (as outlined in section 1) have been incurred between HSNL and ACC on associated projects to assemble land, carry out minor demolition work and develop the Joint Integrated Mortuary project.

Until the site is sold, ACC will continue to incur revenue costs for Statutory Maintenance, Rates, and Health & Safety compliance in the former Police HQ building. These costs are estimated to be circa £390,000 per annum. Police Scotland continues to pay 50% of monthly running costs until such time as the Telecoms Masts on the roof are relocated.

Option 1 - Expected Benefits

The site is unlikely to deliver a Capital Receipt for ACC based on current market advice from Savills.

While it is conceivable that a private developer may take on responsibility for the site at a future date, this cannot be predicted with any certainty and has therefore not been modelled. There is also a risk of any future development being socially sub-optimal given the reduced degree of control that ACC would have over the nature of any future investment.

Risks Specific to this Option

Doing nothing delays developing the site (potentially until market conditions change), resulting in a blight on the city centre landscape.

There is also reputational risk to ACC of not delivering on a key component of the City Centre and Beach Masterplan.

Option 2 - Expected Benefits

The development of the Urban Park will deliver the following impacts:

- Increase the asset values for existing buildings in close proximity to the site
- Health & wellbeing benefits associated with improved access to green space: though this is likely to be negligible given the site's location within 300 metres of the Kirkyard of St Nicholas, within 500 metres of Union Terrace Gardens to the west, and within 1km of Queens Links to the east
- Potential to attract new visits to the City Centre through the hosting of food markets and events: though this is again likely to be limited given the current development of other venues to serve these purposes (Aberdeen Market and Castlegate).

Risks Specific to this Option

- Clearing the site for a new Urban Park, could result in large cost increases due to unforeseen problems with demolition of the existing structure, services relocations, removal of basements and complex ground conditions.

- Additional costs associated with high quality finishes to rear facades and exposed gable ends of surrounding buildings.

- Additional costs incurred to install screening to ensure privacy of the SCTS Courts operations, alongside surveillance costs to minimise security risks associated with this business.

- Construction cost inflation remains a significant risk to all projects in the foreseeable future, especially complex ones in city centres.

Other Points

ACC Planning has been consulted on this Option and has intimated no objections to the site being used as an Urban Park.

Option 3 - Expected Benefits

The development of this Option will deliver the following impacts:

- Increase the asset values for existing buildings in close proximity to the site
- Health & wellbeing benefits associated with improved access to green space

- Potential to attract new visits to the City Centre through the hosting of food markets and events: though this is again likely to be limited given the current development of other venues to serve these
- The project will create construction activity benefits including jobs, GVA and turnover for local construction businesses
- Housebuilding value added to the City Centre through the development of new residential units.

Risks Specific to this Option

- Clearing the site for a mix of urban park and residential units, could result in large cost increases due to unforeseen problems with partial demolition and retention/refurbishment of the existing structure, services relocations, removal of basements and complex ground conditions.

- Additional costs associated with high quality finishes to rear facades and exposed gable ends of surrounding buildings.

- Additional costs incurred to install screening to ensure privacy of the SCTS Courts operations, alongside surveillance costs to minimise security risks associated with this business.

- Sufficient occupation of both residential units once operational.

- Construction cost inflation remains a significant risk to all projects in the foreseeable future, especially complex ones in city centres

Other Points

ACC Planning has been consulted on this Option and has intimated no objections to the site being used as a mix of urban park and residential units.

Options 4 and 5 – Expected Benefits

The development of these option will deliver the following impacts:

- Increase the asset values for existing buildings in close proximity to the site
- Health & wellbeing benefits associated with improved access to green space
- Potential to attract new visits to the City Centre through the hosting of food markets and events: though this is again likely to be limited given the current development of other venues to serve these
- The project will create construction activity benefits including jobs, GVA and turnover for local construction businesses
- Housebuilding value added to the City Centre through the development of new residential units.
- GVA created through the development of commercial floorspace, and the jobs supported.

Risks Specific to these option

- Demolition of the site for an urban park and mixed-use development, could result in large cost increases due to unforeseen problems with demolition, services relocations, removal of basements and complex ground conditions.

- Additional costs associated with high quality finishes to rear facades and exposed gable ends of surrounding buildings.
- Additional costs incurred to install screening to ensure privacy of the SCTS Courts operations, alongside surveillance costs to minimise security risks associated with this business.
- Sufficient occupation of both residential and commercial units once operational.
- Construction cost inflation remains a significant risk to all projects in the foreseeable future, especially complex ones in city centres

Difference Between Options 4 and 5

While broadly similar, Option 5 differs in that it allows for a greater area of Urban Park space, at the expense of lesser volume of new housing provision.

Other Points

ACC Planning has been consulted on these Options and has intimated no objections to the site being demolished and used as an Urban Park and mixed-use development.

Scoring of Options Against Objectives

Objectives[2]	Options Scoring Against Objectives				
	1	2	3	4	5
Strategic Alignment	-1	5	4	4	5
Impact on economic growth	-1	2	4	4	3
Impact on placemaking	-1	4	4	4	5
Affordability	0	0	3	4	4
Deliverability	5	4	3	4	4
Financial sustainability/exit strategy	0	-1	3	3	3
Environmental sustainability	1	5	4	4	4
Total	**3**	**19**	**25**	**27**	**28**
Ranking	**5**	**4**	**3**	**2**	**1**

[2] A full description of the scoring criteria is presented in the Shortlisted Option Summary Note

Scoring
Fully Delivers = 5
Mostly Delivers = 3
Delivers to a Limited Extent = 1
Does not Deliver = 0
Will have a negative impact on objective = -1

7. Funding & Affordability

State the cost, and identify the budget, to develop the project to prepare an Outline Business Case.

Should the decision to progress the Queen Street project, the budget to develop an Outline Business Case will be in the region of £67,500 as detailed below:

Hub North PMO Support – Included in PMO Budget

Stakeholder Engagement – Included in PMO Budget

Economic & Business Case Advisor £20k

Property Advisor £10k

Architect £15k

Landscape Architect £10k

Structural Engineer £5k

Cost Advisor £7.5k

Approximate Total £67.5k

Key risks associated with the project are outlined below.

Key Risks

Description	Mitigation
Construction inflation exceeds current allowances and makes the project unviable	Include appropriate levels of contingency and work with Tier 1 Contractors on mitigating actions similar to City Centre Interventions and the Beach
Delivery of new mortuary facility is delayed causing delay to developing proposals and demolition of Police HQ building and sequencing of Urban Park delivery	ACC has secured funding to construct a new Mortuary at Foresterhill, Aberdeen. Ensure this new facility is delivered by late 2024/early 2025.

Unable to secure Conservation area consent	Ongoing engagement and consultation with ACC Planning to understand any key issues and address development
Services separation between former Police HQ building and SCTS building proves more complex than anticipated causing programme delays and cost increases	Develop Services Separation Strategy to determine optimal solution
Neighbouring properties and businesses object to proposals resulting in programme delays and reputational loss to ACC and negative publicity for the project	Prepare Communications and Stakeholder Engagement Plan for neighbouring properties and businesses and engage with stakeholders
Lack of engagement with Public Sector partners to optimise development opportunities means opportunities to involve Public Sector partners in the development are lost	Develop Stakeholder and Communications Plan to optimise engagement and opportunities
Finance and delivery costs make the project unviable	Monitor costs closely and build in suitable contingency allowances

Next steps

The next steps in the Business Case process will be to develop an Outline Business Case.

This will involve the following activities for the preferred options that are agreed to be taken forward:

- Developing more detailed designs
- Calculating Capital and Revenue costs
- Developing a delivery Programme
- Preparing Development Appraisals to establish the financial viability of each Option
- Identifying a Preferred Option through a more detailed Options Appraisal.

8. Assumptions

Document the high-level assumptions that have been made during the development of the business case and any other unanswered questions that may be significant. Refer

to the Supplementary Guidance on Optimism Bias and detail the assumptions you have made in constructing the costs and business case.

Green Book Supplementary Guidance Optimism Bias (gov.uk webpage) (under 'Other Guidance and Reference Documents')

The following high-level assumptions have been made in preparing this Strategic Outline Case:

- ACC wishes to adopt as little commercial risk as possible
- ACC intends to retain control of the land for future city centre needs
- ACC has already invested heavily in land acquisition and demolitions which can be viewed as pump priming/ de-risking
- The main street (Queen St) is adopted and likely to continue as such. It is unlikely to have any lanes / side streets or urban green spaces associated with the development adopted
- ACC will prepare a Roads and Car Parking Strategy.

9. Document Revision History

Version	Reason	By	Date
1.0	First Draft	HNSL	15 November 2022
2.0	Second draft after ACC review	HNSL	16 November 2022

Aberdeen City Council
City Centre & Beach Masterplan
City Centre Streetscape Interventions
Public Consultation Report
October 2022

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Appendix A Consultation Diary
Appendix B Consultation Materials

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Summary

This document summarises the outcomes of the public consultation undertaken in relation to the City Centre Masterplan Streetscape Interventions over the period 3rd – 17th October 2022. It also provides an update on the ongoing engagement undertaken with stakeholders, children and young people.

Consultation Findings

A total of 219 responses were received. The consultation asked people to comment on specific elements of proposed streetscape interventions and then give more general feedback.

- 93% of respondents agreed with the proposals for greening and planting.
- 89% agreed that holding events would attract more people into the city centre.
- 85% liked the idea of introducing art installations.
- 80% agreed with the inclusion of play spaces withing public realm.

Wider feedback indicated that the following themes were most popular:

- Trees and greening – 62 comments
- Improved pedestrian accessibility – 46 comments
- Less cars and better air quality – 37 comments
- The plans would improve vibrancy and attract footfall – 36 comments
- More attractive for cycling – 19 comments
- Outdoor café culture – 15 comments

Matters raised can be grouped into the following themes:

- Active travel infrastructure proposed not safe/inadequate segregation – 98 comments
- Inadequate public transport to encourage modal shift/behaviour change – 40 comments
- Funding & deliverability – 25 comments
- Maintenance – 17 comments
- Impact of city transport changes on business and work access – 14 comments
- Retail over capacity – 13 comments
- Antisocial behaviour – 7 comments

Responses to key issues raised can be summarised as:

- Active travel infrastructure has been accommodated where possible. Its provision is constrained by available space.
- Public transport provision – is not directly related to this project but is being tackled under the Bus Partnership Fund and Aberdeen Rapid Transport.
- Funding, deliverability and maintenance – are all matters that the Council will manage.
- Impact of city transport changes on business and work access – Separate Experimental Traffic Regulation Orders are being promoted and will be consulted on.

- Retail over capacity – A separate Empty Shops and Vacant Premised Action Plan is being prepared by the Council.
- Antisocial behaviour –The fall in footfall in the city centre means that anti social behaviour both appears and is more prevalent. The Council and its partners are considering how best to ensure a more coordinated response.

Public Consultation

A focused period of public consultation was undertaken from. 3rd – 17th October. This is part of an ongoing programme of engagement activity and builds on previous public consultation undertaken in 2021.

In June 2022, Council took the decision on future transport priorities for Union Street permitting buses, taxis, cycles and delivery traffic on the central section of the street. This decision enabled designs to be progressed for Union Street in its entirety and adjoining streets.

The October consultation allowed members of the public and businesses to comment on updated concept designs.

Consultation material was on display at the Bon Accord Centre for the duration of this period with a member of staff being on hand every day. In addition:

- Business Briefings were offered with the design team and transport consultants being available on 6th and 7th October. Businesses were offered the opportunity to book an appointment to meet the team and discuss specific issues. This was promoted by the Council and Aberdeen Inspired.
- The design team was available on 6th, 7th and 8th October to meet the public in the Bon Accord Centre.
- A live online engagement event was held on the evening of 12th October.
- Material was available to **view and comment on online** .Feedback was able to be submitted in written form or online.
- A bespoke event was held for service users of North East Sensory Services (NESS) which was supported by an interpreter.

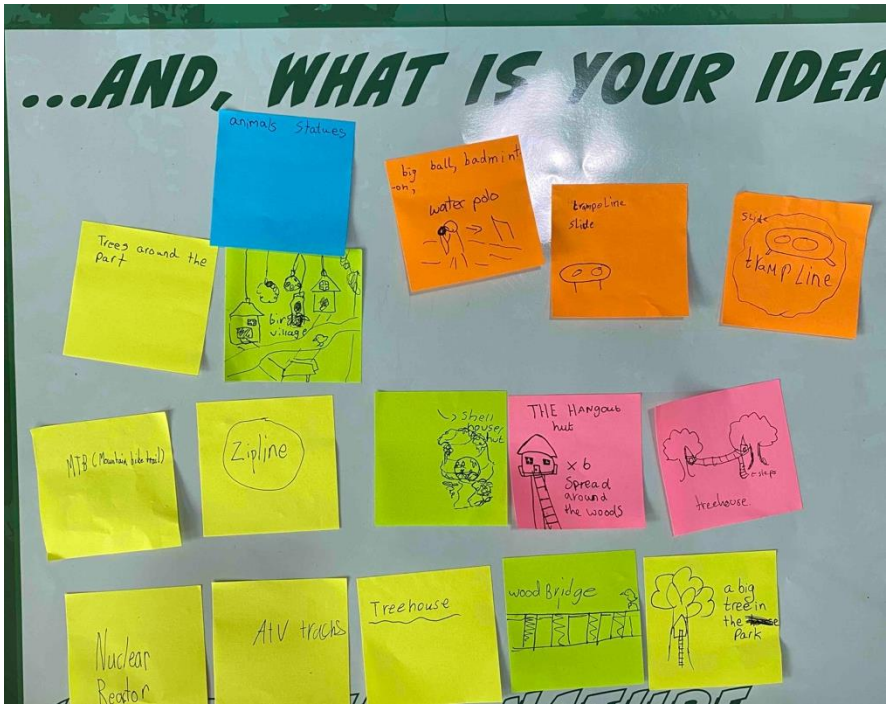
Stakeholder Engagement

Ongoing stakeholder engagement has enabled stakeholders to continue to influence the Development Framework. Meetings have taken place with:

- Aberdeen Community Council Forum
- Aberdeen Council's Citywide Tenants Association
- Aberdeen Civic Society
- Aberdeen Inspired
- ACTUP (The Council's forum for involving transport stakeholders)
- City Centre Community Council
- City Centre & Beach Masterplan Stakeholder Forum
- Disability Equity Partnership (DEP)
- George St Community Council
- North East Sensory Services (NESS)

Children and Young Persons (CYP) Engagement

CYP engagement in relation to the CCMP is ongoing. A local artist was commissioned to prepare a child friendly map of the city centre, with streetscape intervention areas and historic buildings and significant spaces highlighted. Key areas where childrens' play can be accommodated were extracted from the plan and young people given the opportunity to draw ideas for play in these locations. The design team will follow up with the schools involved in the next stage of design.



Publicising the Consultation

Aberdeen City Council's communications team led the public relations activity for the consultation.

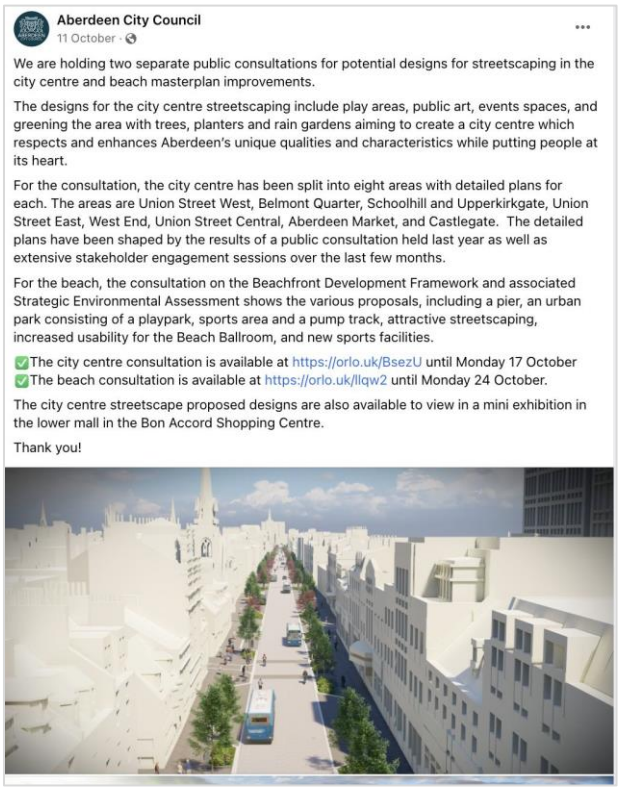
The first press releases and social media posts were run from 3rd October. These were picked up by the Press & Journal and other local media and shared by stakeholders.

In addition to media publicity, direct contact was made with stakeholders and Aberdeen Inspired publicised the consultation and specific business engagement.

New images of reimagined Aberdeen city centre as consultation reveals plans to drastically reduce traffic on Union Street

By Alastair Gossip and Kieran Beattie · October 3, 2022, 2:26 pm

The western end of Union Street, showing vastly reduced traffic. A new consultation has been launched on plans for Aberdeen city centre. Image: Aberdeen City Council.



Aberdeen City Council
11 October ·

We are holding two separate public consultations for potential designs for streetscaping in the city centre and beach masterplan improvements.

The designs for the city centre streetscaping include play areas, public art, events spaces, and greening the area with trees, planters and rain gardens aiming to create a city centre which respects and enhances Aberdeen's unique qualities and characteristics while putting people at its heart.

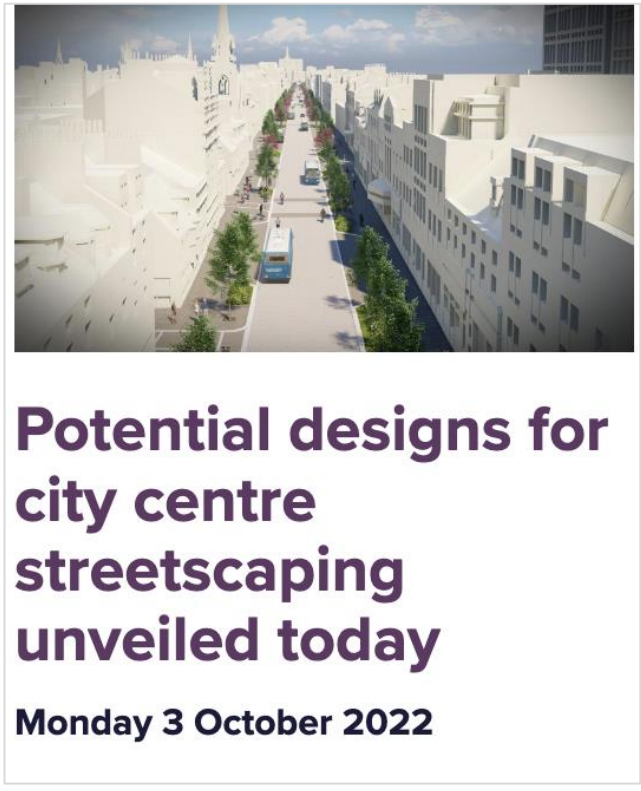
For the consultation, the city centre has been split into eight areas with detailed plans for each. The areas are Union Street West, Belmont Quarter, Schoolhill and Upperkirkgate, Union Street East, West End, Union Street Central, Aberdeen Market, and Castlegate. The detailed plans have been shaped by the results of a public consultation held last year as well as extensive stakeholder engagement sessions over the last few months.

For the beach, the consultation on the Beachfront Development Framework and associated Strategic Environmental Assessment shows the various proposals, including a pier, an urban park consisting of a playpark, sports area and a pump track, attractive streetscaping, increased usability for the Beach Ballroom, and new sports facilities.

✅The city centre consultation is available at https://orlo.uk/BsezU until Monday 17 October
✅The beach consultation is available at https://orlo.uk/llqw2 until Monday 24 October.

The city centre streetscape proposed designs are also available to view in a mini exhibition in the lower mall in the Bon Accord Shopping Centre.

Thank you!



Consultation Feedback

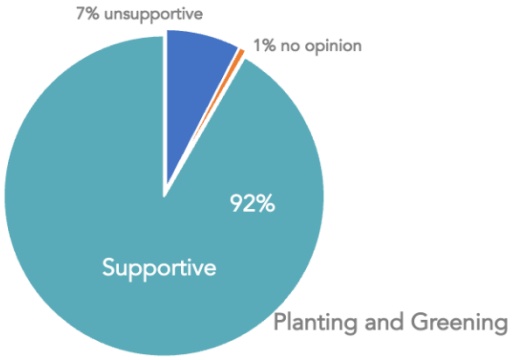
The October consultation allowed members of the public and businesses to comment on updated concept designs that reflected the June 2022 Council decision to permit buses, taxis, cycles and delivery traffic on the central section of Union Street. This decision enabled designs to be progressed for Union Street in its entirety and adjoining streets.

Consultation questions were based on key elements of the streetscape proposals namely:

- The introduction of planting and greening
- The inclusion of play features
- The introduction of art installations
- The creation of spaces suitable for staging a range of events

These elements are all important features in creating vibrant and attractive town and city centres. In addition, respondents were asked to provide further thoughts on each of these elements as well as open text questions on what they like about the proposals, if thet had concerns and if there were elements that have been missed.

Question 1 - What do you think of the proposals for more planting and greening in the city centre?



> "The recent covid pandemic demonstrated the importance and appreciation of green space in all environments, providing abundant benefits towards mental health, environmental, and visual appearance. The city rightfully should be proud of its granite buildings, but the "silver city" can be hard to see amongst all the grey. Greenery would contrast this, to fully allow the buildings around our city to stand out and receive the recognition they deserve"

92% of respondents advised they were supportive of the proposals for planting and greening.

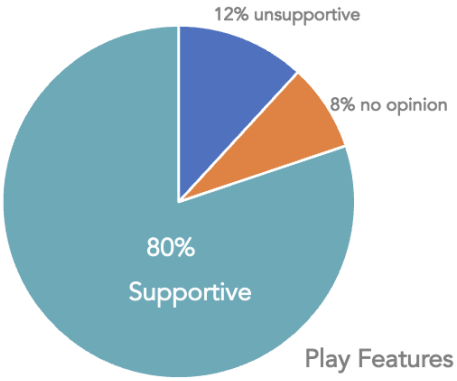
102 supportive comments were made with the largest category (44 comments) feel that providing green spaces will make the City more welcoming and vibrant, have positive effects on health & wellbeing, belonging and overall enjoyment of the City.

Other comments acknowledge the need for greening to help mitigate the impacts of climate change, requests that native species be used and that planting should complement and enhance heritage buildings and places.

Concerns about planting and greening totalled 63 comments with the largest theme being in relation to ongoing maintenance concerns followed by a plea that planting and greening should not be at the detriment of allowing people to move around the city in an inclusive way. The city centre needs shops to return, a tall order. I am fed up seeing all these airy fairy plans, do the guys who draw them up actually come to the city in winter which let's face it lasts about seven months . What is café culture there are plenty of coffee shops in the city very few with outdoor seating which tells its own story .

> "The city centre needs shops to return, a tall order. I am fed up seeing all these airy fairy plans, do the guys who draw them up actually come to the city in winter which let's face it lasts about seven months . What is café culture there are plenty of coffee shops in the city very few with outdoor seating which tells its own story"

Question 2 - What do you think of the inclusion of play features within the public spaces?



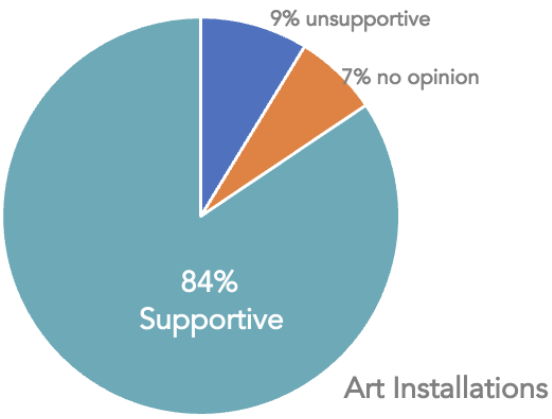
> "Again, love it. We take our kids to parks most weekends and if there were some available in city centre it would definitely encourage us to come in more often. One parent could be at the play park with the kids while the other could be at the shops, etc. One thing I'd asked to be considered is how to prevent kids wandering off from the play areas to potentially unsafe places (such as onto cycle paths or bus routes, or even just wandering off altogether). Obviously parents need to take that responsibility, but when you have more than one kid, any help that the layout of the play features can provide is very welcome!"

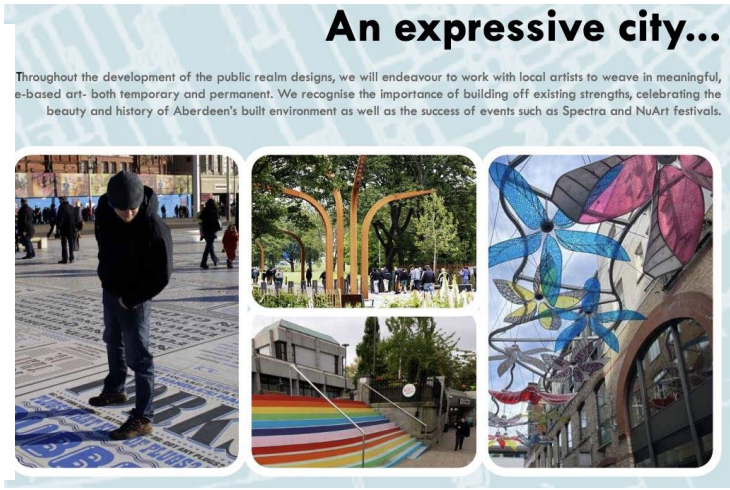
80% of respondents are positive about introducing more play features into the city centre and creating an environment that is more attractive for young people and families.

Of the 94 positive comments made the majority notes such interventions would appeal to families and give a reason to visit the city centre and spend some quality time there - e.g the water display at Marischal College.

Of the 57 comments raising concerns, the largest concern was in relation to ongoing maintenance of such installations, ensuring safety and the correct locations chosen and the potential that they would increase anti social behaviour.

Q3 What do you think of the idea to introduce art installations into the city centre?





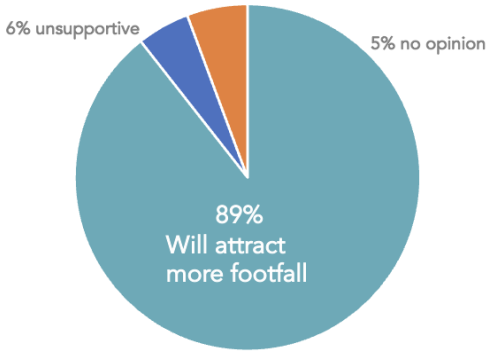
84% of respondents like the idea of introducing more public art into the city centre on both a temporary and permanent basis, giving local artists the opportunity to showcase work and adding interest. Of the 101 comments on art, the most popular sentiment, with 50 statements, is that this would create a refreshing & positive look to the city - providing creative and visual stimulation and adding to culture, making City more attractive to all generations

> "If done well and a mix of sculpture / light installation / water features plus interactive where possible. this is the sort of thing that when I visit a city I want to see the art available on the streets."

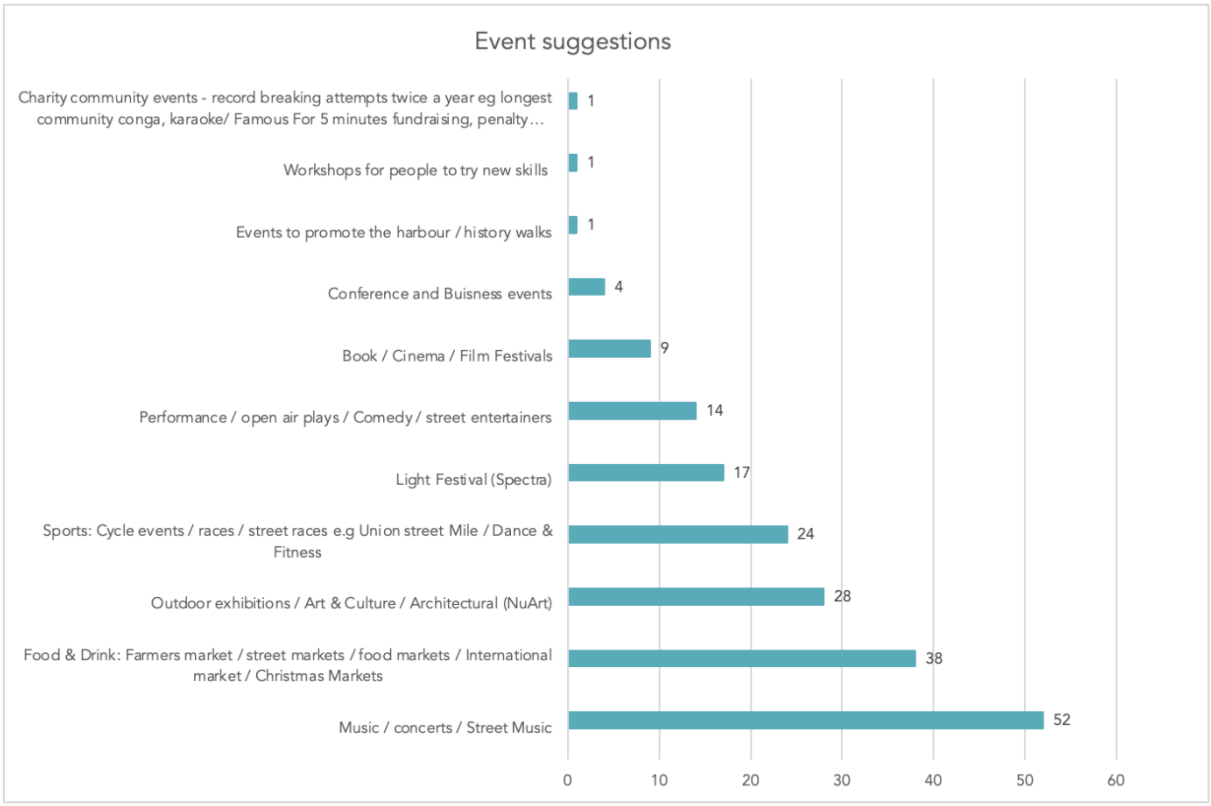
However, there were also 41 negative comments about the concept of art with concerns about inclusive design, maintenance and budget.

> "This increases street clutter in a way which is actively hostile towards the disabled community within and visiting Aberdeen City, it is clear that either a detailed Equalities Impact Assessment has not been completed or that such a document was completed as a mere box-ticking exercise by officers who have no lived experience of disabilities or the impact their irrational and ill conceived ideas will have on those people."

Q4 Do you think holding events in the city centre would attract people to use the city centre more often?



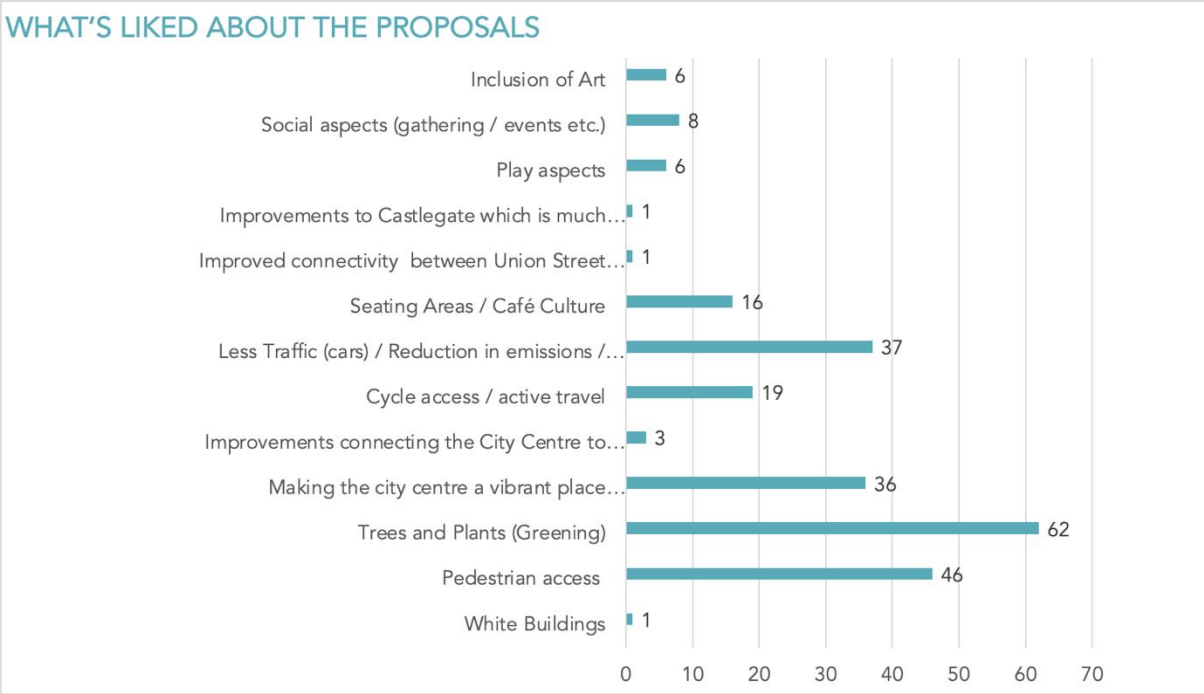
The final specific question gauged public opinion on the attractiveness of holding more events and ensuring the proposed streetscape designs are flexible enough to accommodate events of differing scales and activities. 89% believe events are an attractor for city centres with over 200 positive comments and suggestions for events such as music and street music, farmers markets and food & drink related events, cultural and sporting events.



"There needs to be a range of events within the city along with ease of access to those events. The Castlegate and Union Terrace Gardens could be made suitable for concerts and outdoor events but this may cause problems for those living in the vicinity. Providing fun and entertaining activities for children would be good. I think the Christmas village on Broad Street has worked reasonably well in winter. Use of the spaces for outdoor markets and exchanges would be a good use as well as places for people to congregate and participate in cycing and walking events. I think adding events is the most important part of the proposals as that has the opportunity to generate income and interest in the city centre. This should be done first before considering laying a brick on a capital expenditure."

Q5 Please use the box below to tell us what you like about the proposals.

241 comments were received stating a range of points that people like about the city centre streetscape interventions. These have all been reviews and a number of themes identified. The most popular as part of the proposals is the greening and planting followed by a desire for a pedestrian friendly city and a reduction in cars and emissions.



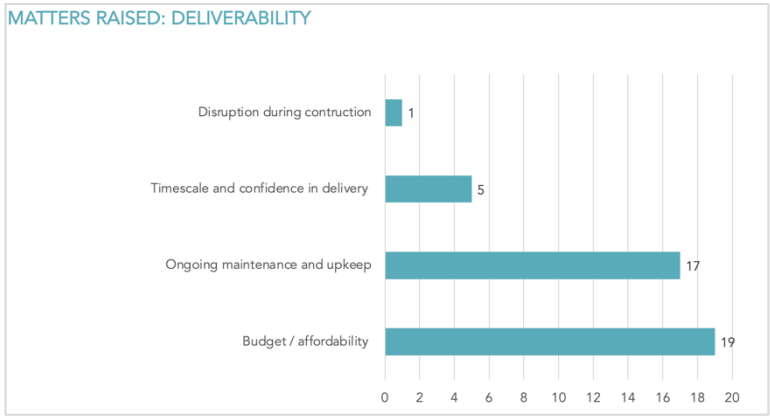
"I like the modernisation of the city (as long as the history stays as it is). Having more trees in the city especially on union street will bring more colour and honestly make the city look a lot less boring. Linking the centre to the beach is a great idea, we are incredibly lucky that we have a beach so close to a city centre and that needs to be used to its full potential. "

"Pedestrian friendly, green, opportunity to put on more events & improve visitor numbers"

"The proposals make a large part of the city centre feel like a place for people to spend time rather than a 'through route'. The climate in Aberdeen is actually a lot better than people think, and the summers are only going to get warmer and drier, so I really like the way that these proposals celebrate the outside spaces. I also like the way that cycling is integrated with pedestrianisation."

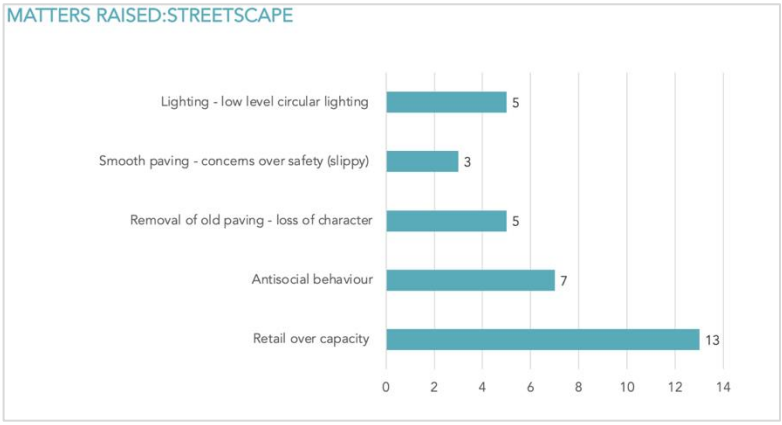
Q6 Please use the box below to tell if you have any concerns about the proposals.

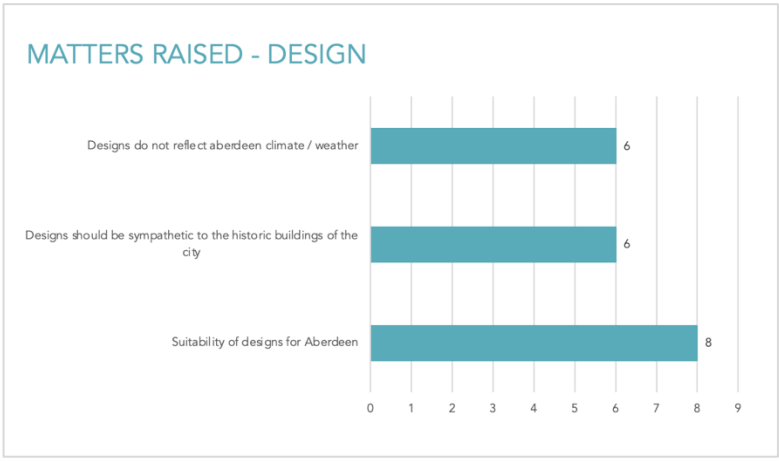
271 respondents raised concerns about the proposals which can be broadly split into three thematic areas:
Project deliverability -42 comments
Streetscape designs - 55
Travel Infrastructure -166 comments



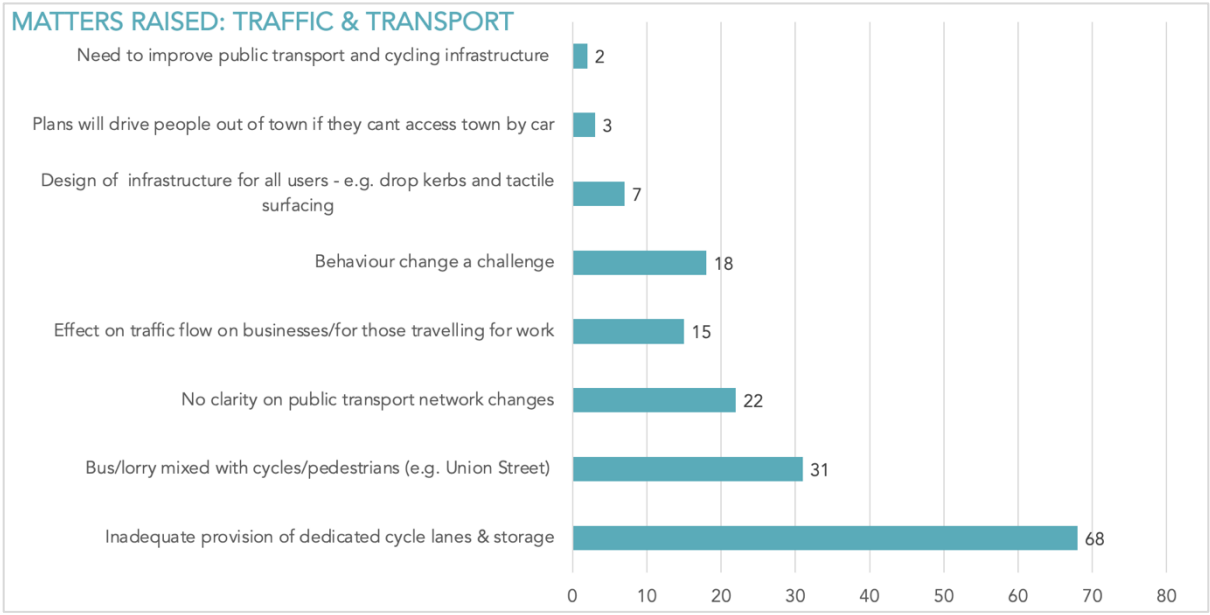
The comments relating to project deliverability relate to budget, concerns over ongoing maintenance, timescales and concerns over construction.

The second largest grouping of comments has been categorised as “streetscape and design” with concerns raised about retail overcapacity , anti social behaviour, use of materials and lighting designs with a plea that designs need to be sympathetic to the city’s heritage buildings and be suitable for Aberdeen.



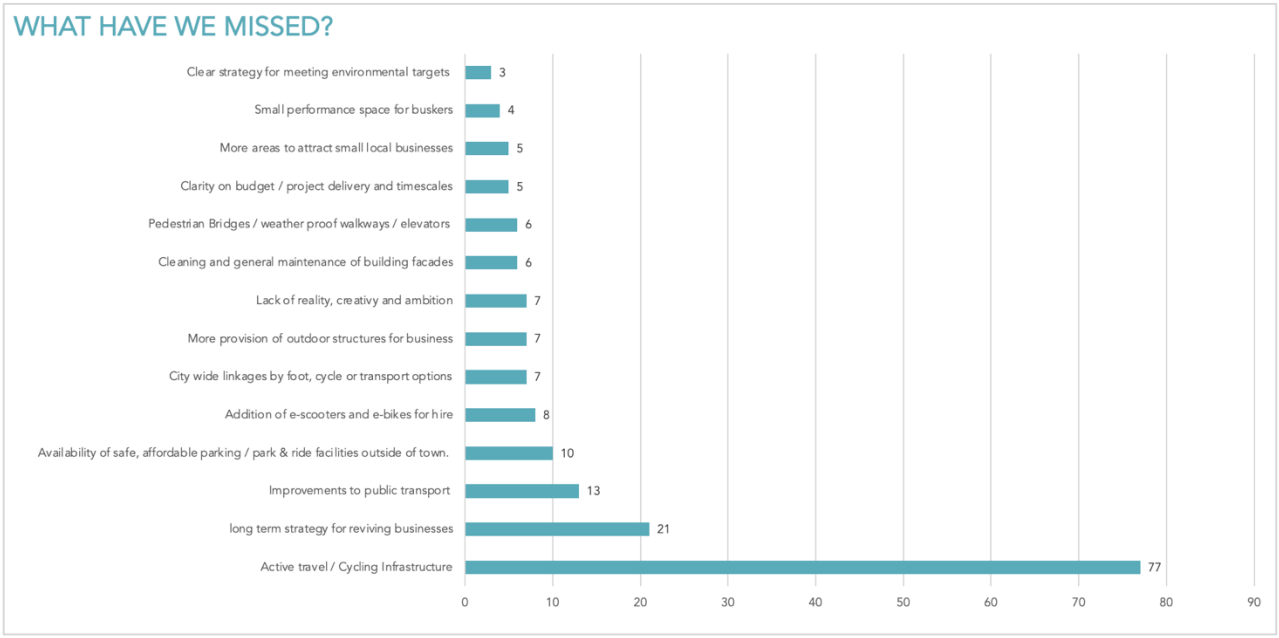


The most significant area of concern raised can be categorised as traffic and transport with most comments relating to proposals for active travel infrastructure within the city centre and concerns over the lack of a segregated cycle track on Union Streets and a request that public transport plans be clarified.



Q7 Please use the box below to tell us if there's anything you think we've missed from the proposals?

The final question allowed respondents to suggest areas missed from the plans.

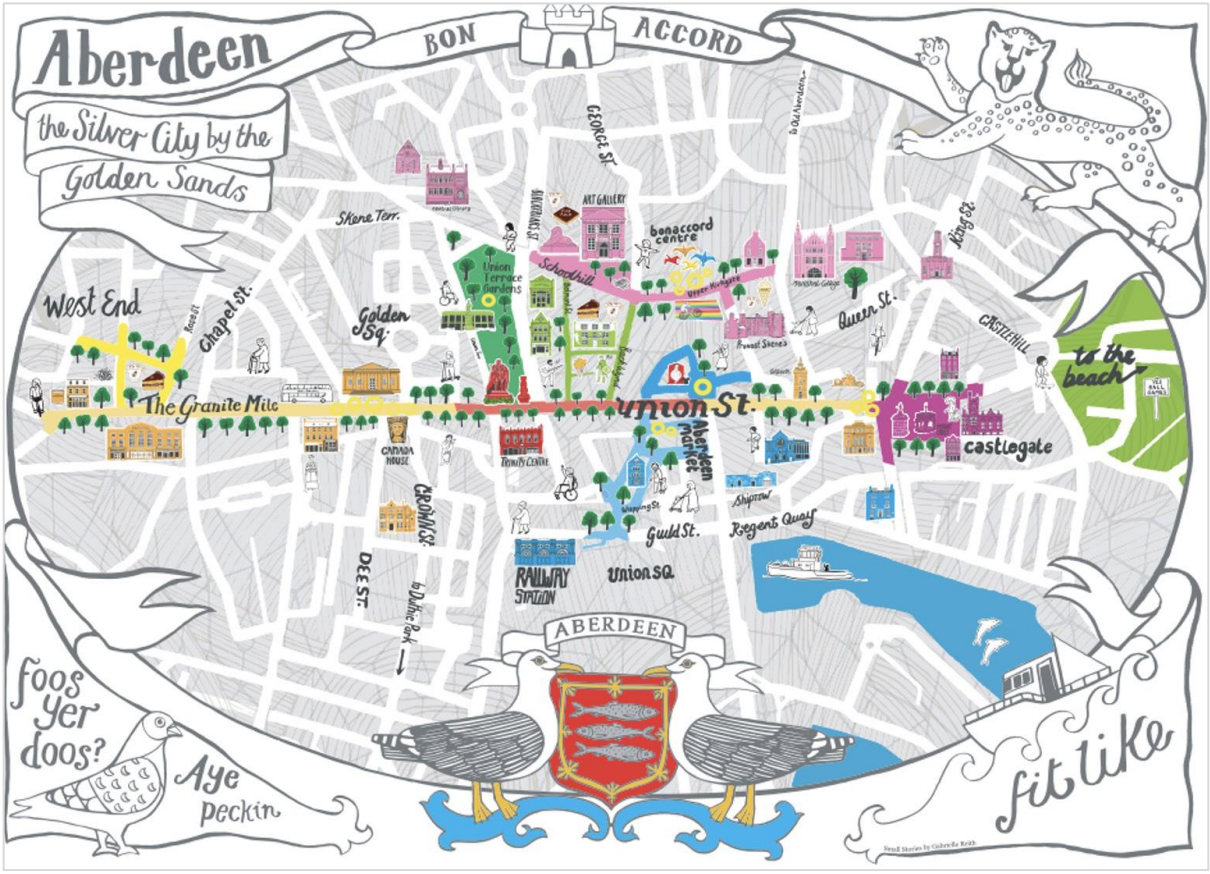


Of the 191 suggestions, the largest grouping is in relation to a perceived lack of suitable active travel infrastructure contained in the proposals with additional transport themes of improved public transport, improved park & ride, provision of e

bikes and scooters and parking affordability. Other areas raised include the need for a long term strategy to revive businesses, provision of outdoor structures for business, façade cleaning, and waterproof walkways.

Children and Young Persons (CYP) Engagement

CYP engagement in relation to the CCMP is ongoing. A local artist has been commissioned to prepare a child friendly map of the city centre, with streetscape intervention areas and historic buildings and significant spaces highlighted.



Key areas where childrens' play can be accommodated were extracted from the plan and young people asked to draw ideas for play in these locations. The design team will follow up with the schools involved in the next stage of design.

Two further activities engaging children and young people around the city centre streetscape proposals are taking place over coming weeks. An urban studies design workshop and walking tour of Castlegate and Union Street with P5 classes from Gilcomstoun and Hanover Street primary schools is happening on 14th and 15th of November. They will be exploring the many historic buildings and using a 'Past and Present' worksheet from the Aberdeen Urban Studies Trust and the hand drawn City Centre Masterplan to consider how the City can both respect its past and look to the future in an urban context.

In addition, Creative Learning will be attending Ashley Road and Ferryhill primary schools over coming weeks and working with the P6/7s to understand the City Centre streetscape proposals and then use the map print outs and model building to explore and develop ideas around what they would like for the intervention areas and the City Centre as a whole.

Longer term, it is proposed that the map becomes an interactive learning resource for schools

Stakeholder Engagement

Stakeholder engagement has continued and a diary of engagement is includes as Appendix A. Meetings have taken place with:

- Aberdeen Community Council Forum
- Aberdeen Council's Citywide Tenants Association
- Aberdeen Civic Society
- Aberdeen Inspired
- ACTUP (The Council's forum for involving transport stakeholders)
- City Centre Community Council
- City Centre & Beach Masterplan Stakeholder Forum
- Disability Equity Partnership (DEP)
- George St Community Council
- North East Sensory Services (NESS)

Meetings with key stakeholder groups will continue, with other groups added as required and as the project progresses.

Appendix A

Aberdeen City Council
City Centre Masterplan
Engagement & Consultation Planner

Key
- Stakeholder Meetings
- Engagement & Consultation Events

	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	
					1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	13th	14th	15th	16th	17th	18th	19th	20th	21st	22nd	23rd	24th	25th	26th	27th	28th	29th	30th	31st		
															School Holiday												Committee									
Aug-22					CC Forum Introduction & Update					SES		DEP Engagement Overview, Union St E&W,			ACTUP Engagement Overview, Union St E&W					Aberdeen Inspired Union St Networking - City Centre & Beach Update													Stakeholder Forum #1 Intro & Overview			Aug-22
	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	13th	14th	15th	16th	17th	18th	19th	20th	21st	22nd	23rd	24th	25th	26th	27th	28th	29th	30th	31st					
																							School Holiday													
Sep-22					DEP Union Street			ACTUP Union Street Proposals					George St CC Intro														Al Belmont Quarter CCMP Engagement										Sep-22
			1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	13th	14th	15th	16th	17th	18th	19th	20th	21st	22nd	23rd	24th	25th	26th	27th	28th	29th	30th	31st				
																			School Holiday																	
					CCMP Consultation Week 1							CCMP Consultation Week 2																										
Oct-22					CCMP Streetscape Drop In Event	CCMP Streetscape Drop In Event	CCMP Streetscape Drop In Event	CCMP Streetscape Business Sessions and Stafled event	CCMP Streetscape Business Sessions and Stafled event	CCMP Streetscape Stafled event	CCMP Streetscape Drop In Event	CCMP Streetscape Drop In Event	CCMP Streetscape Drop In Event	CCMP Streetscape Drop In Event	CCMP Streetscape Drop In Event	CCMP Streetscape Drop In Event	CCMP Streetscape Drop In Event	CCMP Streetscape Drop In Event	CCMP Streetscape Drop In Event	CCMP & Beach Citywide Tenants Association presentation							Civic Society						DEP CCMP Feedback Meeting			Oct-22
						Al Merchan: Quarter CCMP Engagement	NES Bespoke Event		George St Stakeholder sessions			CCMP Cycle Forum meeting	NESCol George St	CCMP Online Engagement Event																					
						1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	13th	14th	15th	16th	17th	18th	19th	20th	21st	22nd	23rd	24th	25th	26th	27th	28th	29th	30th	31st	
Nov-22						City Centre Schools Activity: Designing Playspaces workshops with P6/7s						CC Forum "You said" Engagement Feedback		Stakeholder Forum #2 CCMP/Beach "You said" Feedback & George St	ACTUP "You said" Engagement Feedback			City Centre CC - CCMP	Al Union St Networking "you said" Engagement Feedback	CYP City Centre & Beach Feedback session															Nov-22
	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	13th	14th	15th	16th	17th	18th	19th	20th	21st	22nd	23rd	24th	25th	26th	27th	28th	29th	30th	31st					
														Committee									School holiday													
Dec-22					CC Forum Beach & CCMP Update	Stakeholder Forum #3 Committee Update		ACTUP Committee Update				DEP Committee Update & George St																										Dec-22

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Integrated Impact Assessment Pre-screening

Stage 1

The Integrated Impact Assessment (IIA) supersedes the previous Equality and Human Rights Impact Assessment (EHRIA) form.

The pre-screening (Stage 1) will determine if your proposal requires a full impact assessment (Stage 2). Stage 2 will look at details of your proposals, the impact and any mitigations in place.

Note: This form should be completed using the guidance contained in the document: 'Guide to Completing an Integrated Impact Assessment'. Please read the guidance before completing this form.

This assessment and accompanying guidance use the term 'policy' for any activity within Aberdeen City Council. Therefore 'policy' should be understood broadly to embrace the full range of your policies, provisions, criteria, functions, practices and activities including the delivery of services – essentially everything you do.

Purpose:

Aberdeen City Council wants Aberdeen to be a place where all people can prosper. We want everyone in Aberdeen to have fair opportunities regardless of their background and circumstances. The aim of this assessment is to allow you to critically assess:

- the impact of the policy / proposal on different communities.
- whether Aberdeen City Council is meeting its legal requirements in terms of Public Sector Equality Duty, Equality Outcomes and Human Rights;
- whether Children's Rights have been impacted.
- whether Socio-economic disadvantage is reduced;
- whether any measures need to be put in place to ensure any negative impacts are eliminated or minimised which will be covered in Stage 2.

Title* Name your business case, policy, strategy or proposal (including budget proposals)	City Centre Masterplan Update 29 February 2022 RES/22/137
Is this a new or existing policy/ proposal?	The report updates on existing policy progress of the city centre masterplan refresh to the City Growth and Resources Committees of May, August and November 2021, and Council of 28 February 2022: (The following links to the approved reports) • May 2021 - 210511 CGR City Centre Masterplan Review.pdf (aberdeencity.gov.uk) • August 2021 - CCMP Review Report - Final Version.pdf (aberdeencity.gov.uk) & 210511 CGR - Aberdeen Market and Union Street.pdf (aberdeencity.gov.uk) • November 2021 - Combined City and Beach Covering Report - Covering Report.pdf (aberdeencity.gov.uk) • February 2022 - 220228 City Centre Masterplan Update Report.pdf (aberdeencity.gov.uk)
Brief description of policy / proposal (including intended outcomes and purposes)	The report to Full Council updates on city centre-built environment projects, assessed as one for the purposes of the IIA, which comprise: • **Streetscape** Streetscape designs were developed for Union Street Central, Market Streetscape Phase 1 and Schoolhill and Upperkirkgate for inclusion within a streetscape Full Business Case. Design development also progressed for Union Street East and Castlegate, Union Street West and West End to enable coordination and integration across the proposed city centre streetscape improvement projects. • **Aberdeen Market** Planning Consent was received in May 2022 for the new Market development. Demolition of the old Aberdeen Market and BHS store has been completed and the site has been cleared and made secure. Investigation works are progressing on site as part of the design process to confirm ground conditions, location of services and condition of existing buildings. A preferred Operator has been selected and agreements are being concluded around the final development layouts. • **Union Street Improvement Works and Upper Floors** In February 2022 Council approved the scope of an action plan of investment in all the historic buildings fronting Union Street between Bridge Street and Market Street in order to improve their state of repair

and particularly shop front appearance. The initiative is to safeguard our built heritage by targeted public and private investment.

The recommendation is to proceed with a pilot study of property at 107-131 Union St, with the scope of work to engage owners, provide detailed specifications for building works, costs and funding planning and project delivery. An update report on initial findings is to be prepared for December committee.

- **City Centre and Beach Masterplan**

The City Centre and Beach Masterplan was updated in 2022, building on the significant social and economic changes that have occurred since the 2015 City Centre Masterplan was produced. This update was presented to the August Committee and was endorsed with the proviso that it is updated yearly. This document provides a cohesive, strategic overview and framework for all Masterplan projects within the City Centre and Beach and ensures these are aligned within an overarching vision for the city.

- **George Street Mini Masterplan**

The Mini Masterplan is being development following the public consultation exercise held early 2022 (ACC Consultation Analysis Report June 2022), responding to the key findings and suggestions to public feedback. A thorough baseline assessment of the physical environment of the study area has been undertaken to inform potential future proposals. Building upon physical baseline findings and public consultation findings, a vision for the neighbourhood and a series of objectives have been drafted to help guide and focus future regeneration priorities. A series of stakeholder workshops have been held with representatives from various stakeholders.

The Vision and Objectives for the Mini Masterplan are focused around Economy, People and Place, following the same themes as the wider City Centre and Beach Masterplan objectives, ensuring that there is strategic alignment. Development of the Mini Masterplan strategy includes public realm, active travel, redevelopment / refurbishment, and environmental improvements to support local business and residential communities within and immediately around the study area. The strategy has been informed by technical inputs and engagement feedback. A more detailed study has also been undertaken to assess the potential of the former John Lewis building, setting out indicative redevelopment scenarios with advantages associated with each option.

A list of projects has been developed as direct outputs to the Mini Masterplan strategy which are designed to help deliver immediate change whilst supporting the long-term objectives. These have been co-

developed through stakeholder and ACC engagement. Public consultation will share the proposals and plans for the area in 2023, including the list of potential projects for the area. The public and local community will have the opportunity to review and comment on the identified projects, helping to prioritise where change is required as well as identifying any projects that have not been identified for consideration.

- **Queen Street re development zone**

A Strategic Outline Business Case has been prepared for the Queen Street Development Zone (which includes the former Police HQ building), that includes an Options Appraisal of a Long List of 11 options (varying from do nothing to a full Urban Park and various mixed-use developments), reduced to a Short List of 5 through a weighted scoring exercise. This will be developed into a Full Business Case with a preferred option for the June 2023 Committee.

- **Police HQ Demolition**

As part of the Queen Street Re-development plans there is a high probability that the existing Police HQ and adjoining structures will be subject to partial or full demolition. An outcome report of findings from May 2022 – October 2022 has been prepared which includes relevant surveys, methodologies alongside anticipated budget costs for demolition of the structure. This information will inform next steps to be taken following the selected approach for the Queen Street re-development zone.

- **City Centre Traffic Management Plan**
  ACC to update

The November 2021 the Council's City Growth and Resources Committee approved the proposal for public transport priority within the complex of streets from Bridge Street, Guild Street and Market Streetin order to see a predicted reduction in over 80% of private car use travelling through this area, whilst maintaining servicing, local access, accessible parking needs allied to the decision to pedestrianise the central area of Union Street between Bridge Street and Market Street.

The Experimental Traffic Order (ETRO) for Union St central is now complete, being made open to buses, taxis, private hire and cyclists in summer 2022. Details of the ETRO are in **Appendix C: Phase 2 Traffic Management Plan of the City Centre Update report to Council in June 2022**.

- **Stakeholder Engagement**

A key component of project delivery is stakeholder engagement, and the programme of involvement is provided in **Appendix E**, which

	includes a summary of responses received in relation to public realm proposals.		
Do you consider this proposal to have an impact on the:			
a. Human Rights of people? b. Rights of Children and Young people?	• Yes The process of the city centre masterplan refresh is to improve the environment of the city centre by specific project delivery. Engagement in project delivery is crucial to determining need and aspiration of the city to be inclusive and accessible for all.	No	Unsure
	• Yes The city centre masterplan refresh ethos, at its core, is to design for everyone. An early part of the endorsement on the priority projects was the role of children and young people in shaping project prioritisation and their voice in shaping project proposals is sought. This proposal makes a positive contribution to article 12,23,27 and 31.	No	Unsure

What is your assessment of the impact on groups with: a. Protected characteristics b. Children and young people c. Other For example –consider the impact of your policy on people			H	M	L	N	P	U
	H	High negative impact						
	M	Medium negative impact						
	L	Low negative impact						
	N	No impact						
	P	Positive impact						
	U	Unsure						
	Age						x	

and how they will be able to access goods, services and information with no barriers.	Disability					x	
	Gender Reassignment				x		
	Marriage and Civil partnership				x		
	Pregnancy and Maternity				x		
	Race				x		
	Religion or Belief				x		
	Sex				x		
	Sexual Orientation				x		
	Children and young people					x	
	Other				x		

Socio-Economic Inequalities Not every person / family has access to regular income or savings. Will your proposal have an adverse or high impact on them?	Yes	A positive impact is identified because investment in priority places, buildings and business should increase employment opportunity and area connectivity by providing the conditions to support economic recovery with a city centre that has an improve 'sense of place' and environment.	Unsure

What considerations did you have when making the above selections?	
Internal or existing data Please detail your sources	All the project updates are predicated on realising the aims and ambitions of the City Centre Masterplan in creating a city centre that has significantly improved place value and is regarded as a very attractive place to do business, visit, live and socialise – aligned to our LOIP vision that 'Aberdeen is a place where all people can prosper'. The projects are drawn from the baseline of engagement that led to the approved City Centre Masterplan 2015, and the results of the public simulator survey undertaken in the summer 2021 to provide a priority focus for delivery. The internal data is extensive across the Strategic Place Planning, Corporate Landlord, Operations and Capital functions of the Council.

	Full Council approval of the City Centre Masterplan 2015: ABERDEEN CITY COUNCIL Link to the online simulator survey questionnaire 2021: CCMP - APPENDIX A CCMP REVIEW - Final Version.pdf(aberdeencity.gov.uk) The current focus of project delivery is to the central section of Union Street, between Bridge Street and Market Street, - the geographical the heart of the city centre and to the Beach area which is proving itself to be one of our greatest outdoor assets which would benefit from a Development Framework of planned investment. (The Council and Committee reporting from the start of the 2021 City Centre Masterplan Refresh are provided at the beginning of this IIA). The George Street Mini Masterplan strategy and projects are in direct response to the key issues and feedback identified as part of the public consultation questionnaire (June 2022) as well as stakeholder feedback in September and October 2022 (a full stakeholder list is attached as Appendix 2 to the George Street Mini Masterplan report to be presented to Full Council in December 2022). The vision and objectives are aligned to the wider ACC LOIP Vision and Objectives ensuring the Economy, People and Place aims within George Street all contribute to the wider vision of ensuring that Aberdeen is a 'place where all people can prosper'. The projects identified are a combination of physical and non-physical interventions, some of which are designed to allow greater community and stakeholder ownership and participation to help secure local ownership and drive prioritised change within the community.
Consultations with officers or partner organisations Please list your sources	The City Centre Masterplan refresh is based on Aberdeen City Council's promise to the citizens of Aberdeen in 2015 with the unanimous approval of the masterplan to set the social, economic and environmental conditions for the city centre over a 30-year period, and the priority projects endorsed by extensive online engagement in June/July 2021 (see above link). From March 2021 officers across the services have been detailed in the delivery of the CCMP prioritised projects to a stage where now stakeholder engagement and consultation has taken place. The range of consultation methods and the outcomes will be reported to future Full Council meetings. **Appendix E** details the stakeholder engagement since June 2022 Council. The Accessible City Transportation Users Partnership group, a stakeholder awareness group for improving transport and accessibility in the city lead by ACC and with membership including, Stagecoach, First Bus, Disability Equity Partnership, North East Sensory Services, NESTRANS, Aberdeen Cycle Forum, Aberdeen Taxi Forum and Grampian Cycle Partnership were given presentations on the Union Street Central options and invited to express and forward their opinion

	on each option. Those opinions have been recorded and evaluated in Appendix F.		
Other: Please list your sources	A programme of engagement is to be brought forward under the terms of the remits given at the City Growth and Resources Committee August 2021, Item 14 – City Centre Masterplan, Appendix A (pages 4-10), and all project proposals be subject to stakeholder engagement in drafting and to consultation on finalised draft proposals before Council make its decision. CCMP - APPENDIX A CCMP REVIEW - Final Version.pdf (aberdeencity.gov.uk)		
Does this proposal contribute to the Public Sector Equality Duty to eliminate discrimination, harassment and victimisation, advance equality of opportunity and foster good relations?	Yes – please explain All proposals for change are predicated on study and analysis of their social, economic and environmental contexts and developed by Officers to enable wide stakeholder engagement to take place to both support and challenge the detail in order that the project delivery and intended outcomes meet the objectives of the city centre while fostering good relations with stakeholders with protected characteristics. The equal opportunity for anyone to access the city centre is a key Council policy objective and is reflected in the Local Outcome Improvement Plan vision of 'Aberdeen is a place where all people can prosper' – by having an inclusive, attractive, inviting and barrier free city centre. Projects that follow a comprehensive stakeholder engagement programme and with the methods, topics and results recorded and shared, enables a comprehensive understanding of objectives and issues to aid good decision-making and with the aim of fostering good relations and eliminating discrimination by making informed decisions. This includes the recommendation to		

	establish a Stakeholder Forum for the city centre in order to ensure that all needs are considered in the context of each other.		
Does this proposal contribute to the Council's Equality Outcomes 2021-25?	Yes – please explain The Council's Equality Outcomes 2021-25 aspire to ensure barrier-free communication and access for people in Aberdeen. In response to Outcomes:**1**, projects seek to reduce social and physical barriers by creating a city centre that is attractive and accessible for all people, ensuring it is well lit and safe **2**; diverse communities will access the city with a feeling of safety and belonging in a well-managed and attractive environment, that will offer inclusive spaces **3**; enabling greater civic participation, with reduced barriers to access, through the requirement for stakeholder engagement, well communicated project to increase awareness and opportunities to be involved individually or collectively. The Chief Executive, Directors of Aberdeen City Council and Administration Leaders champion our agenda of involvement and accessibility in all project development with our projects being fed into by the Disability Equity Partnership.		
Please note for any high negative or medium negative impacts identified (red or amber), a full Integrated Impact Assessment will be required (stage 2).			
Please provide a brief high-level summary that your policy will bring about:			

The update reports on the following project areas:

- **Streetscaping Projects**
  - Union Street Central
  - Market Streetscaping Phase 1
  - Schoolhill/Upperkirkgate
  - Union Street East/Castlegate
  - Union Street West/West End
  - Market Streetscaping Phase 2&

- **Aberdeen Market**
  - Creating an 'active' frontage to Union Street
  - Linking with active travel and pedestrian priorities for the City Centre
  - Increasing footfall within the City Centre
  - Creation of a new retail 'destination' for the city centre
  - Enlivening Hadden Street and Market Street with urban realm improvements in and around The Green
  - Creating pedestrian connectivity between Union Street and the bus and railway stations via The Green

- **City Centre Traffic Management Plan**

The proposal is to seek confirmation from June 2022 Council that Council wishes to proceed with making the Experimental Traffic Regulation Order for the identified public transport priority area, in addition to the areas of Back Wynd, Belmont St, Schoolhill, Upperkirkgate and Union Terrace allied to the February 2022 Council instruction to proceed with the Café Culture programme of investment in the Back Wynd, Little Belmont St and Belmont Street area.

The Experimental Traffic Order (ETRO) for Union St central to enable its re-opening to buses, taxis, private hire and bicyclist was made on the 20th of May 2022 for a period of statutory consultation with the earliest date possible for the Order to be effective being 21st June 2022. Details of the ETRO are in **Appendix C.**

- **Union Street Façade Review Condition Survey and Pilot Implementation Plan**

The recommendation is to proceed with a pilot study for the façade and main areas restoration of property at 107-131 Union St, with the scope of work to engage owners, provide detailed specifications for building works, costs and funding planning and project delivery to enable a rolling programme of investment to take place. **See Appendix D.**

George Street – Mini Masterplan

The public consultation findings were presented in the Consultation Analysis Report June 2022 which established key priorities for the George Street area and provided a foundation on which to develop proposals for the area.

The mini masterplan identifies a vision, objectives, framework for change and future projects, informed by community, stakeholder, and officer engagement.

Proposals look to:

- Improve the quality and function of the streetscape to support active travel, local businesses, and local community
- Enhance the sustainability of the existing urban environment through public realm enhancement
- Better manage and control vehicular movement across the study area both through short terms ETRO's (and other interventions) as well as longer term street redesign.
- Support and encourage local businesses, educational institutions, and residential communities
- Improve the environmental quality of the area through management and physical change
- Address issues of anti-social behaviour, vacancy and poor-quality experiences within the study area e.g addressing seagull nuisance, improved lighting, CCTV etc.
- Suggest longer term redevelopment opportunities for potential future vacant sites within the study area.

Queen Street – re development zone

A Strategic Outline Business Case has been prepared for the Queen Street Development Zone (which includes the former Police HQ building), that includes an Options Appraisal of a Long List of 11 options (varying from do nothing to a full Urban Park and various mixed-use developments), reduced to a Short List of 5 through a weighted scoring exercise. This will be developed into a Full Business Case with a preferred option for the June 2023 Committee.

- **Engagement**

A key component of project delivery is stakeholder engagement, and the programme of stakeholder involvement and activities is provided in **Appendix E.**

In order to retain objectivity and to ensure compliance with the Equality Act 2010, an independent audit of forthcoming RIBA Stage 4 technical designs for streetscape projects will be undertaken and used to inform both this assessment process and the final streetscape designs. This process commenced in November 2022 and is ongoing.

Will a full assessment be required?	Yes	No	As there was no high or medium negative impact identified, a full assessment will not be required. However, as good practice, stage 2 has been completed

			to ensure all aspects are given full consideration.

Assessment completed by: Name and job title	Original prepared 13/06/22 by Nigel McDowell, Senior Planner, Urban Design Updated by Sandy Beattie, Masterplan Manager
Date:	02/12/22
Signed and approved by Chief Officer (Name and signature)	Signature for David Dunne Interim Chief Officer – Strategic Place Planning

If you have any queries or require this form in an alternative format, please contact equality_and_diversity@aberdeencity.gov.uk

A fully completed and signed form should be mailed as a PDF to the above email address for publishing your assessment.

Integrated Impact Assessment

Stage 2

This stage should be completed following Stage 1 of the Integrated Impact Assessment where required.

In this stage, focus is on assessments that have a high or medium negative impact and the proposed mitigations. Please tick which areas it might affect and provide a summary of your mitigating actions for the negative impacts identified. You do not need to give a mitigation for each article.

Human Rights

Does the proposal have an impact on Human Rights? Identify the relevant Article and record the relevant impact and describe as a summary the mitigating steps proposed.

	High / Medium Negative impact	**Mitigations** Please state/summarise your mitigating actions for the negative impact(s) identified in stage 1
Article 6 Right to a fair and public hearing	No impact	In consideration the report to Council on city centre masterplan updates has a neutral impact on Human Rights.
Article 7 No punishment without law	No impact	
Article 8 Right to respect for private and family life, home and correspondence	No impact	
Article 9 Freedom of thought, conscience and religion	No impact	
Article 10 Freedom of expression	No impact	
Article 11 Freedom of assembly and association	No impact	
Article 12 Right to marry and to find a family	No impact	
Article 14 Right not to be subject to discrimination	No impact	
Article 1 of Protocol 1 Protection of property	No impact	
Article 2 of Protocol 1 Right to education	No impact	
Article 3 of Protocol 1 Right to free elections	No impact	

Children and Young People's Rights

The United Nations Convention has 54 articles that cover all aspects of a child's life and set out the civil, political, economic, social and cultural rights that all children everywhere are entitled to. It also explains how adults and governments must work together to make sure all children can enjoy all their rights.

Children's rights apply to every child/young person under the age of 18 and to adults still eligible to receive a "children's service" (e.g., care leavers aged 18 – 25 years old).

Identify all Articles of the United Nations Convention on the Rights of the Child (UNCRC) and Optional Protocols which are relevant to your proposal and record the relevant impact and describe the mitigating steps.

Please tick which areas it might affect and provide a summary of your mitigating actions. You do not need to give a mitigating step for each article.

	High / Medium Negative impact	**Mitigations** Please state/summarise your mitigating actions for the negative impact(s) identified in stage 1
Article 1 definition of the child	No impact	The following statement are not mitigations but identification of the needs and opportunities the specific projects have and their likely impact to the identified Articles regarding Children and Young People: The city centre masterplan projects under the terms of the report update seek to bring forward initiatives that make these prioritised parts of the city centre more attractive places to be, where natural surveillance through increased activity should take place, where greater stimulus and appreciation of our built heritages can be seen and enjoyed as part of our engendered local pride and sense of positive place identity. Within the streetscapes that can accommodate accessible blue badge spaces this should mean that increased accessibility to the services and amenities for all is achieved and therefore adding
Article 2 non-discrimination	No impact	
Article 3 best interests of the child	No impact	
Article 4 implementation of the convention	Consideration of the IIA is implementation of the convention	
Article 5 parental guidance and a child's evolving capacities	No impact	
Article 6 life, survival and development	Positive Impact	
Article 7	No impact	

birth registration, name, nationality, care		immeasurably to quality-of-life experiences for children and young people who rely on specific transportation to meet their needs. It is expected that the future IIA reporting outcomes can elaborate on these positive outcomes with finalised technical plans following the process of stakeholder engagement and evaluation.
Article 8 protection and preservation of identity	Positive, the projects reported on are at the heart of place identity and sense of belonging which is an environmental consideration of individual and city identity.	
Article 9 separation from parents	No impact	
Article 10 family reunification	No impact	
Article 11 abduction and non-return of children	No impact	
Article 12 respect for the views of the child	No impact	
Article 13 freedom of expression	No impact	
Article 14 freedom of thought, belief and religion	No impact	
Article 15 freedom of association	No impact	
Article 16 right to privacy	No impact	
Article 17 access to information from the media	No impact	
Article 18 parental responsibilities and state assistance	No impact	
Article 19 protection from violence, abuse and neglect	No impact	

Article 20 children unable to live with their family	No impact	
Article 21 adoption	No impact	
Article 22 refugee children	No impact	
Article 23 children with a disability	Positive Impact - It is anticipated that obstacle-free dedicated pedestrian footways with the option to use seating and enjoy urban greenery without vehicular conflict in central Union St provides a safter more attractive environment for all people to be in and use.	
Article 24 health and health services	Positive impact – The projects focus on delivering a refreshed city centre with stronger 'sense of place' as an environment that is clearly accessible and with places where people to want to be in. Being in positive environments is crucial to our health and well-being and supports health service delivery.	
Article 25 review of treatment in care	No impact	
Article 26 social security	No impact	
Article 27	No impact	

adequate standard of living		
Article 28 right to education	No impact	
Article 29 goals of education	No impact	
Article 30 children from minority or indigenous groups	No impact	
Article 31 leisure, play and culture	Positive impact – The projects proposed for the city centre aim to create safer, easy to use places that give better access to leisure and play and should support more options for cultural activity and 'sense of place'.	
Article 32 child labour	No impact	
Article 33 drug abuse	No impact	
Article 34 sexual exploitation	No impact	
Article 35 abduction, sale and trafficking	No impact	
Article 36 other forms of exploitation	No impact	
Article 37 inhumane treatment and detention	No impact	
Article 38 war and armed conflicts	No impact	
Article 39	No impact	

recovery from trauma and reintegration			
Article 40 juvenile justice	No impact		
Article 41 respect for higher national standards	No impact		
Article 42 knowledge of rights	No impact		
Optional Protocol on a Communications Procedure	No impact		

Protected Characteristics

Aberdeen City Council wants to ensure everyone is treated fairly. Identify the protected characteristics that your policy/ proposal affects and record the relevant impact and describe the mitigating steps.

	High / Medium Negative impact	**Mitigations** Please state/summarise your mitigating actions for the negative impact(s) identified in stage 1
Age A person belonging to a particular age (for example 32-year-olds) or range of ages (for example 18 to 30year olds).	Positive Impact through inclusive spaces and designs for all ages.	The following statement is made in recognition of the likely impacts that the projects will have in delivery after stakeholder involvement and the iterative processes of engagement and consultation. Ultimately the processes sought should bring forward proposals that provide the 'best value' solution within their specific areas of a city centre under the remit of 'designing for everyone'. The overall projects ethos is one of creating better places – better by being more accessible, balancing the needs of all users, more attractive to be in and use and to re-establish or create destinations through good design. The ultimately improved environments of the city centre should encourage greater use, at different times of the day and year for
Disability people with disabilities / long standing conditions	Positive Impact through inclusive and progressive designs that allow independence and access to facilities within the city centre.	
Race (including Gypsy / Travellers) people from minority ethnic communities and different racial backgrounds	Neutral Impact	

		different uses. Creating the right environments for people to feel safe in, and be comfortable using, them supports the inclusive needs of our society within well managed places. The success of the city centre depends on its ability to provide a greater, well managed, intensity of uses and therefore greater opportunities to attract people of all ages, backgrounds and beliefs.
Religion or belief people with different religion and belief to include those with no beliefs	Neutral Impact	
Sex - Gender identity men or women, boys and girls	Neutral Impact	
Pregnancy and maternity women who are pregnant and / or on maternity leave	Positive Impact Designs that would cater for carers and parents using buggies and other child carriers.	
Sexual orientation lesbian, gay, bisexual, heterosexual / straight	Neutral Impact	
Gender reassignment anybody whose gender identity / expression is different to the sex assigned to them at birth	Neutral Impact	
Marriage and civil partnership people who are married or in a civil partnership	Neutral Impact	

Socio-Economic Inequalities

Not every person / family has access to regular income or savings. You should therefor consider the impact of your proposal on people who might be unemployed, single parents, people with lower education or literacy, looked after children, those with protected characteristics are just some examples.

Identify the group that your policy/ proposal affects and record the relevant impact and describe the mitigating steps.

	High / Medium Negative impact	**Mitigations** Please state/summarise your mitigating actions for the negative

		impact(s) identified in stage 1
Low income / income poverty – those who cannot afford regular bills, food, clothing payments.	No impact	
Low and/or no wealth – those who can meet basic living costs but have no savings for unexpected spend or provision for the future	No impact	
Material deprivation – those who cannot access basic goods and services, unable to repair/replace broken electrical goods, heat their homes or access to leisure or hobbies	No impact	
Area deprivation – consider where people live and where they work (accessibility and cost of transport)	Positive impact	Whilst the city centre does not record within the Scottish Indices of Multiple Deprivation, adjacent and wider communities within Aberdeen do. The city centre is the location of the primary commercial and leisure activities as well as home to the City Council and a wide range of goods and services therefore improved accessibility and a strengthened sense of place as somewhere people want to be is crucial. All of the project areas within this report to Full Council are focused on place improvement to create better destinations within the city centre and accessibility within and around them.
Socio-economic background – social class, parents' education, employment, income.		**Creation of retail and leisure activities will likely to have training and employment opportunities to support people into more positive destinations.**

Consultation and monitoring

Have you undertaken any of form of consultation with any of the affected groups?	Yes	No
Describe the consultation processes/methods undertaken and the number of participants/respondents	The record of engagement/consultation and monitoring is provided in **Appendix E.** The city centre sub-group of the Disability Equity Partnership (DEP) (3 members) meet with ACC Officers regularly, if not weekly, to update on project detail and awareness and to co-ordinate formal responses to draft plans. DEP are one of a wide range of key consultee stakeholders to be consulted on draft plans for delivery in order to be informed and provide their own position on relevant projects. Updates are presented to the full DEP membership at their meetings and reported on their business statement for progress and accountability. Presentations to Equalities Participation Network, Aberdeen Inspired Business Improvement District levy payers' business groups, ACC Housing Tenants forum, the Community Councils Forum and the aforementioned simulator survey are some of the engagement and awareness that has taken place in advance of this report.	
Summarise the changes or improvements that have been made to the policy because of the consultation.	The future reports to Council on the findings following stakeholder engagement sought will be subject to and updated Integrated Impact Assessment. This process is one of ongoing and inclusive engagement that is fact sharing to enable interested parties to consider for themselves the likely impacts, positive, negative or neutral and either make recommendation for change, support or reject the proposal. It will then be for Council to ultimately decide on what is approved based upon the engagement and evaluation presented.	

Set out what suggested changes or improvements that have not been made and why	Any further revisions to the draft proposals arising from ongoing stakeholder engagement, will be incorporated into technical designs and if necessary, presented to Council for their consideration at future meetings.
What impact(s) has the consultation had upon your proposal?	Engagement so far has increased channels of communication between DEP and Snr Council Officials, and it is likely that with the accessibility of the on-line surveys and communications wider groups engagement have added value to the processes of project approval. With Council approval, all projects being drafted should be subject to a programme of engagement and consultation and the findings, and any revisions sought, reported to Council for determination.
How will this policy be monitored	In progress updates at Council throughout 2022 and until project completion and then post project evaluation.
Use this section to justify why your proposal should go ahead despite the negative impacts identified.	In presentation of the four options for Union Street Central to Council in June, the Disability Equity Partnership and the Taxi Drivers Forum expressed concerns. DEP did not support Option 2 upon consideration that it is a shared space and preferred to see Option 3 developed further to know its potential and any issues, whilst the bus operators are concerned that Option 3 may cause bus delays through queuing and wish to see public transport priority being given to Bridge St, Guild St, Market St for all options. The Taxi Drivers' Forum consider that all the options are more favoured toward buses and cyclist rather than taxi provision as a sustainable travel mode within the city centre. The appraisal of all 4 options has been undertaken objectively and considers the needs of all users in the city centre. This assessment identifies a number of proposed measures to be incorporated in the technical design stage

	for Union Street Central, including, but not limited to: • Bus Priority Measures on Market Street, Guild Street and Bridge Street • 21 additional taxi spaces (compared to 2019) • 13 additional accessible spaces (compared to 2019) • Improved detail of streetscape including tactile paving and kerbs • 8m total unobstructed pedestrian only space • Bus stops located at close proximity to either end of the streetscape • Rest stops throughout. Council resolved in June to progress with Union Street Central redesign being open to public transport and cyclists to mitigate concerns from DEP.

Authorisation and sign off: for Stage 2:

Title of Policy / proposal:	Original report: **City Centre Masterplan Update: 29 June 2022 Report Ref:** RES/22/137 Latest report: **City Centre Masterplan Update: 14 December 2022 Report Ref:** RES/22/290	
Directorate and Cluster:	**Strategic Place Planning**	
Policy and assessment author (s)	Name: Nigel McDowell Job title: Senior Planner (Urban Design) Date: 13.06.22	Name: Sandy Beattie Job title: Masterplan Manager Date: 02.12.22
Authorised and approved by Director or Chief Officer	Name: David Dunne Job title: Interim Chief Officer Strategic Place Planning Date: 21/06//22	Name: Job title: Date:

Following completion and approval, please email your completed assessment to:
equality_and_divisityty@aberdeencity.gov.uk

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Strategic Outline Case

Project Name	101 Union Street – Upper Floor Refurbishment		
Sponsoring Cluster	Corporate Landlord		
Senior Responsible Officer	Stephen Booth – Chief Officer - Corporate Landlord		
Gateway Review by Sponsoring Cluster The Sponsoring Cluster must confirm their support for the project and, crucially, have the resources necessary to deliver the project to conclusion.	Strategic Outline Case agreed	Yes ☐	No ☐
	Project scope modified – further options?	Yes ☐	No ☐
	Pilot exercise to test assumptions	Yes ☒	No ☐
	Postpone or abandon	Yes ☐	No ☐

ACC Project Management Toolkit online

Contents

(F9 Function key will update contents after completion of document)

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1. Project Overview

Briefly describe the basic project concept.

As part of the City Centre and Beach Masterplan 2022 which includes the delivery of the new Aberdeen Market, the Council have acquired the former site of Aberdeen Market at 8-10 Market Street, a further retail unit at 6 Market Street, 91-93 Union Street and a retail unit at 101-103 Union Street. These retail units are required to facilitate the deconstruction of the existing buildings.

101 Union Street was acquired as there was a connecting corridor with the former market building. Whilst the unit is let this is on a short term basis. Whilst included in the lease the upper floors are currently vacant storage accommodation as is the case with a lot of upper floor accommodation in Union Street. This SOC considers the conversion of these vacant / redundant floors back into economic use; the purpose being to fully understand the costs issues and challenges with such ventures. It is intended that the project could be used as a demonstrator/ exemplar project to help promote this type of development where there is clearly market failure.

Prior to purchase, previous owners successfully completed a planning application to convert the upper floors from storage back to residential use and the lower floors (facing The Green/Market) to commercial use, which did not progress due to lack of market demand and their plans to dispose of the site. This option along with other alternative options are considered in this SOC.

2. Business Aims, Needs, Objectives & Constraints

Provide an overview of the sponsoring organisation and explain how the project is strategically placed to contribute to the delivery of organisational goals within the Local Outcome Improvement Plan (LOIP) and the Local Development Plan (LDP).

Strategic Rationale

The rationale to consider the conversion is based on the following:

1. The Councils proposed development of a destination venue with attractive market-style floorspace and 'International style' food and drink outlets. The adjacent buildings would also benefit from the new activity, as well as improvements to the public realm.
2. Improvements to the infrastructure and streetscape of Union Street, contributing to enhanced placemaking in the City Centre and developing a more cohesive and integrated retail and leisure experience. These public realm improvements will make Union Street a destination which caters to different groups of users, provides space to support local businesses, and allows for a diverse mix of activities to take place. They will also assist with the City's green recovery by supporting new climate resilient infrastructure and opportunities for community wealth building.
3. The Council has the potential to also respond to its strategy of establishing more homes and thus more city centre living within Aberdeen as part of the urban living experience by repurposing vacant / low value upper floors on Union Street.
4. The Council could use this SOC as an exemplar/ demonstrator to show the complexities and costs associated with developing the vacant upper floors along Union Street.

Explain how the project supports the existing policies and strategies of the organisation and will assist in achieving the business goals, strategic aims and business plans of the organisation.

Aberdeen City Council updated the Aberdeen City Centre Masterplan (2015) in 2022 and this document is now the new City Centre and Beach Masterplan. This document was approved at the August ACC Committee Meeting and is aligned with the Aberdeen Economic Policy Panel Report (November 2020) and other key strategic Council documents including the Local Outcome Improvement Plan (LOIP). These and other key strategy documents (listed below) focus on the desire to develop a holistic Aberdeen City Vision to support economic recovery and growth (post COVID) alongside a wide range of complimentary aims and objectives including re-imagining key city centre public and private sector assets, including empty office, hotel and retail property.

Policies and Strategies supporting this SOC include:

- Aberdeen Local Development Plan 2022 (ALDP)
- Strategic Develop Plan (SDP)
- Regional Transport Strategy (car free development)
- Local Outcome Improvement Plan (LOIP)
- Economic Policy Statement
- Local Development Plan 2020
- City Living Report 2017 (and its 2022 update).

This project, as part of the wider Aberdeen Market project, would help facilitate the aims of the City Centre and Beach Masterplan 2022. It is also aligned with the SMART Objectives developed for the overall programme (in particular to increase the number of people living in the City Centre).

Establish a compelling case for change based on business needs, e.g. demand for services, deficiencies in existing provision etc. Where are we now and where do we need to get to?

- Demand for low cost / affordable quality housing remains stable, especially for first time buyers and improve city centre living proposal to act as exemplar.
- There is only limited evidence of a market for good quality city centre residential accommodation. This being supply (or lack of supply) led.
- The vacant unused upper floors within the property are deteriorating in their current condition with water ingress and will only continue to do so with no intervention. This is not dissimilar to other similar properties.
- Solutions to act now to improve the condition of the roof and ensure the structure is wind and watertight which will limit further damage to the asset and ensure rental income is maintained.
- Provide quality city living options to tenants / owners to attract and retain residents in the city centre.
- Provide accommodation options close to central office locations.
- Add to the overall improvements planned for the Streetscape and Market area.

Identify any constraints, e.g., timing issues, legal requirements, professional standards, planning constraints. Any linkages and interdependencies with other programmes and projects should be explained, especially where the proposed project is intended to contribute to shared outcomes across multiple Clusters.

Constraints

- Accessibility to some levels within the building
- Cost of refurbishment to current building standards within a historic building are high
- The site sits within the conservation area.
- Mixed ownership (consideration was given to a purchase of 105 Union Street, however, this did not provide good value) could constrain building works in terms of access / noise etc.
- Retail currently trading on the Union Street elevation could be affected by any upper floor development
- Planning conditions and Listed Building Consent will ensure the quality of any development in terms of materials, however, this will therefore add to the development costs and great additional risk.
- In terms of the location, any development will be constrained by limited access to the site (especially from Union Street), proximity to the Market development, storage of materials and deliveries to site.

- Market conditions in November 2022 will be challenging.
- The council are restricted as a residential landlord to Scottish secure tenancies as such different delivery methods would require to be considered for future residential developments.
- Consideration would be required to the future needs of the existing tenant.

Interdependency

- Consider the timing of the proposed Market development and also the Union Street improvement / Streetscape works
- Requires a delivery model to enable residential development for rent / sale on the private market
- The project would link with the Conservation Area Regeneration Scheme and potentially improve the attractiveness of the retail offering with grant funding available.
- Provide additional commercial space overlooking the Green and link with the proposed Market footfall

3. Stakeholder Issues

Identify the key stakeholders and explain their involvement. Indicate their level of commitment to the project as specifically as possible. Describe any consultations held or still required. Are there any outstanding stakeholder issues?

The City Centre Masterplan Board approved the overarching City Centre and Beach Masterplan engagement strategy which suggested the undernoted steps be taken when preparing engagement plans for projects:

1. Programme confirmed
2. Engagement Objectives/Scope/Messaging/Q&A agreed
3. Systra input re any transportation issues
4. Ensure design team has undertaken any statutory/technical engagement timeously
5. Prepare engagement materials /agree wider PR with ACC comms
6. Briefing to Stakeholder Delivery Group/onboarding key stakeholders as required
7. Deliver engagement (methodology will vary)
8. Update SDG/Stakeholders
9. Wider Feedback
10. Engagement Report & Summary

Messaging			
Overarching City Centre and Beach Masterplan Messages:			
ECONOMY To increase footfall and dwell time to the city centre & beach supporting vibrancy economic recovery for all.	INCLUSION Creating inclusive and accessible spaces	NET ZERO Prioritising people and active travel and futureproofing our city for our young people. Using local indigenous materials where possible, introducing urban greenery	QUALITY Ensuring designs reflect our world class aspirations whilst respecting Aberdeen's characteristics.

4. Management & Implementation

Give a preliminary indication of the proposed project management structure and key personnel. Is any consultancy support likely to be required? Identify accommodation, staff and Trade Union issues. Describe any legal, contractual or procurement issues. Are there any important outstanding management/Implementation considerations?

The Council have engaged through hub North Scotland a team to include architectural, cost consultant and property advisor input in considering this opportunity. Aberdeen City Council are one of these public sector organisations and have been part of the hub initiative since 2011.

The dedicated hub supply chain members are working collaboratively with Aberdeen City Council to develop, design and deliver all projects within the ACC City Vision programme.

All procurement is carried out in strict compliance with the Project Delivery Method Statement with a completely open book approach to project costs which is continually benchmarked and reviewed to maximise efficiency, accountability and demonstrate continuously improving value for money. The project development plans have specific focus on community and stakeholder engagement to maximise outcomes for end users.

5. Consideration of Options

Option 1: Do Nothing / Repair as necessary

From a city centre regeneration perspective, doing nothing or completing minimal repair works does not meet the Council's aims and objectives of the City Centre and Beach Masterplan. The site lies in a strategic location on Union Street, adjacent to the major development at the former Aberdeen Market and 'doing nothing' would leave the building in poor condition with unmarketable accommodation. In addition, the Council would incur costs relating to:

1. Initial repair works – this is to ensure the building is wind and water-tight and to reduce future Deterioration (these are allowed for within the market redevelopment proposals).
2. Maintenance – there will undoubtedly be ongoing maintenance works to ensure the building does not fall into greater disrepair
3. Security costs
4. Vacant rates (if Listed Building rates relief is abolished).

2. Refurbishment Options

2.1 : Redevelopment to 'High End Apartments' and Café / Retail premises (existing planning approval)

Re-development to an alternative use would be in line with ACC's objectives under the City Centre and Beach Masterplan, however commercial viability of development projects in this location is likely to be a major challenge.

Initial plans prepared by the architects show a redesign of the existing layout of the building. The marketable space is described below:

Commercial

Level	Description	Net Internal Area sq m	Net Internal Area sq ft
1	Café entrance from The Green.	76	818
2	Café	226	2,433
3	Retail unit with access from Union Street	111	1,194

Residential

Level	Description	Gross Internal Area sq m	Gross Internal Area sq ft
4	2 bedroom apartment	149	1,603
5	1 bedroom apartment	98	1,055

5	**3 bedroom apartment**	**155**	**1,668**
6	**1 bedroom apartment**	**98**	**1,055**
6	**3 bedroom apartment**	**155**	**1,668**

The residential apartments are considerably larger than the market norm however due to existing layout of the building there is limited access points to provide additional development.

Based on the plans provided, external property advisors have prepared a 'development appraisal' – a test of the ability of a development project to meet its projected costs and deliver a suitable level of profit to reflect the risk profile entered by a developer.

2.2 : Redevelopment to Smaller Residential Units and Retail / Café

Following a reconsideration of the proposed design, a scheme of smaller studios and 1 bedroom apartments, which would better suit market demands and expectations has been proposed. This design amends the upper floors (Levels 4, 5 and 6) to provide the following accommodation:

Level	Description	Gross Internal Area sq m	Gross Internal Area sq ft
4	**Studio**	**32**	**344**
4	**1 bedroom apartment**	**42**	**452**
4	**1 bedroom apartment**	**46**	**495**
5	**1 bedroom apartment**	**48**	**517**
5	**1 bedroom apartment**	**54**	**581**
5	**1 bedroom apartment**	**44**	**474**
5	**Studio**	**46**	**495**
5	**Studio**	**32**	**344**
6	**1 bedroom apartment**	**48**	**517**
6	**1 bedroom apartment**	**54**	**581**
6	**1 bedroom apartment**	**44**	**474**
6	**Studio**	**46**	**495**
6	**Studio**	**32**	**344**

2.3 : Redevelopment to Café, Retail and Office

Similar to the above, redevelopment of any nature that would bring this property back into use would meet the Council's aims and objectives and could attract new tenants into the city centre.

Office take up across Aberdeen has improved in 2022 due to increased performance in the energy sector. However, tenants are seeking 'best in class' space that meets their Environmental, Social and Corporate Governance agenda and their drive towards net zero. This type of space can typically only be met through new build accommodation and refurbishment of older stock does not generally meet the necessary requirements. A 'two tier' market is developing where office space that does not meet these standards is attracting significantly lower rents, higher void periods and limited demand.

Unfortunately, 101 Union Street would not meet these standards however the proposed design does provide open plan accommodation in a prime location adjacent to a key city centre project (The Market) which, if completed to a reasonable specification, could meet the lower tier market demands. In addition, the floor area equates to 1,291 sq ft on Level 4, 2,501 sq ft on Level 5 and 2,637 sq ft on Level 6. Demand in the market for this size of office suite is there although price sensitive.

2.4 : Mixed Use Redevelopment to Café / Office / Residential

An additional option for mixed use has been prepared to provide a café / retail use on the lower floors, 1,292 sq ft of office accommodation on the upper floors and studio's / 1 bedroom apartments on Level 5 & 6.

The benefits / disbenefits analysis for the project has been included below:

Benefits

- Contributes to placemaking and regeneration around the proposed Market project
- Capitalises on asset appreciation due to regeneration of the Market and streetscaping improvements
- Enhances Aberdeen's urban living offer close to the proposed Market and transport hub (train and bus stations)
- Opportunity to shape the type of uses, quality of space and occupier requirements leading to the regeneration of this part of Union Street through control of physical assets and clustering of interventions around the Market building regeneration and public realm improvements – therefore the Council is leading by example and stimulating additional private sector investment in surrounding properties

Disbenefits

- Capital outlay to refurbish the upper floors / roof will be high to meet current building standards
- Liabilities relating to historic buildings within the City Centre conservation area

Costs

- Costs may be incurred which are not offset by rental / sales values if the sales are slow.
- Conversion costs listed in Section 6

Market interest

- Potential for growth in market interest linked to the proposed Market regeneration and public realm improvements
- Requirement for affordable 1 bedroom residential accommodation, particularly for first time buyers.
- Perceived difficulties in competitive mortgage product. Difficulty in obtaining mortgages of residential properties in mixed use blocks.

Programme

An indicative programme has been provided by the project team, which details the start of the design phase of the project as Q1 2023 with construction completing Q4 2024.

6. Costs, Benefits & Risks

Option 1: Do Nothing / Repair as necessary

Initial repair costs to complete minimal repair works to the subjects are included within the proposed Market cost plan to ensure the building is wind and watertight and to reduce future deterioration.
For avoidance of doubt, this work would not significantly improve the interior or marketability of the space. These costs include inflation and statutory fees.

*An opportunity also exists for the space to be used as a base by the city centre contractor over the next few years.

Option 2: Refurbishment Options:

2.1 : Redevelopment to 'High End Apartments' and Café / Retail premises

In preparing this high-level development appraisal, the following inputs were adopted:

	£	Notes
Capital Receipts		
Commercial Capital Receipt (Level 1 – 3)	£500,000	This assumes that the café is let to a local business on a short 5 year Full Repairing and Insuring lease at a rent of £20,000 per annum and sold at a yield of 10%. This further assumes that the retail unit is let to a local business at a rent of £35,000 per annum and sold at a yield of 12%. Any changes to lease terms and / or the tenant will impact this either positively or negatively.
Residential Capital Receipt	£990,000	Based on an average of £140 psf. This assumes a high specification but reflects the size of the individual properties.
Total Capital Receipt (Investment Value)	**£1,490,000**	
Costs		
Build Costs	£3,700,000	As provided by the cost consultants, and inclusive of professional fees, developers profit, contingency and planning fees
Developer Contributions	£7,500	£1,500 per unit reflective of the property advisors experience with city centre residential developments
Letting, Sales & Marketing Fees	£40,500	Reflecting 15% letting fees and 2.5% sales and legal fees for the commercial units and 2% fees for the residential units.
Finance	c£235,000	7% interest rate over the developer period
Total	**£3,983,000**	

Based on the above, the project would make a **loss of approximately £2.500m.**

2.2 : Redevelopment to Smaller Residential Units and Retail / Café

In preparing this high-level development appraisal, the following assumptions were adopted:

	£	Notes
Capital Receipts		
Commercial Capital Receipt (Level 1 – 3)	£500,000	This assumes that the café is let to a local business on a short 5 year Full Repairing and Insuring lease at a rent of £20,000 per annum and sold at a yield of 10%. This further assumes that the retail unit is let to a local business at a rent of £35,000 per annum and sold at

		yield of 12%. Any changes to lease terms and / or the tenant will impact this either positively or negatively.
Residential Capital Receipt	£1,750,000	Based on an average of £293 psf. This assumes a high specification but reflects the smaller size of the properties, which are better suited to the market demand.
Total Capital Receipt	**£2,250,000**	
Costs		
Build Costs	£3,725,000	As provided by the cost consultants and inclusive of professional fees, developers profit, contingency and planning fees
Developer Contributions	£19,500	£1,500 per unit reflective of the property advisors experience with city centre residential developments
Letting, Sales & Marketing Fees	£56,500	Reflecting 15% letting fees and 2.5% sales and legal fees for the commercial units and 2% fees for the residential units.
Finance	£235,000	7% interest rate over the developer period
Total Costs	**£4,036,000**	

Based on the above, the scheme would be estimated to make a **loss of approximately £1.780m.**

2.3 : Redevelopment to Café, Retail and Office

In preparing this high-level development appraisal, the following assumptions were adopted:

	£	**Notes**
Capital Receipts		
Café / Retail Capital Receipt (Level 1 – 3)	£500,000	This assumes that the café/retail space is let to a local business on a short 5 year Full Repairing and Insuring lease at a rent of £20,000 per annum and sold at a yield of 10%. This further assumes that the retail unit is let to a local business at a rent of £35,000 per annum and sold at yield of 12%. Any changes to lease terms and / or the tenant will impact this either positively or negatively.
Office Capital Receipt	£1,000,000	Assuming the offices were let at £16 psf for a period of 5 years on standard market terms, the building would reasonably sell for c. £1,000,000. Lease terms would impact this.
Total	**£1,500,000**	
Costs		
Build Costs	£3,120,000	As provided by the cost consultants, and inclusive of professional fees, developers profit, contingency and planning fees
Letting, Sales & Marketing Fees	£62,000	Reflecting 15% letting fees and 2.5% sales and legal fees

Finance	c.£195,000	7% interest rate over the developer period
Total	**£3,377,000**	

While the property advisors consider that this option would be marketable, unfortunately the cost to create this space is considerable and therefore a **loss of approximately £1.88m is anticipated**.

2.4 : Mixed Use Redevelopment to Café / Office / Residential

The property advisors have prepared an appraisal adopting the inputs described above for the various uses with a Capital Receipt in the region of £1.810m. The costs provided for this option are £3.60m.

Unfortunately, this also shows a **loss of approximately £1.79m.**

It should be noted that the costs above do not take into account the cost of acquiring the building and acquisition costs / taxes. In the case of a private developer, they would also incur this cost in additional to acquisition costs and taxes. This would increase the deficit.

A SWOT analysis for the project(s) has been included below:

Strengths

- The Council are proposing a significant new development – The Market adjacent to the subject properties
- Act as a catalyst for other landlords to bring the upper floors back into economic use.
- Bring much needed affordable housing (particularly for 1st time buyers) back into the city centre and capitalise on the investment planned for the city centre
- Planning Permission already in place for the subject block for conversion to residential use

Weaknesses

- No car parking (could also be an opportunity to promote car free living and ease of access)
- Limited period features retained due to building standards around noise / fire regulations
- Financial loss for each option

Opportunities

- Prominence and ability to be a positive catalyst for change on Union Street and the surrounding area - promotes ripple effect
- Potential to benefit from rental /capital growth on the basis of the planned investment in neighbouring properties and the city centre
- Investment in upper floors will improve the condition, enhance the sustainability credentials and ensure the historic buildings are upgraded to modern living standards.

Threats

- The proposed Market development doesn't progress, pitch deteriorates further with negative impact on occupational demand
- Cost of refurbishment (material and labour availability) continue to increase make the project even more unviable
- Market for starter flats deteriorates
- Building Standards for high rise buildings require higher specification and further push up development costs.

7. Funding & Affordability

State the cost, and identify the budget, to develop the project to prepare an Outline Business Case.

Should the decision to progress the design be made at this stage, the budget to develop an Outline Business Case will be in the region of £60,000 as detailed below:

PMO Support

Stakeholder Engagement

Property Advisor Architectural support

Structural Engineer

Specialist Surveys

Construction Cost Advisor

Due to the costs of refurbishment, which the market is experiencing at present and the negative appraisal values it would be prudent to review the business case once the proposed Market and Streetscape improvements are under construction and capitalise on the positive sentiment around the proposed wider investment.

it is recommended in the short term that the minimal works (as described above) are carried out to stop further deterioration of the asset and that the business case continues to be reviewed once the city centre masterplan projects are progressed and the wider market had had time to recover from the current volatility.

8. Assumptions

Document the high-level assumptions that have been made during the development of the business case and any other unanswered questions that may be significant. Refer to the Supplementary Guidance on Optimism Bias and detail the assumptions you have made in constructing the costs and business case.

Green Book Supplementary Guidance Optimism Bias (gov.uk webpage) (under 'Other Guidance and Reference Documents')

Financial appraisals do not include property acquisition or hold costs or any optimism bias at this stage.

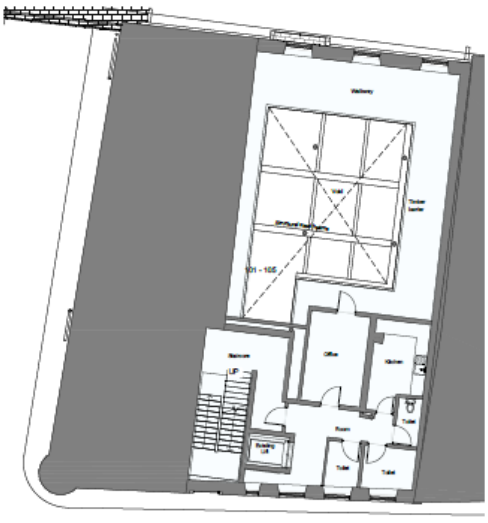
Construction costs include:

- 10% Design Development Risk
- Target of 20% Developers Profit (not shown due to negative appraisal value)
- 5% Post Contract Risk
- 5% Main Contractors Margin
- Design Team Fees
- Survey Costs
- Inflation in Construction Costs throughout project period to Q1 2025
- Allowance for preliminaries

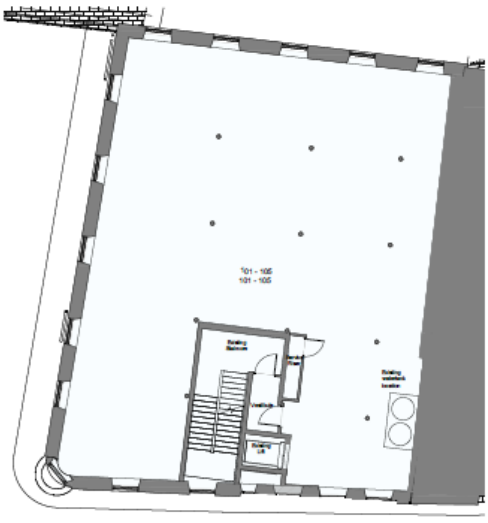
9. Document Revision History			
Version	**Reason**	**By**	**Date**
1.1	First Draft	SB	07/11/22
1.2	Second Draft	MW	09/11/22
1.3	Revisions	SB	15/11/22
1.4	Appendix added	MW	16/11/22

Appendix 1 – Floor Plans

Current Layout



Level 4



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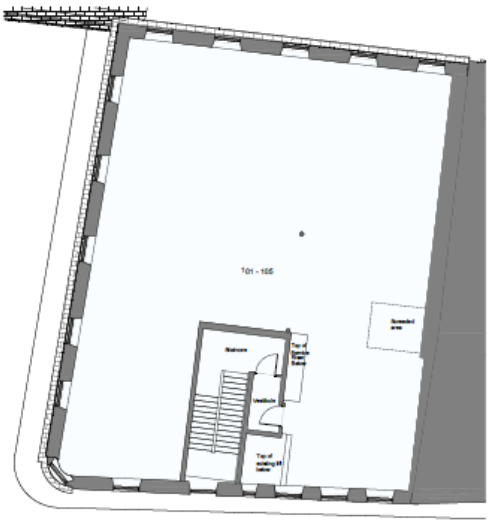

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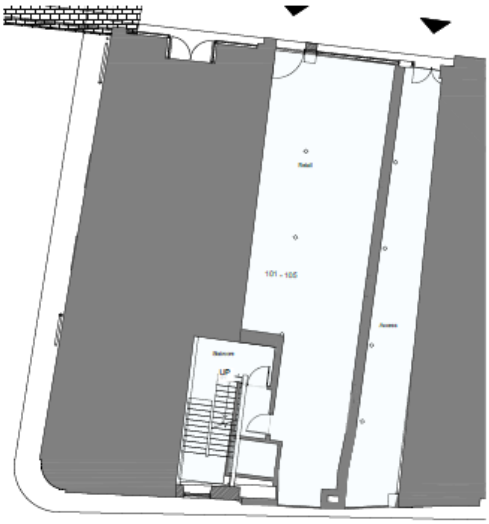
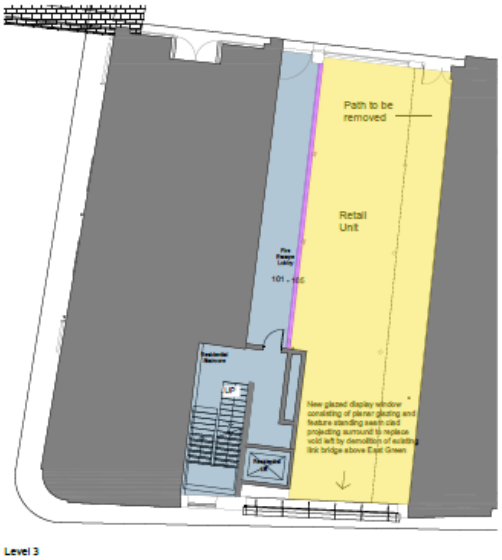


Level 3

Option 2

Redevelopment to 'High End Apartments' and Café / Retail premises



Option 3
Redevelopment to Smaller Residential Units and Retail / Café

Option 4
Redevelopment to Café, Retail and Office

Option 5

Mixed Use Redevelopment to Café / Office / Residential

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FORMER BHS SITE AND INDOOR MARKET UNION STREET

Summary

General update to the Aberdeen Market element of the City Vision Document

Summary

Aberdeen City Council purchased the former BHS site and Indoor Market for redevelopment as part of the recovery plan for the city centre.

Aberdeen City Council purchased the former BHS site and Indoor Market for redevelopment as part of the recovery plan for the city centre.

The proposal is to develop the site with attractive market-style floorspace to create a destination venue featuring 'International style' food & drink outlets. It is envisioned that commercial marketplace elements would promote local produce and goods alongside continental style delicatessen, cafes and food outlets. The design will feature a mixture of fixed units of various sizes alongside space for temporary and pop-up facilities which would allow for increased variety and be flexible to seasonal requirements.

In addition to the interior elements, it is intended that the space around the redevelopment will be utilised to provide attractive outdoor spaces which enhance and integrate with proposed urban realm improvements. These exterior improvements will create an attractive link between the Green and the retail offer on Union Street, supporting increased accessibility.

.

Aims, Objectives and Benefits to be realised

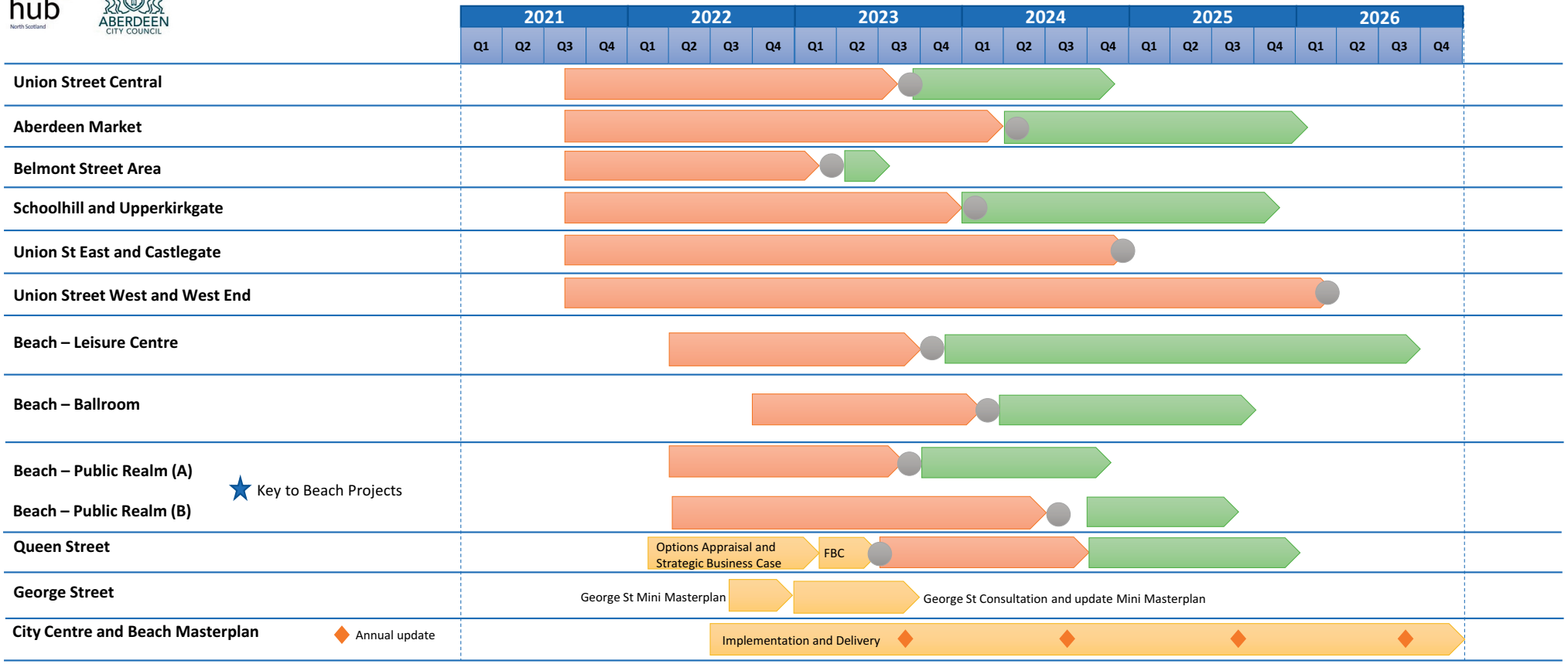
The market building is a critical site in the heart of the city centre and provides the opportunity to achieve several objectives including:

- Creating an 'active' frontage to Union Street
- Linking with active travel and pedestrian priorities for the City Centre
- Increasing footfall within the City Centre
- Creation of a new retail 'destination' for the city centre
- Enlivening Hadden Street and Market Street with urban realm improvements in and around The Green
- Creating pedestrian connectivity between Union Street and the bus and railway stations via The Green

Programme

Aberdeen City Centre and Beach Masterplan - Programme Overview

Last Updated: 27/10/2022



KEY:

- **Design**
- **Construction**
- **Strategic Support Services**
- Full Business Case

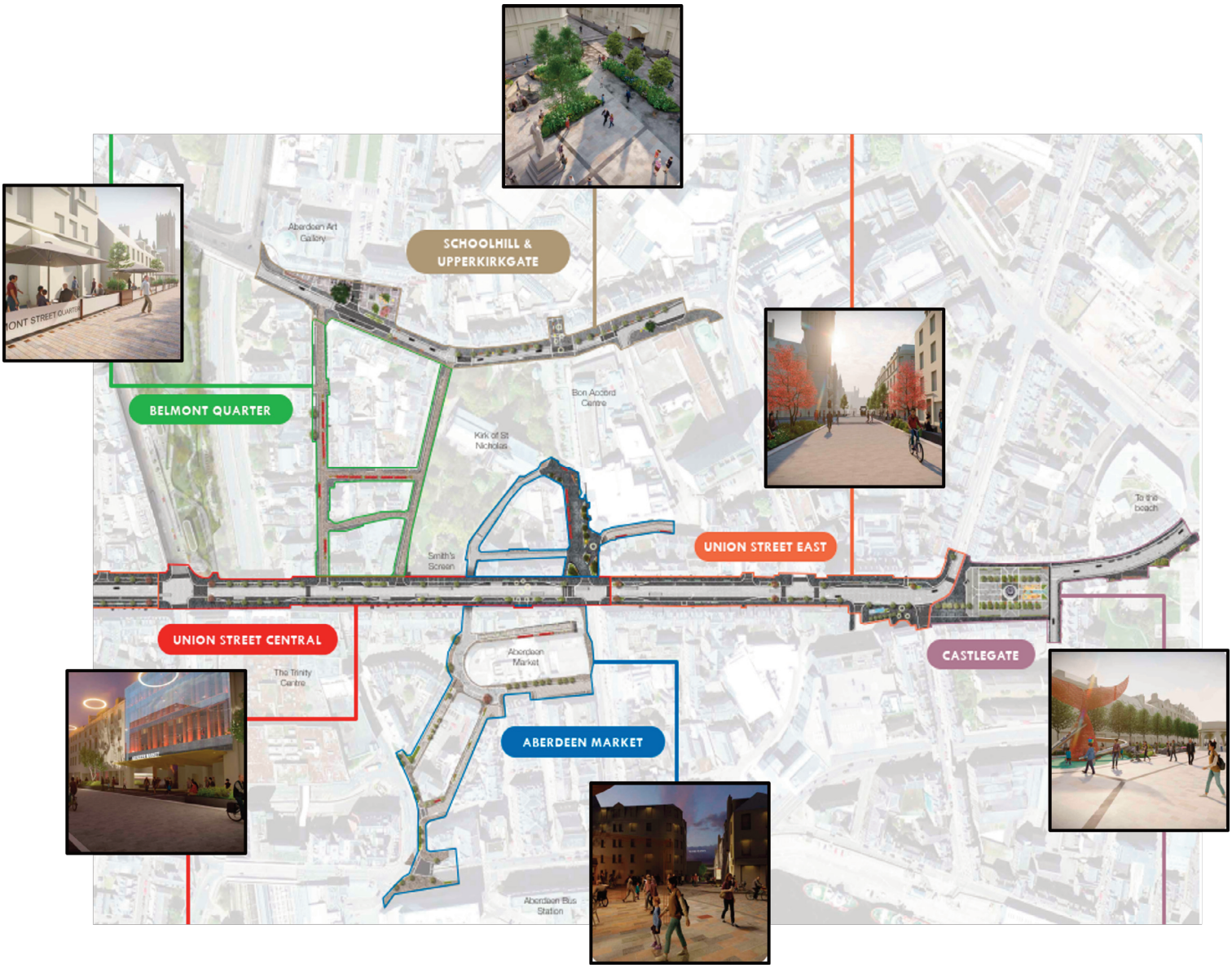
KEY:

Beach Public Realm (A): Events Field, Amphitheatre, Gateway Building, Broadhill and Sports Area, Pump Track, Part Play Parks

Beach Public Realm (B): Pedestrian Spine, Hub Building, Temp Landscaping, Canopies, Part Play Park, Beach Boulevard

Current Status

- Successful application for £20M towards the City Vision projects through the UK Government Levelling Up Fund (LUF)
- Planning Approval was obtained in May 2022.
- Demolition work has been completed
- Survey works are being carried out to confirm ground conditions
- A background noise survey has been carried out
- Sewer investigation survey has been completed
- A preferred Operator has been identified
- Public Realm design is being progressed for the surrounding areas



Next Steps

- Continue survey work to confirm site information
- Finalise development layouts with the Operator
- Progress the detailed design
- Award construction contract
- Commence construction works early 2024

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COMMITTEE	Council
DATE	14 December 2022
EXEMPT	No
CONFIDENTIAL	No
REPORT TITLE	George Street Mini Masterplan
REPORT NUMBER	COM/22/291
DIRECTOR	Gale Beattie
CHIEF OFFICER	David Dunne
REPORT AUTHOR	Claire McArthur
TERMS OF REFERENCE	21

1. PURPOSE OF REPORT

1.1 Under the context of the Council's overarching City Centre and Beach Masterplan, as approved in August 2022, this report presents a Draft Mini Masterplan for the George Street area.

2 RECOMMENDATIONS

That Council:-

2.1 Approves the content of the Draft George Street Mini Masterplan (Appendix 1) and notes the engagement undertaken with stakeholders to date (Appendix 2).

2.2 Notes the content of the Draft George Street Mini Masterplan Strategic Environmental Assessment Draft Scoping Report (Appendix 3) and notes that an Environmental Report will be prepared to accompany the George Street Mini Masterplan;

2.3 Instructs the Chief Officer – Strategic Place Planning to publish the Draft George Street Mini Masterplan and associated Strategic Environmental Assessment for a 6-week public consultation period in early 2023;

2.4 Instructs the Chief Officer – Strategic Place Planning to report the outcomes of the public consultation on the Draft George Street Mini Masterplan back to Council by December 2023, including any recommended revisions to the Draft Mini Masterplan.

3 CURRENT SITUATION

3.1 Hub North Scotland Limited (HNSL) has been engaged by the Council to act as the Project Management Office for the procurement and management of the

necessary design, consultancy and technical work to develop a Mini Masterplan for the George Street area.

3.2 At the City Growth and Resources Committee on 12 November 2021, Members instructed Officers to undertake public and stakeholder engagement in early 2022 on the future of the George Street area. A map of the George Street area to be considered by this exercise was included within the papers presented to this meeting. An online consultation exercise subsequently ran on the Council's Citizen Space consultation hub from 7 February 2022 for four weeks until 7 March 2022, and a summary of the 297 responses submitted to this consultation was presented to, and noted by, Full Council on 29 June 2022.

3.3 Following this consultation exercise, Officers were instructed to report back with a Mini Masterplan for the George Street area to this (December) meeting of Full Council. A Draft Mini Masterplan report is therefore presented as Appendix 1.

3.4 An accompanying Strategic Environmental Assessment Draft Scoping Report to the Mini Masterplan is presented as Appendix 3. This Draft Scoping Report will be reviewed by Officers in the relevant Council Technical Teams (e.g. Natural Environment Policy) before being circulated to the consultation authorities (Nature Scot, Scottish Environment Protection Agency and Historic Environment Scotland (for Scottish Ministers)) and subsequently progressed into an Environmental Report to accompany the final Mini Masterplan report.

3.5 The area contained within the George Street Mini Masterplan area is covered by several allocations by the Aberdeen Local Development Plan (LDP) 2017 (and emerging Aberdeen Local Development Plan 2023, which is subject to a separate report to this meeting). The southern part of the Mini Masterplan area, closest to the Bon Accord Centre, is identified as within the City Centre Retail Core (NC2), with the rest of the area identified broadly as a Mixed Use Area (H2) or as an existing Community Site / Facility (CF1). There are also a number of other general LDP policies relevant to the area, including those on transportation.

3.6 The Mini Masterplan has been prepared in accordance with Aberdeen City Council's Masterplanning process and has been extensively informed by the public consultation exercise undertaken in early 2022. A report setting out the additional engagement that has been undertaken with key stakeholders since the public consultation period is presented in Appendix 2. This has included:

- Offers of individual meetings with / presentations to the George Street Community Council, Robert Gordon's College and NESCol;
- Attendance at pre-arranged meetings of the George Street Community Council;
- A workshop with North East Sensory Services (NESS) users, supported by an interpreter; and,
- Two Stakeholder Workshops to discuss the vision and opportunities for the Mini Masterplan area.

3.7 It is proposed that, should Members agree that a final version of the Mini Masterplan be prepared and approved, that the Mini Masterplan would sit as

one of the Council's Strategic Plans, underneath the wider City Centre and Beach Masterplan (see Figure 1, below).

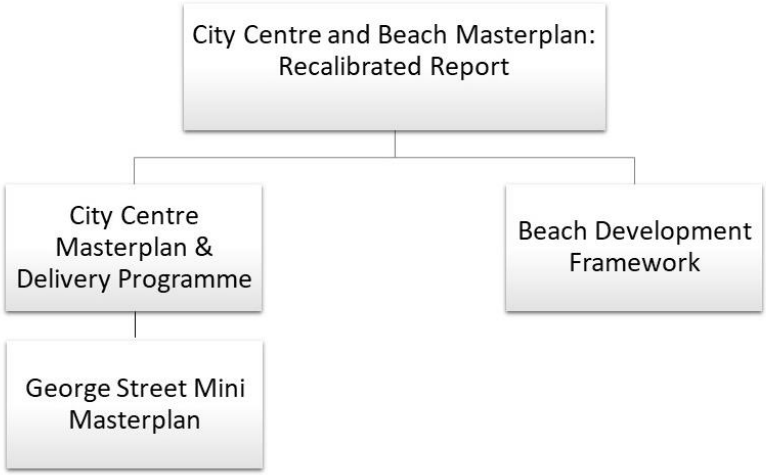

Figure 1: Strategy Relationships

3.8 The George Street Mini Masterplan will feed into subsequent annual reviews of the City Centre and Beach Masterplan to ensure this wider strategy for the City Centre and the Beach remains up to date and relevant, with a clear focus on delivery.

3.9 The Draft Mini Masterplan presents a vision for the George Street area in the wider City Centre context, complementing its existing strengths and building on recognised re/development opportunities. George Street is a complex, existing urban environment, and the proposals contained within the Mini Masterplan would need to be carefully managed and delivered alongside the existing requirements of local businesses and residents. The proposals should also, however, strive to create a clear step-change in the quality and function of the environment and look to support longer term redevelopment opportunities when they become available.

3.10 The Draft Mini Masterplan sets out objectives for people, place and economy, alongside identification of areas for potential change and future design principles for any future development. The Draft Mini Masterplan has been prepared in the context of the continued uncertainly around the future of Norco House (the former John Lewis building, currently for sale) and the Bon Accord Centre (the owners of which are currently in Administration).

3.11 The Draft Mini Masterplan sets out a vision for the George Street area as a "*vibrant, creative and inclusive city centre community at the heart of reinvention*" and as "*a place to form new connections: social, cultural, economic and educational*". It also recognises the Mini Masterplan area as "*an authentic neighbourhood, offering an evolution of George Street: a place for people to come together, with spaces that link activities, aspirations and ideas*."

3.12 The Draft Mini Masterplan proposes to:

- Embrace difference, by highlighting and celebrating variety;

- Build on reputation, by encouraging discovery and building recognition (e.g. by place branding and curation);
- Create new reasons to come to the area and unlock big changes through incremental interventions;
- Demand more from the area, by inviting activity, managing movement and enhancing arrival; and,
- Create a greener form of urbanism and more liveable environment.

3.13 The Draft Mini Masterplan identifies where change could occur to support the overarching vision and objectives for this area. It includes a Draft Action Plan which Officers propose be a key focus for public engagement in early 2023. This section includes a number of future projects for discussion (from short term to longer term) in order to help catalyse the delivery of transformational change for George Street, securing a range of economic, social and environmental benefits. Delivery of these actions will however require a co-ordinated and collaborative approach across various public and private sector organisations, and it is intended that these actions should continue to be refined through consultation with the local community, particularly in terms of how they are prioritised and who is best placed to take ownership and move actions forward towards delivery. The results of this engagement on actions and delivery will inform production of the Final Mini Masterplan report.

Next Steps – Public Consultation

3.14 This report seeks approval to begin public consultation on the Draft George Street Mini Masterplan and associated Strategic Environment Assessment Report over a 6-week period in early 2023. The consultation would be publicised through the Council's website and social media platforms, as well as via email to key stakeholders and consultees, and would include drop-in events and workshops.

3.15 Officers would then intend to report back the results of the public consultation by December 2023, including any recommended revisions to the Draft Mini Masterplan.

4. FINANCIAL IMPLICATIONS

4.1 The Council Budget meeting on 10 March 2021 outlined a funding commitment totalling £150m from the General Fund Capital Programme over financial years 2021/22 to 2025/26 to ensure the Council transforms the City Centre and the Beach area. This allocation has been used to fund preparation of the Draft Mini Masterplan to date and will continue to be used to fund the next steps of the masterplanning process, including public consultation on the Draft Mini Masterplan report.

4.2 The Council will continue to facilitate the next phase of works with Hub North Scotland Limited and the supply chain of current contractors who will undertake works relating to two or more workstreams allowing lower cost. Use of HNSL should not exceed the values envisaged in the original contract notice.

5. LEGAL IMPLICATIONS

5.1 The Draft George Street Mini Masterplan will inform planning applications within the area. Each application will be determined on a case-by-case basis by the Planning Authority.

6. ENVIRONMENTAL IMPLICATIONS

6.1 The Draft George Street Mini Masterplan is accompanied by a Strategic Environmental Assessment Draft Scoping Report (Appendix 3). This Draft Scoping Report will be reviewed by Officers in the relevant Council Technical Teams (e.g. Natural Environment Policy) before being circulated to the consultation authorities (Nature Scot, Scottish Environment Protection Agency and Historic Environment Scotland (for Scottish Ministers)) and subsequently progressed into an Environmental Report to accompany the final Mini Masterplan report.

7. RISK

Category	Risks	Primary Controls/Control Actions to achieve Target Risk Level	*Target Risk Level (L, M or H) *taking into account controls/control actions	*Does Target Risk Level Match Appetite Set?
Strategic Risk	Not progressing with George Street Mini Masterplan and/or other overarching City Centre and Beach Masterplan projects.	Publishing Draft Mini Masterplan for public consultation	L	**Yes**
Compliance	Considering any future traffic management arrangements which may impact on the deliverability of the Draft Mini Masterplan Objectives.	Manage through ongoing engagement programme with technical officers within the Council's Roads Authority.	M	**Yes**

Operational	Sufficient capacity of resources within Council teams to meet Draft Mini Masterplan objectives	Forward planning through CCMP and Beach project delivery programme Resource review ongoing and augmented by support through the HNSL Project Management Office	M	**Yes**
Financial	Budget pressures due to current market volatility	Robust budgets established once projects are identified and agreed. Independent monitoring process established.	M	**Yes**
Reputational	Uncertainty over future of the City Centre and George Street area in particular	Agree and implement projects, clear communications, articulate vision.	M	**Yes**
Environment / Climate	Air quality improvement Active travel	Mini Masterplan to address as project proposals are developed. Informed by public consultation and preparation of Environmental Report.	M	**Yes**

8. OUTCOMES

COUNCIL DELIVERY PLAN	
	Impact of Report
Aberdeen City Council Policy Statement	Supports the delivery of Economy Policy Statement 4 – Increase city centre footfall through delivery of the City Centre Masterplan. 1. – Continue to maximise community benefit from major developments.

Aberdeen City Local Outcome Improvement Plan	
Prosperous Economy Stretch Outcomes	Supports Outcome 1 10% increase in employment across priority and volume growth sectors by 2026.
Prosperous People Stretch Outcomes	Supports Outcome 7 Child Friendly City which supports all children to prosper and engage actively with their communities by 2026.
Prosperous Place Stretch Outcomes	Supports Outcome 14 Addressing climate change by reducing Aberdeen's carbon emissions by 42.5% by 2026 and adapting to the impacts of our changing climate Supports Outcome 15 38% of people walking and 5% of people cycling as main mode of travel by 2026.
Regional and City Strategies	The report supports the priorities in the Regional Economic Strategy (RES) investment in infrastructure, regenerating our city centre, unlock development potential, improve the deployment of low carbon transport, to enable Aberdeen to realise development opportunities in the City Centre Masterplan. The report supports the National, Regional and Local Transport Strategies, particularly the Sustainable Travel Hierarchy, which prioritises the needs of those walking, wheeling and cycling above other road users, and the 4 pillars identified in the recent Regional Transport Strategy, Nestrans 2040: Equality, Climate, Prosperity and Wellbeing. It also supports the Aberdeen Active Travel Plan and Sustainable Urban Mobility Plan, both of which seek to improve conditions for people walking and cycling in Aberdeen, particularly to, from and within the City Centre, through the provision of more and safer infrastructure. Measures to reduce unnecessary vehicle traffic in the City Centre will support the Air Quality Action Plan, Climate Change Plan, Net Zero Action Plan and Low Emission Zone by contributing to emissions reduction.

9. IMPACT ASSESSMENTS

Assessment	Outcome
Integrated Impact Assessment	Undertaken as part of overarching City Centre assessment

Data Protection Impact Assessment	N/A
Other	Strategic Environmental Assessment

10. BACKGROUND PAPERS

- Aberdeen Local Development Plan 2017
  https://www.aberdeencity.gov.uk/services/planning-and-building-standards/local-development-plan/aberdeen-local-development-plan

- Report to City Growth and Resources 12 November 2021
  https://committees.aberdeencity.gov.uk/documents/s126154/Combined%20City%20and%20Beach%20Covering%20Report%20-%20Covering%20Report.pdf

- Committee Decisions 12 November 2021
  https://committees.aberdeencity.gov.uk/documents/g8139/Decisions%2012th-Nov-2021%2013.00%20City%20Growth%20and%20Resources%20Committee.pdf?T=2

- Reports to Council 29 June 2022
  https://committees.aberdeencity.gov.uk/documents/s129266/220228%20City%20Centre%20Masterplan%20Update%20Report.pdf

- Council Decisions 29 June 2022
  https://committees.aberdeencity.gov.uk/documents/g8188/Decisions%2029th-Jun-2022%2010.30%20Council.pdf?T=2

- City Centre & Beach Masterplan - Reports to Adjourned Meeting of Council, 25 August 2022
  https://committees.aberdeencity.gov.uk/documents/s135128/CCMP%20-%20220629%20CCMP%20Update_Recalibrated%20Masterplan%20FINAL%20Report.pdf

- Council Decisions, 25 August 2022
  https://committees.aberdeencity.gov.uk/documents/g8436/Decisions%2025th-Aug-2022%2014.00%20Council.pdf?T=2

11. APPENDICES

Appendix 1: Draft George Street Mini Masterplan
Appendix 2: George Street Engagement Report
Appendix 3: SEA Scoping Report

12. REPORT AUTHOR CONTACT DETAILS

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George Street
Mini Masterplan (DRAFT)

Aberdeen City Council

December 2022

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DRAFT

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- Systra
- STREETS_UK
- Savills
- Sonas Energy

On behalf of:

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1. Introduction

This report has been prepared by Optimised Environments Ltd. on behalf of Aberdeen City Council.

The purpose of this document is to establish a clear vision, supporting objectives and set of development principles that will stimulate and support the delivery of incremental but transformational change for the George Street area, securing a range of economic, social and environmental benefits.

Delivery of the Mini Masterplan will help to ensure that George Street becomes a successful and vibrant community that plays its role in the ongoing transformation of Aberdeen City Centre.

1.2 Role Of The Mini Masterplan

The overall objective of the commission is the development of a Mini Masterplan for the George Street area. This Mini Masterplan forms part of a wider City Centre and Beach Masterplan which will be regularly reviewed to ensure Aberdeen City Council's strategy for the City Centre and the Beach remains up to date and relevant, with a clear focus on delivery.

The Mini Masterplan puts forward a strategy for the George Street area in the wider city centre context, complementing its existing strengths and building on recognised opportunities. The strategy for the area will be informed by a thorough understanding of place, a SWOT analysis and a strategy for change guided by a clear vision and objectives.

It focuses predominantly on urban realm improvements but will also consider and suggest recommendations for more fundamental and widespread change (both physical and non-physical) across the study area informed by community and stakeholder consultations as well as in response to wider City Centre projects.

It sets out a regeneration Masterplan identifying areas of change and supporting design aspirations. Supporting the Masterplan is a list of potential Mini Masterplan projects that can be implemented, through a combination of public and private sector involvement to secure the vision and objectives of the Mini Masterplan.

The Mini Masterplan acts as a tool to promote the following aspects:

- Consider the appropriate policy, cultural and physical fit for change;
- Engaging with the needs and ambitions of local residents, businesses and stakeholders;
- Establishing development potential (in the form of indicative sketches and scenarios) for areas of change;
- Mediating between a range of landowner and other stakeholder interests to realise areas of change;
- Promoting a vision for change that can stimulate market action;
- Celebrating and respecting the area's cultural heritage; and
- Engendering a sense of cooperation and coordination between different agents of change to deliver on the Mini Masterplan's place vision.

1.3 Structure Of The Document

The structure of the document is as follows:

1. Community and Stakeholder Engagement

A summary of the community and stakeholder engagement feedback to date and its key themes.

2. Vision And Objectives

Describing the Vision for the Mini Masterplan and it's objectives. It also describes how the vision aligns with the wider objectives of the Aberdeen City Centre and Beach Masterplan.

3. George Street in Context

Setting out the wider context to the area and identifying any important influences and considerations.

4. Place and Features

Review of the physical features across the study area as well as brief summary of the land-use and planning context.

5. SWOT Analysis

Summary of the Mini Masterplan area's Strengths, Weaknesses, Opportunities and Threats.

6. How to Respond

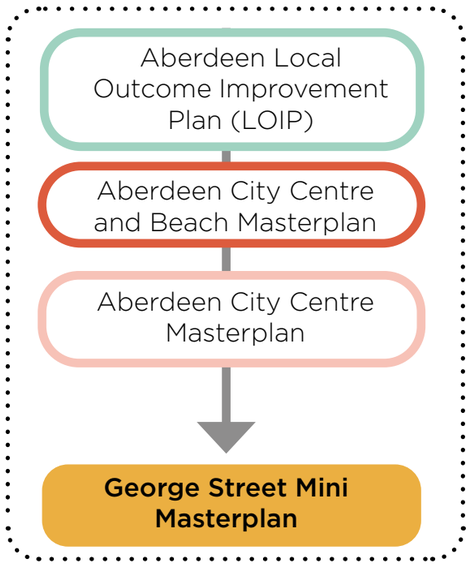
Describing the Mini Masterplan principles for change and how they align to the Vision and Objectives.

7. The Mini Masterplan

Setting out the Mini Masterplan strategy for change with supporting information on public realm, movement and environmental interventions.

8. Future Projects Action Plan

Identifying suggestions and interventions to help deliver short, medium and longer term change across the Mini Masterplan area.



Hierarchy diagram of Aberdeen's strategic plans and the role of this document within the City Centre Masterplan

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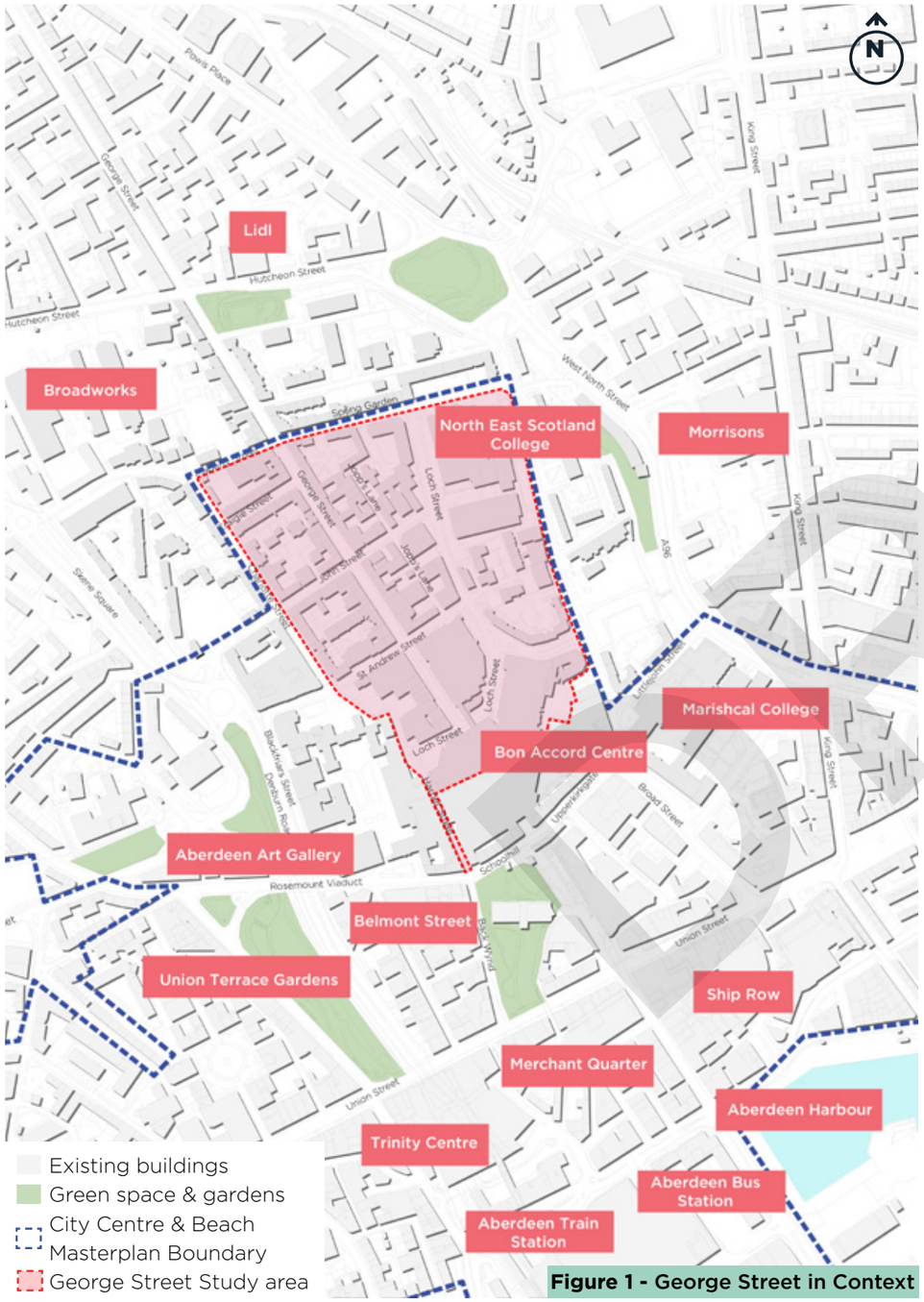

Figure 1 - George Street in Context

The Mini Masterplan sits amongst some of the City's most well known locations

2. Community And Stakeholder Engagement

2.1 Background

In February 2022 Aberdeen City Council undertook a consultation exercise to understand local stakeholder and community members views and aspirations for the George Street area.

As part of the exercise a report was commissioned to detail the feedback and key themes arising. A copy of this report can be found online: https://committees.aberdeencity.gov.uk/documents/s133398/Appendix%20E%20-%20George%20Street%20Consultation%20Analysis.pdf

The following pages provide a summary of the key findings of the consultation feedback.

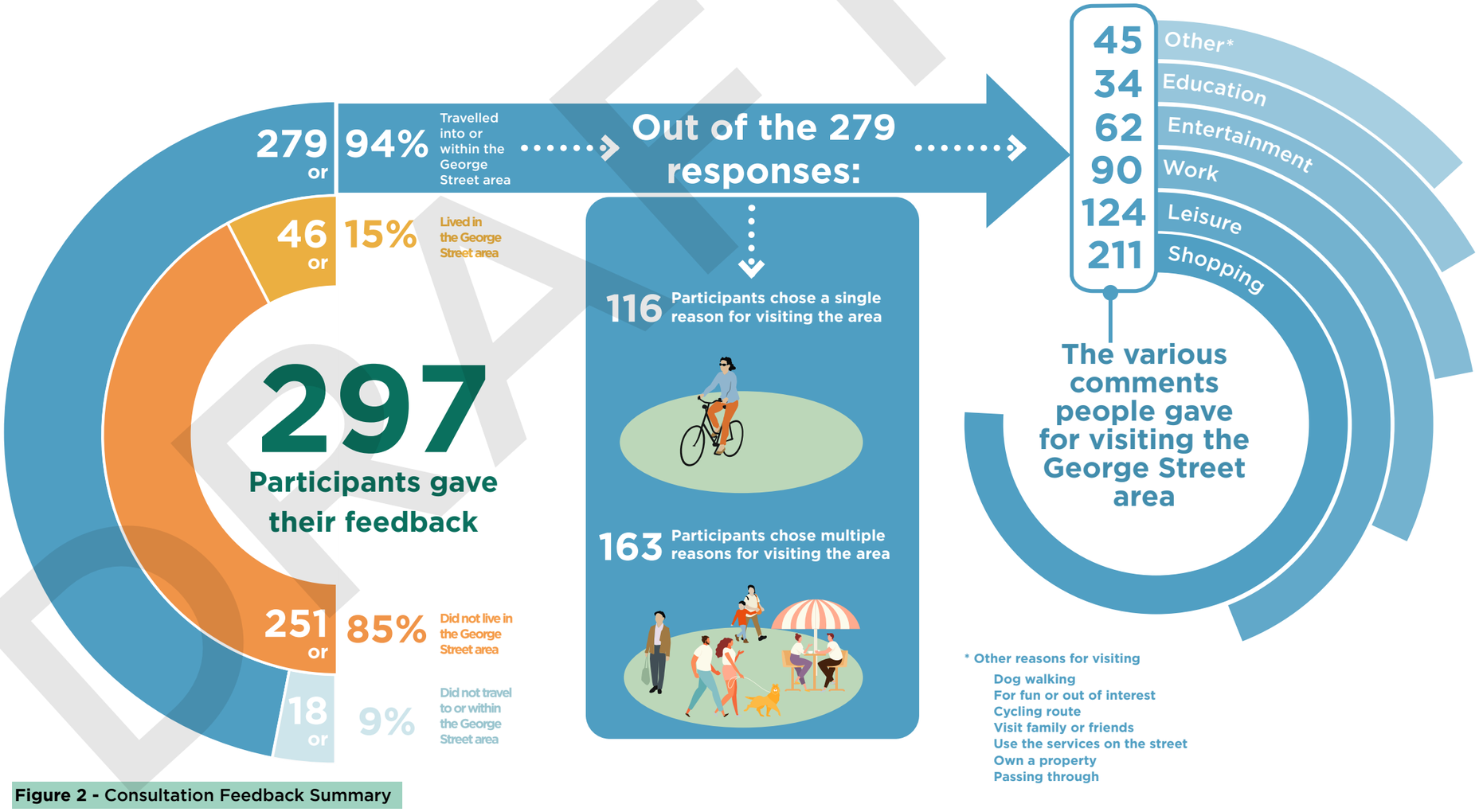

Figure 2 - Consultation Feedback Summary

Consultation feedback summary. Extract taken from the George Street Consultation document.

2.3 Potential Interventions

Through analysis of the consultation feedback and establishing key themes, a number of potential interventions were identified. These interventions, both physical and non physical, could be further considered through the development of the Mini Masterplan to sustain and enhance the dynamic community within George Street.

Potential physical / place interventions

- Opportunity to enhance and modernise the streetscape of the George Street Area, which could include enhancements to the public realm, de-cluttering and provide improved pavements, places to dwell and spaces to host street events;
- Revitalising the streetscape by looking at ways of filling vacant properties and establishing a co-ordinated shop frontage design. These would help to reactivate the area and reduce perceptions of decline / dereliction;
- Introduce space and facilities to help support temporary and meanwhile uses, to introduce more activity and animation to the area. This type of intervention could include pop up events, temporary road closures, temporary seating, planting features, signage and wayfinding. The space created would also allow businesses to expand out into the street to host events;
- Improve the pedestrian experience through enhanced materials, low level lighting, wayfinding, pedestrian prioritisation measures, better managed and potentially reduced street parking as well as planned cycle lanes and safe cycle storage to encourage more cyclists into the area;
- Improve safety and crime rates in the area, through enhancements to the public safety such as more CCTV, better street lighting and greater levels of activity (through different uses and types of spaces) to improve the sense of safety both during day and evening; and
- A more radical suggestion raised through the consultation feedback was to demolish both the Bon Accord Centre and Norco House and to replace with public facilities, public space, green space. This and other options would need to be tested and appraised through the George Street Mini Masterplan Area study.

Potential non physical / place interventions

- Creation of a brand identity and localised incentives for visits for George Street that helps to promote a stronger online presence;
- Working with the council, local community groups and stakeholders to expand the city centre events programme to include the George Street area;
- Creation of a business community to support those investing in the area and to coordinate local businesses;
- Feedback suggests the existing community is strong and well connected, however a coordination group could be set up among residents to liaise with businesses to organise local events;
- Continued inclusion and collaboration with locals and stakeholders throughout the design and decision making process;
- Creating incentives for local entrepreneurs to set up in the area; and
- Increase investment opportunities in the in the area to attract larger brand names. There is a view among feedback that big brand names would encourage more business and footfall in the area.

2.4 Additional Engagement

A key part of continuing the conversation has been to host a number of stakeholder workshops as well as a public consultation exercise. The following feedback has come from initial stakeholder discussions.

Stakeholder Feedback Summary

First reaction feedback during these sessions includes comments as follows:

- Lack of urban landscaping and green spaces;
- Feels busy and vibrant – but not alive after 5pm;
- Historical connection severed by Bon Accord Centre – some connections are constrained;
- There is a real fragility of business – although George Street has survived Covid relatively well, its small independent businesses may be lost because of energy costs;
- The area doesn't feel overly safe at night – lighting is poor;
- Concern about transport and bus routes;
- George Street has become increasingly constrained with clutter;
- Only decent green space is on Hutcheon Street;
- Diversity is great - lots of ethnically diverse shops;
- College, Robert Gordon's, Sandman and Finnies are all attractors. Estimate of 11,000 people potentially associated with all on a daily basis; and
- Broadford works really needs to be tackled – there are few big sites that could be real game changers.

Community Planning Feedback Summary

- There are several community organisations that are operating in the area, but what they do not have is a knowledge of what each other are doing and how they could support each other;
- Create a Community Network were groups, organisations and individuals would be asked to share ideas and take forward some actions;
- Add to the already developed and well attended George Community Council;
- Use of notice boards and a social media presence to promote what is going on;
- A small minority do not like the shops and would like to see a return of more traditional offer, such as butchers, bakers, or clothes shops; and
- Accessibility issues with uneven pavement and minimal seating opportunities.

A copy of both the Stakeholder Feedback Report and Community Planning Feedback Report can be found online: https://committees.aberdeencity.gov.uk/documents/s133398/Appendix%20E%20-%20George%20Street%20Consultation%20Analysis.pdf

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3. Our Vision

George Street Connected!

The 'local' Neighbourhood: a vibrant and inclusive city centre community at the heart of reinvention.

George Street will become a place to form new connections; Social, Cultural, Economic and Educational. An authentic neighbourhood offering an evolution of George Street; a place for people to come together; with spaces that link activities, aspirations and ideas.

Image courtesy of Smith and Lewarne

3.1 Aberdeen's Wider Masterplan Vision

A primary role for the George Street Mini Masterplan, is to ensure that its under lying principles support and complement those of the wider City Centre and Beach Masterplan.

The current vision for Aberdeen City Centre is:

'To create a world class city centre and beach that respects and enhances Aberdeen's unique qualities and characteristics and puts people at its heart…"

The key objectives of the City Centre & Beach Masterplan are categorised into three themes, taken directly from the LOIP:

Economy

- Eradicating poverty;
- Supporting residents into fair work; and
- Enabling 500 residents to upskill and move into economic opportunity.

People

- Child Friendly City which supports all children to prosper and engage actively with their communities by 2026;
- Healthy life expectancy (time lived in good health) is five years longer by 2026; and
- Increasing satisfaction and use of community facilities and green environment to increase the health and well-being for older people and people managing long term conditions.

Place

- Increasing sustainable travel with 38% of people walking and 5% of people cycling as main mode of travel by 2026;
- Addressing climate change by reducing Aberdeen's carbon emissions by 61% by 2026; and
- Addressing the nature crisis by protecting/ managing 26% of Aberdeen's area for nature by 2026.

3.2 George Street's Contribution To Aberdeen

Building on the wider the LOIP's key themes of Economy, People and Place, George Street can directly support and contribute to the success of the City.

It can do this successfully by:

ECONOMY

Fully contributing to a more varied and dynamic local economy, where local businesses are supported, and where new businesses, and people with ideas are encouraged to start-up, to grow and to thrive.

PEOPLE

Supporting a neighbourhood full of a diverse mix of people and communities, participating in all that our district has to offer in terms of culture, education, everyday activities, a place to call home and a bustling street-life.

PLACE

Becoming a place that is vibrant, comfortable, inclusive, playful and inviting. Being part of the city, but with a sense of the local intact.

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4. George Street In Context

4.1 Study Area

With a thriving business economy, Aberdeen is in a prime location spatially and economically for future development. Further information on the strategic context can be found within the Aberdeen City Centre and Beach Masterplan. **https://committees.aberdeencity.gov.uk/documents/s135130/CCMP%20-%20Appendix%202%20-%20City%20Centre%20Beach%20Masterplan%202022.pdf**

The area identified for the Mini Masterplan is outlined opposite. The development of the Mini Masterplan will focus primarily within the study area. However, in order for wider benefits to be leveraged from investment within the George Street area, the Mini Masterplan must acknowledge and respond to opportunities beyond it's boundaries, understanding the influence of planned investment / development.

The George Street neighbourhood is located towards the northern boundary of the City Centre & Beach Masterplan area. George Street itself runs North to South, forming a once historic key route between the city centre core and areas to the North of the city.

The area is defined to the south by the Bon Accord Centre, which serves the historic connection to the City Centre. It is bounded to the south west by Robert Gordon College and by Gallogate, Spring Garden and North East Scotland College (NESCOL).

George Street hosts a diversity of uses which give the area its own distinct character all of which sit within the wider context of Aberdeen's economy and cultural offer.

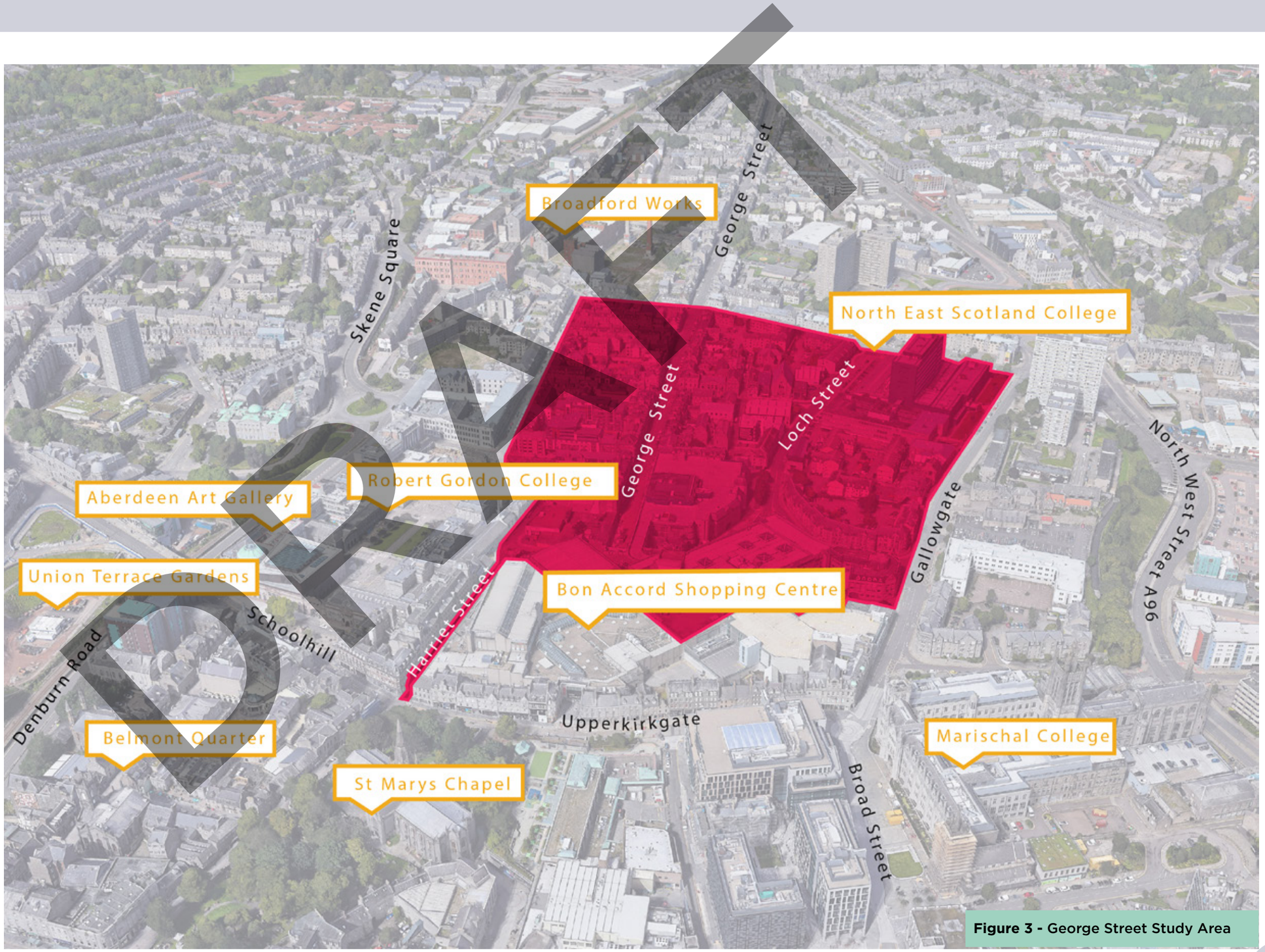

Figure 3 - George Street Study Area

4.2 Areas Of Influence

George Street sits to the northern fringes of a dynamic part of Aberdeen City Centre.

To the south lies a number of leisure and cultural destinations and established city quarters (Belmont Quarter Merchants Quarter and Ship Row), some of which are undergoing phased regeneration programmes.

Also influencing the George Street area is its relative proximity to the retail core of the City, Union Street and the soon to be delivered Union Terrace Gardens.

Immediately adjacent to the study area are a number of significant civic and education institutions which form important destinations within the city and which influence the future potential role of the George Street area.

Importantly, the study area is also surrounded by an existing residential influence to the north, with several existing residential communities located along and near to the George Street corridor north towards Kittybrewster.

The future role of the George Street study area must look to respond to these surrounding influences and to help support emerging regeneration priorities whilst supporting those existing residential, civic and educational communities that currently exist.

There are 5 immediate areas of influence which will directly influence and shape the future character, identity and role of George Street. These are:

Broadford Works - a significant new residential and mixed use community to the north of the study area (c.890 new residential units). The George Street area will be influenced not only by future residents visiting local amenities within the area, but also but an increase in pedestrian traffic through the area to access the south of the city.

North East Scotland College (NESCOL) - a significant stakeholder within the Mini Masterplan boundary. It is home to a student population studying and living within the area. The influx of students and the supporting uses and activities required will influence the future use and role of the area. Students will also likely pass through the study area, due to the poor quality links across infrastructure to the east, to access outdoor, retail and leisure destinations to the south.

Robert Gordon's College & Art Gallery- one of Aberdeen's most prestigious education institutions and Cultural assets. Although currently both have no direct physical connection through to George Street other than via a rear service access and along St. Andrews Street, the George Street area is influenced by the potential to capture and respond to the patrons and visitors to these destinations.

Both NESCOL and Robert Gordon's College have the potential to see a significant amount of students, staff and parents use their facilities and the Masterplan should seek to ensure that George Street both supports the functions of the college as well as capturing the potential benefits of such a significant number of people attending both institutions.

Marischal College - an important Civic and Cultural destination for the city, and although located immediately east of the study area, it presents a significant influence both physically (townscape quality and distinctiveness) and as the headquarters of Aberdeen City Council. An influence which drives footfall and which could look to be better integrated with the George Street area.

George Street - the historic corridor characterised by traditional granite buildings and active ground floor uses is itself a key influence on the rest of the study area. The main onward connection to Union Street is via a private connection through the Bon Accord Shopping Centre. The influence of George Street is currently contained to its corridor but in the future it may look to expand or focus activity to help establish a better defined sense of place and centre.

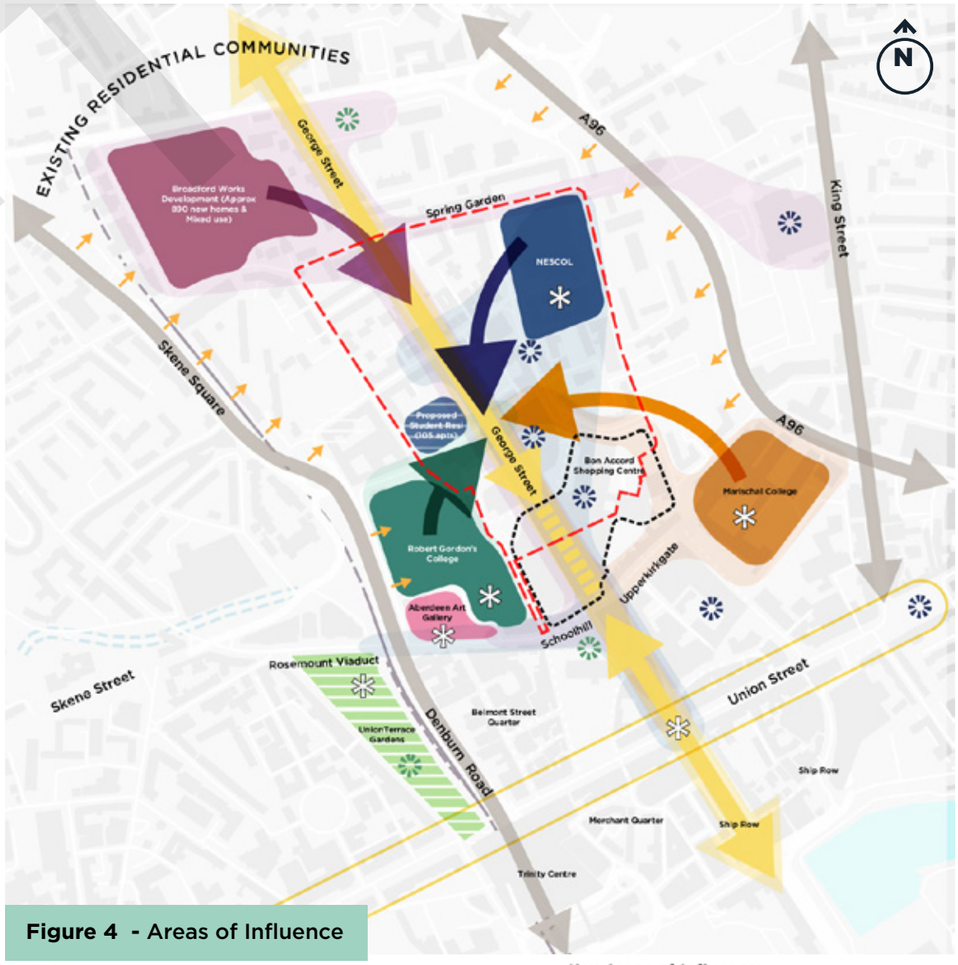

Figure 4 - Areas of Influence

4.3 Planning Policy Review

This section sets out the policy and guidance at local administrative levels that have influenced preparation of the George Street Mini Masterplan, and with which this exercise seeks to comply.

The policy sections of the Aberdeen City Centre and Beach masterplan document provide further policy and guidance at UK, Scotland and Regional administrative levels.

City Centre Recovery Task Force: Report

Covid-19 has changed the face of city centres up and down the UK. As a result of necessary health measures, businesses and streets usually bustling with people were transformed overnight.

In 2021, the Scottish Government and Scotland's seven cities established a Task Force to identify the actions needed to take together to support city centre recovery from the effects of the pandemic, working through our existing successful partnership of the Scottish Cities Alliance.

The pandemic has heightened awareness of inequality, poverty and disadvantage, and there is clear evidence that harm has been felt unevenly. The Scottish Government has set the national direction with its ten-year National Strategy for Economic Transformation, which will build on the Covid Recovery Strategy to create a greener, fairer, more inclusive wellbeing economy.

The key messages arising from the report were about the nature and role of city centres and how, without people, city centres are just empty spaces and buildings. What makes our cities flourishing, vibrant, social, creative, interesting and resilient is that they are places where large numbers of people come together.

The principal challenge considered in Task Force Report is how to attract people back into our city centres, and this is something that should be applied when looking at the future of George Street. How to attract people back into George Street.

Local Policy

At the Local level, planning policy and guidance is provided by the Aberdeen Local Development Plan 2017, which will soon be replaced by the emerging Aberdeen Local Development Plan 2022. Both of these plans provide detailed planning policy to be considered when assessing proposals across the city, including the city centre and beach; and also provide more detailed information and briefs in relation to specific opportunities (OP sites).

The Council's Local Outcome Improvement Plan and associated Locality Plans are key in setting out a vision for Aberdeen as "a place where all people can prosper", and considers the People, Place and Economy of Aberdeen. The refreshed Local Outcome Improvement Plan was approved in July 2021, with an annual report published in July 2022. The LOIP identifies 15 'stretch' outcomes to be delivered by 2026 and 75 shorter term improvement aims. Stretch Outcomes particularly relevant to George Street include: Child Friendly City which supports all children to prosper and engage actively with their communities by 2026; Healthy life expectancy (time lived in good health) is five years longer by 2026 - this includes the Key Drivers of encouraging adoption of healthier lifestyles, and increasing satisfaction and use of community facilities and green environment to increase the health and well-being for older people and people managing long term conditions); Addressing climate change by reducing Aberdeen's carbon emissions by 61% by 2026 and adapting to the impacts of our changing climate; and, Increasing sustainable travel with 38% of people walking and 5% of people cycling as main mode of travel by 2026.

4.4 Supplementary Guidance Within The Development Plan 2017

Shops and Signs

The repair and replacement of shops and signs is a prevalent topic. Historic and original features add to the overall pleasant experience of buildings, streetscape and their wider surroundings. Inappropriate design, proportions or materials can detract from a building and the wider streetscape and setting.

The Supplementary Guidance acknowledges a principle of retaining and repairing historic materials, with replacement requiring thorough consideration. New shops and signs need to be designed for their location to ensure they provide a positive experience to the streetscene.

The guidance applies to existing and new shop fronts and signs. The guidance is to be used on a citywide basis for retail and commercial premises including banks, betting offices, restaurants, estate agents and beyond. The signage guidance should be considered in all instances.

Hierarchy of Centres

Scottish Planning Policy states that a sequential approach should be used when selecting locations for all uses which generate significant footfall, including retail and commercial leisure uses, offices, community and cultural facilities, and where appropriate, public buildings; and requires that locations are considered through a hierarchy of centres. Within this SPD, George Street is identified as a Neighbourhood Centre which is the preferred location for local retail, commercial leisure, community and cultural provision only.

Transport and Accessibility

Transport provision should be considered from the very outset of a development proposal, with particular attention paid to the need to encourage sustainable travel.

The Local Transport Strategy highlights the role that spatial planning can play in ensuring Aberdeen has "a sustainable transport system that is fit for the 21st Century, accessible to all, supports a vibrant economy, facilitates healthy living and minimises the impact on our environment" through the careful siting and design of development and the implementation of parking policies and Travel Plans to discourage unnecessary car travel.

A sustainable transport system will also help reduce emissions to tackle climate change, improve air quality, and lead to a healthier population.

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Green Space Network and Open Space

Access to good quality green and blue infrastructure, including areas of open space and green networks, will contribute to a greener, healthier, smarter, safer, stronger, wealthier and fairer city. This guidance will assist the George Street Mini Masterplan in assessing and demonstrating their compliance in enhancing and improving green infrastructure to create useful, sustainable and well used places. This will benefit the wider community, the natural environment and support a healthy economy.

Big Buildings

Guidance is given to ensure big building proposals, when appropriate, will have a positive impact on the streetscene and surrounding area, and Aberdeen's skyline.

Big buildings can be tall buildings and/or bulky buildings. Generally a big building is regarded as one that exceeds the general height of the surrounding built context and/or whose footprint is in excess of the established development pattern of the surrounding area.

According to guidance, big buildings should:

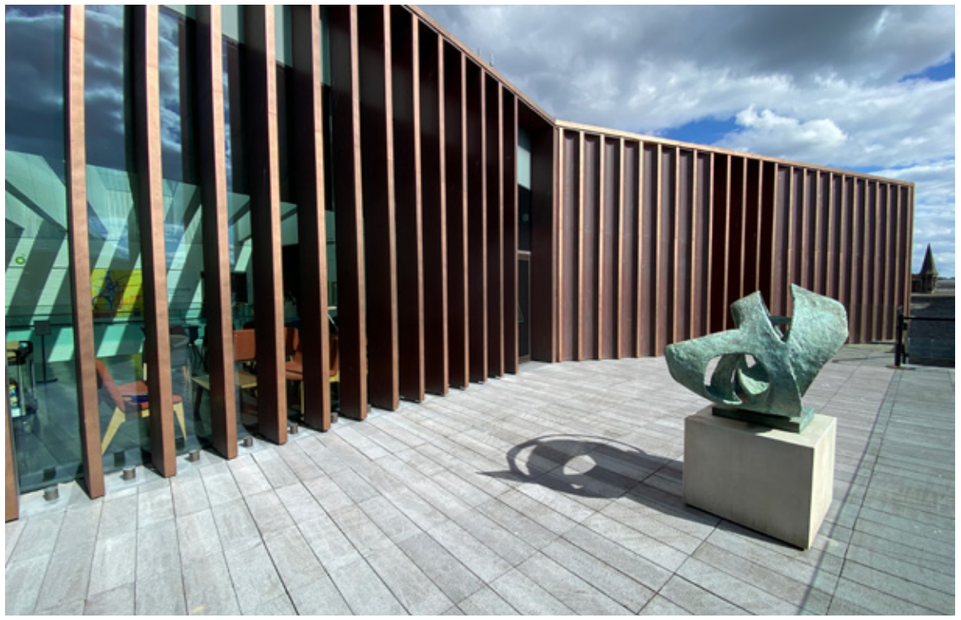
- Complement or improve the existing site context, consider the natural topography, scale and height of structures, urban grain, streetscape and built form, open spaces, effect on the skyline, and respect, reinforce and, where applicable create opportunities for enhanced views and vistas and make a positive contribution to the skyline when viewed from all angles from near, middle and distant views, both during the day and at night;
- Consider the environment and amenity of those in the vicinity of the building, including micro climate, overshadowing, glare reduction, night time appearance, internal and external lighting;
- At street level, present an active frontage and be comfortable for people and, where feasible, include publicly accessible areas within the building;
- Be situated in areas where existing topography, urban scale and transport make them sustainable;
- Have a well-designed vertical emphasis;
- Be constructed of high quality materials, craftsmanship and have detailing with low maintenance implications;
- Provide fully integrated servicing arrangements which are, wherever possible, off street;
- Comply with civil aviation requirements and those of other telecommunication, television and radio transmission networks; be adaptable over time and utilise best sustainable practices; and
- Contain a mix of uses rather than rely on a single use to achieve a viable development. It may be appropriate for big buildings to form part of a wider development mix with smaller scale buildings that reduce any dominating impact.

Urban Realm Manual 2021 (Draft)

The Draft Urban Realm Manual 2021 aims to provide clarity, certainty and consistency on the city's requirements for a comprehensive approach to understanding and developing place and movement hierarchies, their appropriate hard landscaping material specifications, the retention and re-use of important features as well as identifying new opportunities to sustainably enhance and green the city.

Maintaining and enhancing the existing built environment, as well as delivering new development of distinctive high-quality places, is important to Aberdeen. To consistently have sustainable and efficient streets and places that are easy for all to use, that look good and have longevity give a positive impression and a lasting sense of place are fundamental to successful city life.

The public realm of George Street and the surrounding streets is something to be enhanced throughout this masterplanning process, so by considering the principles of the urban realm manual and responding to the place and movement context in planning, design, responsible sourcing, responsible use and the principles of the circular economy, a successful place can be achieved.



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4.5 Development Pipeline

As outlined in the City Centre and Beach Masterplan, there is a concentration of growth across the city of Aberdeen, which is prioritising people focused development, with an emphasis that supporting infrastructure and public spaces are integrated.

An emerging development context is changing the way the City will function over the course of the next few decades, through a suite of committed projects and those that are already well under construction.

Connectivity is an important consideration, with increased connections promoted through the area and to other key points in the city centre by foot, cycle and public transport.

Within the Mini Masterplan study area, at the time of writing, both the former John Lewis store (Norco House) and the Bon Accord Centre have potential to influence the future regeneration of the neighbourhood. The Bon Accord Centre has an active planning consent for proposals along George Street and Norco House is currently for sale.

1. Some of the immediately significant pipeline development and infrastructure projects which will influence the George Street Mini Masterplan beyond its boundary include; Upperkirkgate and Schoolhill Street Improvements which look to pedestrians sections of the street as well as improve public realm quality along this corridor.
2. Improved public realm setting to the Aberdeen Art Gallery
3. A new urban park in Union Terrace Gardens
4. Broadford Works delivering c.890 units as part of a mixed use development, incorporating conversion of Listed Buildings.

Moving further out from the immediate city centre, some other developments of influence include:

1. Aberdeen Beach and associated developments
2. Aberdeen Stadium
3. Beach Boulevard

Pipeline developments have been identified on the plan on the following page.

Aberdeen City Council's role in the future regeneration of George Street will be one that supports growth and change, using its powers to help facilitate and co-ordinate the appropriate type of change in line with George Street vision and objectives. The Council will not to be expected to deliver development beyond land in its control or additional projects across the city. It welcomes the opportunity to engage with and work collaboratively with stakeholders and interested parties.

Indicative view of north Belmont street status: detailed design and delivery in conjunction with local stakeholders

Schoolhill + Upperkirkgate
Birds eye view from Aberdeen Art Gallery

Aberdeen Beach Projects
Concept visualisation of urban park

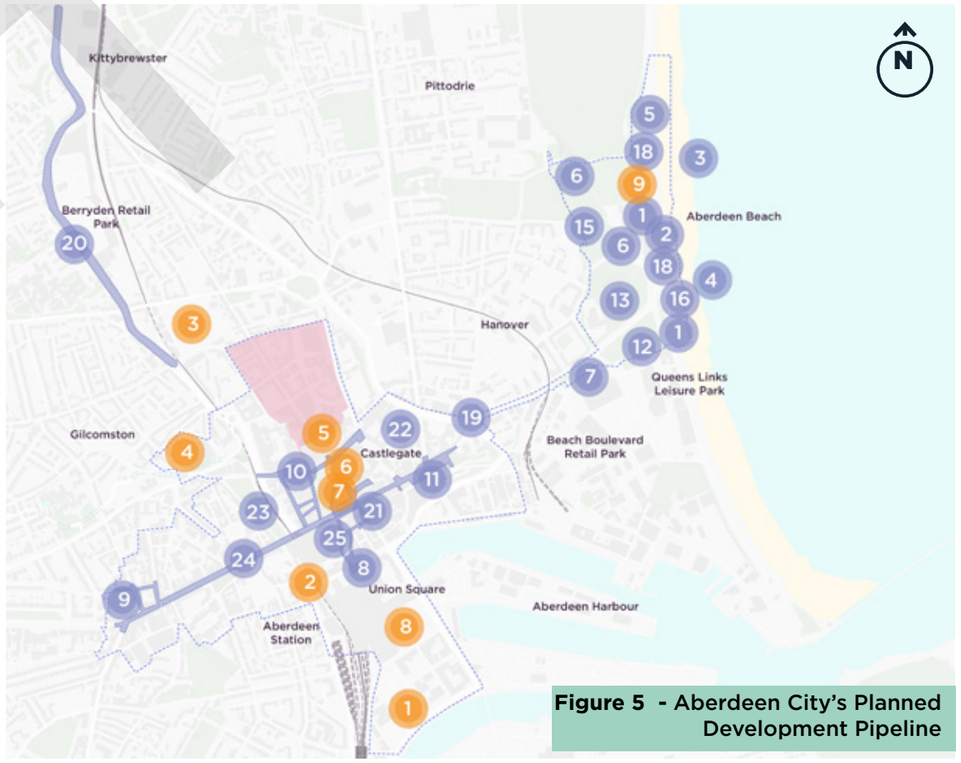


Figure 5 - Aberdeen City's Planned Development Pipeline

Aberdeen City Council Projects

1. Leisure facility
2. Beach ballroom
3. Slipway
4. Boardwalk
5. Beach pavilion building
6. Broad Hill structures
7. Beach Boulevard
8. Guild Street
9. Rose / Thistle / Chapel Street
10. Upperkirkgate / Schoolhill
11. Castlegate
12. Urban park
13. Events park
14. Landscaping
15. Broad Hill
16. Reconfigured beach landscaping
17. Beach ballroom plaza
18. Beach village
19. Justice street roundabout
20. Berryden Improvements
21. Aberdeen Market
22. Queen Street
23. Union Terrace Gardens
24. Union Street Public Realm
25. Aberdeen Market Public Realm

Privately Led Projects

1. North Dee Business Quarter
2. Mither Kirk
3. Aberdeen Broadford Works
4. Woolmanhill Former Hospital
5. Bon Accord Centre
6. St Nicholas Centre
7. Trinity Centre
8. Union Square
9. Stadium

5. Place and Features

5.1 Introduction

Understanding the characteristics of a place, and what its strengths and weaknesses are, is part of the process in developing the Mini Masterplan. This understanding of place and its features allows opportunities for change and enhancement to be explored. This section introduces the five most pertinent influences affecting the Mini Masterplan area, which are:

- **Activity and Vibrancy** - understanding where areas are busy and active and where others suffer from inactivity, and consequently issues around anti-social behaviour and decline;
- **Legibility** - how easy an area is to get to and navigate around;
- **Public Realm** - a review of the quality of the public realm, its capacity to support change and areas where it is affecting the potential of the place;
- **Access and Movement -** understanding the movement and flow of pedestrians, cyclists and vehicles across the area; and
- **Heritage and Conservation** - understanding the historical character of the area, heritage value of buildings and how the urban grain has evolved over the years.

5.2 Activity And Vibrancy

The plan adjacent illustrates areas where active and non active frontages are located across the study area.

George Street and the immediate sections of John Street and St. Andrews Street, which connect with George Street, are where the highest degree of frontage activity is focused. This corridor is the active day time spine to the area.

Craigie Street and parts of John Street experience some degree of passive surveillance but as uses along these streets change to more domestic and residential uses the degree of activity begins to drop.

Streets such as Spring Gardens, Loch Street and Charlotte Street have lower amount of active frontages, with a noticeable reduction in building activity and sense of 'coming & going'. Frontages have some windows looking onto the street but these areas feel much less surveillanced with buildings being predominantly residential, built as enclosed, inward facing apartment blocks, with only a few communal entrances.

Towards the south of George Street, particularly along Loch Street, Harriet Street and around the Norco House, building frontage activity is extremely low or absent.

What this means:

- The nature of the uses means that although activity along George Street is high during daytime hours, the area's evening activity is significantly lowered as shops close;
- Streets with low or no active frontages negatively impact upon perceptions of place, often making them feel unsafe and unwelcoming. This discourages visitors or encourages people to use alternative routes through;
- Future interventions should look to work both to increase activity in areas of low activity and introduce improvements to further increase levels of activity in those that have passive or higher levels of activity.

Figure 6 - Active and Non-Active Frontages

5.3 Legibility

The urban design structure of George Street is set out in the plan adjacent. There are a number of features and characteristics of the area which provide design cues and influences which should be considered when future development is brought forward. Some of these features help to drive a sense of place and character.

- The historic grid helps aid orientation and legibility north - south along George Street as well as east - west.
- Long range views and vistas along grid of streets within the study area help legibility within the study area
- Legibility breaks down further east towards A96 and along Loch Street and Harriet Street.
- A number of attractive & prominent architectural features on street corners help reinforce role of George Street as the central corridor of the study area
- Number of taller feature buildings on edge of the study area provide long range views along internal east - west perpendicular streets to George Street
- The quality of arrival points surrounding street network in many instances is difficult to read
- Internal courtyards of residential courts prevent pedestrian permeability and through movement

What this means:

The area is easier to understand and navigate from within the centre of the study area, but as you approach the edges it becomes less clear as to how you can transition to the next part of the city, particularly to the west, south and east of the study area.
This means clear and well co-ordinated signage and wayfinding may be required to help people to move more successfully through the neighbourhood.

Figure 7 - Legibility

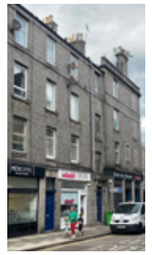
5.4 Signage And Promotion

The variety of commercial shop front signage is focused along the George Street Corridor. In many instances retailer signage varies and contrasts in order to draw consumer attention. In addition, there are also a number of retail units which have smaller signs attached to building façades.

This creates an uncoordinated and negative visual impact to George Street and increases the degree of visual clutter along the street. As a result a number of the historic features of the buildings are lost or hidden. However, these are also part of the identity of the local retailers and traders of the area and are part of the area's social makeup.

In contrast, the historic street signage is much more consistent and understated.

There may be opportunities to better integrate and co-ordinate retailer signage so that it responds to local historic characteristics but still allows retailers to advertise and promote their trades.



5.5 Public Realm Quality

The quality of public realm within George Street is varied. Public realm is predominantly medium or low quality.

There are some examples of high quality materials (for instance, along the northern side of George Street where new high-quality paving has been incorporated), but these tend to be localised and sit within low-medium quality streets.

High quality public realm

- A higher quality of materials is present within these spaces, but instances of this area low within the study area.
- Pedestrians are prioritised within the streetscape.
- The public realm is accessible to all users and feels safe at all points.
- Although there are areas with high quality public realm along George Street, these are currently limited to the finish of pavements (see image). There is an opportunity to enhance the quality of the public realm across the entire streetscape.

Ongoing improvements across the wider area

In the wider George Street area, there are a number of locations which have undergone recent public realm improvements. These spaces have a higher quality of materials and signage (see image below). At present, because of the lower quality of materials, George Street feels cut off from these refinements. There is an opportunity to further expand upon recent city-wide improvements to George Street.

Medium quality public realm

- Elements of high quality spaces including street furniture and trees, but with a dominance of lower-quality materials and/or damaged materials.
- Vehicles are prioritised within the streetscape.
- The public realm is accessible to all users and feels safe at certain points.

Low quality public realm

- The streetscape is lacking in both high quality materials and street furniture.
- Vehicles are prioritised within the streetscape.
- The public realm is not accessible to all users and does not feel safe.

Figure 8 - Public Realm Review

5.6 Pedestrian Experience of the Public Realm

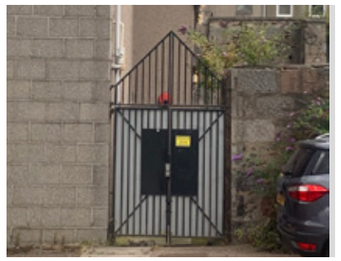
There is a sense of 'here and thereness' when moving through the George Street area. This is enhanced in places where the public realm looks directly into spaces such as residential courtyards and disused buildings.

There is a sense of intrigue as the eye is drawn to artworks and graffiti, framed by archways and doorways. Movement through the site is often characterised by travelling under bridges towards an object or building in the distance.

Contrastingly, some boundaries feel hostile. Locked gates and boarded up windows signify to the pedestrian that this is a space to quickly move past, rather than stop and dwell.

Form and textures of the public realm

Notable shapes in the public realm include circles, curved sweeping edges, and arches. Whilst the most prevalent colour is grey, there are variations in tones. Hints of pink, lilac, ochre, and red tones can be identified across site. In some places, the public realm is representative of Aberdeen's urban-coastal interface. This can be spotted with the use of large weathered pebbles and in gravel planting that is reminiscent of a coastal environment.



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5.7 Green Space

There is a lack of accessible and functional green space within the George Street area. Existing street trees within the public realm are either struggling, or have died.

There is an opportunity to incorporate functional green space to soften the surrounding hardscape and perform a number of valuable functions. These might include well-being benefits, nature-interactions, and stormwater management.

There are existing areas of greenspace within walking distance of the study area (as shown on the adjacent plan) however the quality of the pedestrian journey to and from these spaces is often uncomfortable, due to conflict with vehicles or narrow pedestrian footways or more difficult to navigate. A summary of these issues is set out below;

- **Route from Union Terrace Gardens:**

  Cuts through Harriet Street which feels unsafe due to the lack of surveillance and pedestrian blind spots.

- **Route from Churchyard:**

  Most straightforward route involves cutting though the shopping centre demonstrating lack of connectivity to George Street.

- **Route from Pocket park / Cruyff Court:**

  Main route is along vehicular dominated streets.

Established trees

Non functional green space

Accessible green space

Approximately 500m radius from green space (5 minute walking distance).

Pedestrian route from green space to George Street.

Figure 9 - Proximity to existing green spaces

Accessible green space

Accessible green spaces are currently located outside of the George Street area. Notable nearby green spaces include a cruyff court set within a small pocket park, Union Terrace Gardens and the churchyard on Schoolhill. There is a need for more accessible public green spaces within the George Street area, as these currently fall outside of the site boundary.

Non-functional green space

Whilst there are 'green' spaces within the George Street area, these tend to exist as grass verges adjacent to roads, or are set behind a boundary adjacent to residential property. There is a clear need to enhance existing green spaces so that they perform an environmental, social, and aesthetic function.

Established trees

Established trees in George Street are mostly located along main vehicular roads or within residential courtyards. There is an opportunity to incorporate tree planting within the public realm to perform a number of social and environmental functions.

What this means:

Although there are accessible green spaces within a 5 minute walk of George Street, the routes to these spaces are of a low quality in terms of pedestrian experience and safety. Existing accessible green spaces are also limited in the types of functions they perform and users they attract. Additional green spaces which serve a wider range of users are required.

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5.8 Street Furniture

As demonstrated in the plan, there is a lack of seating and dwell space within the George Street area. Contrastingly, issues with bin storage are visible across the entire site. A clear demand for cycle storage presents an opportunity to expand existing cycle facilities.

Residential Bin storage

There are bins which spill out into the public realm across the wider George Street area. As well as lowering the visual appeal of a space, these also pose accessibility issues.

Provision for dwell space

There is a low provision of seating within the George Street area. Existing seating environments could be improved. For instance, whilst there are benches on George Street, these are positioned with their backs to the road and next to bollards. This makes for an unwelcoming dwell space.

Cycle storage

Cycle storage is located adjacent to the college and also along George Street itself. This is well used and there is clearly a demand for adequate cycle storage and repair stations. There is an opportunity to incorporate additional facilities for cyclists across the area.

What this means:

Additional seating elements are required across the George Street area to improve accessibility and to create areas for dwell space. Bin storage is a problem across the entire site and negatively impacts visual quality and accessibility of the streetscape.

Figure 10 - Locations of public facilities

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5.9 Access and Movement

City Centre Movement

Aberdeen City Centre is accessible using a variety of modes and routes. The rail station provides access for local towns to the north west and south of the city (e.g. for commuter and retail purposes) as well as more strategic access to Dyce Airport and longer-distance trips to Inverness, Edinburgh and beyond. The city centre is well served by a network of bus routes, providing radial access to and from adjacent towns and residential areas, as well as key land-uses including Robert Gordon and Aberdeen Universities, hospitals including Aberdeen Royal Infirmary and Aberdeen Harbour.

Further information on the strategic movement and access to the city centre can be found in the Aberdeen City centre and Beach Masterplan.

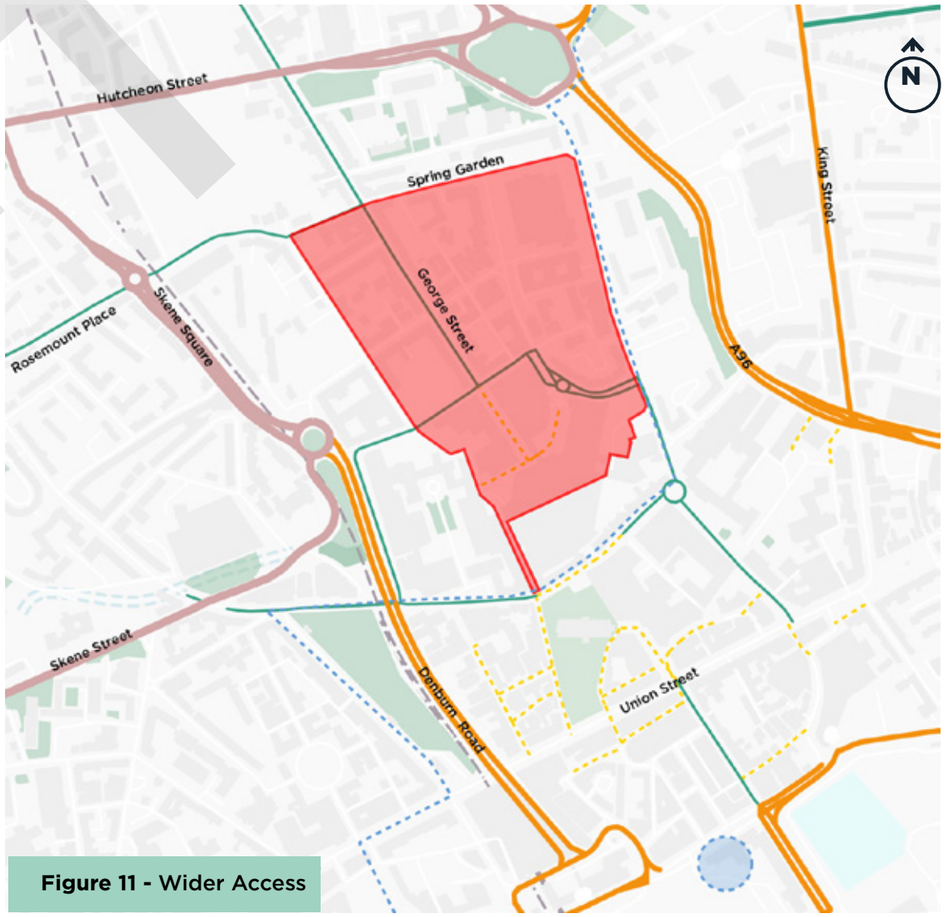

Figure 11 - Wider Access

- Study Area
- Primary Vehicle Routes
- Secondary Vehicle Routes
- Teirtary Vehicle Routes
- Pedestrian Priority
- Railway
- National Cycle Route
- Abderdeen Bus Station

George Street

The George Street area is a walkable neighbourhood with a number of links into the core of the city centre on foot. It is also well connected by bus to the wider city centre.

From a vehicular perspective, George Street is identified as a tertiary route within Aberdeen's roads hierarchy, predominantly providing access to local residential and commercial properties. However, it also connects directly to primary routes at Powis Place and Hutcheon Street and, with it lying approximately midway between the Denburn Road/Woolmanhill (primary) and West North Street (secondary) routes, does provide an alternative to these north-south routes, either as a local rat-run or when seeking access to local facilities including North East Scotland College and West North Street car park.

George Street is, however, multi-functional in nature with its pedestrianised access to the Bon Accord Centre in the south and all vehicle operation in each direction along the rest of its length. It serves various local bus routes, has pedestrian activity on both sides and also contains some advisory cycle priority measures along its length. In addition, the combination of on-street resident permit and short-stay pay and display parking serving the mixed residential and commercial frontages along George Street ensure that the competition for the available streetspace is significant.

What this means:

- Aberdeen is a walkable city centre, with numerous pedestrian priority streets
- George Street is well positioned and connected via bus links and a National Cycle Route
- Push to make the city centre a destination rather than a through route
- Future pipeline projects to promote pedestrianised zones and vehicle restricted areas

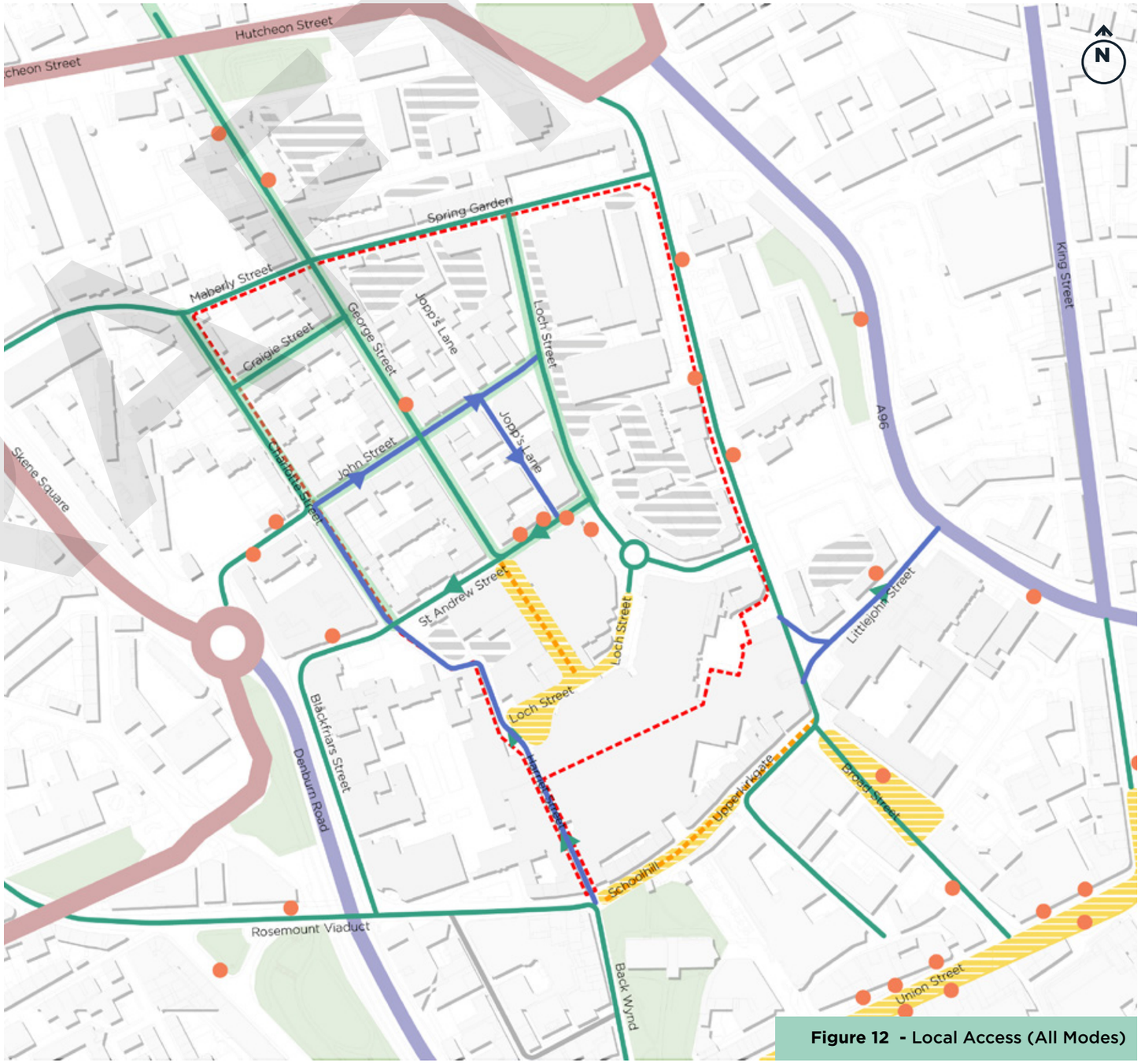

Figure 12 - Local Access (All Modes)

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5.10 Street Network Function

Pedestrian And Cycle Accessibility

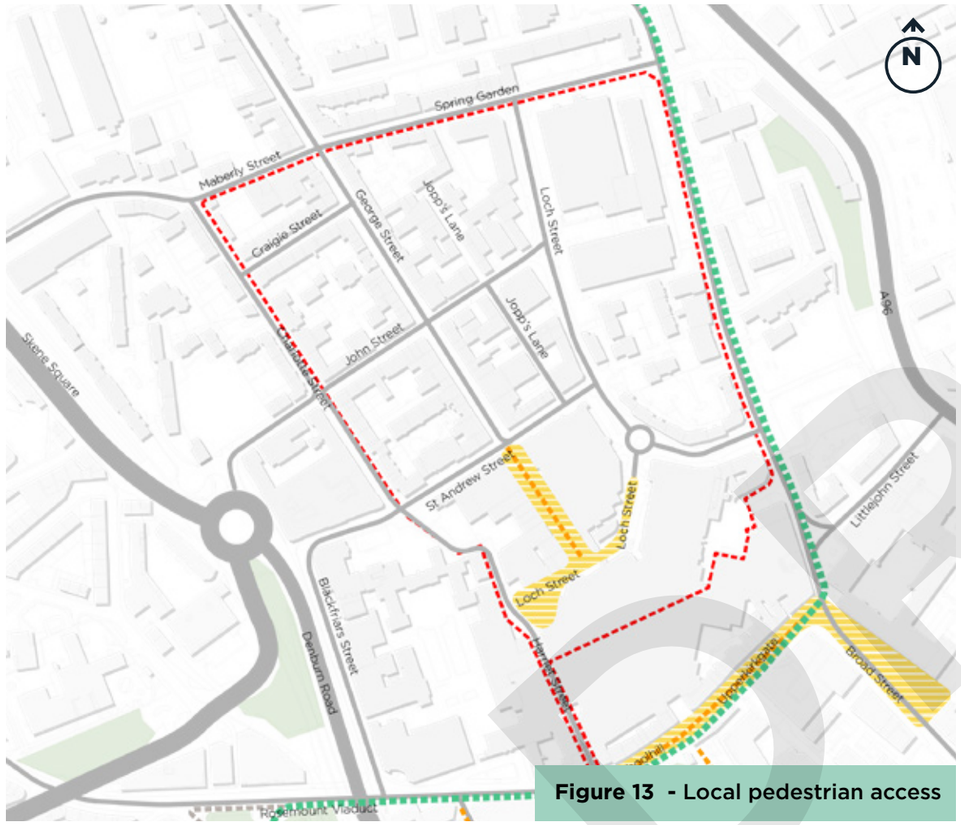


Figure 13 - Local pedestrian access

The plan above demonstrates the existing public walking and cycling networks across the George Street area. The cycle network is limited to the designated National Cycle Network Route 1 which runs along the eastern edge of the study area connecting Loch Street to Upperkirkgate and across to Union Terrace Gardens. With that said, George Street is identified as a local cycle route with cyclists still using the busier road network despite a lack of designed cycle lanes.

The plan highlights the lack of cycle infrastructure across the study area. The levels of pedestrian connectivity through George Street are reasonable but with limited direct access to Schoolhill / Upperkirkgate. The Bon Accord Centre in some way restricts north - south pedestrian and cycle movement, forcing cyclists travelling south to Loch Street and to Harriet Street for those moving north.

Public Transport

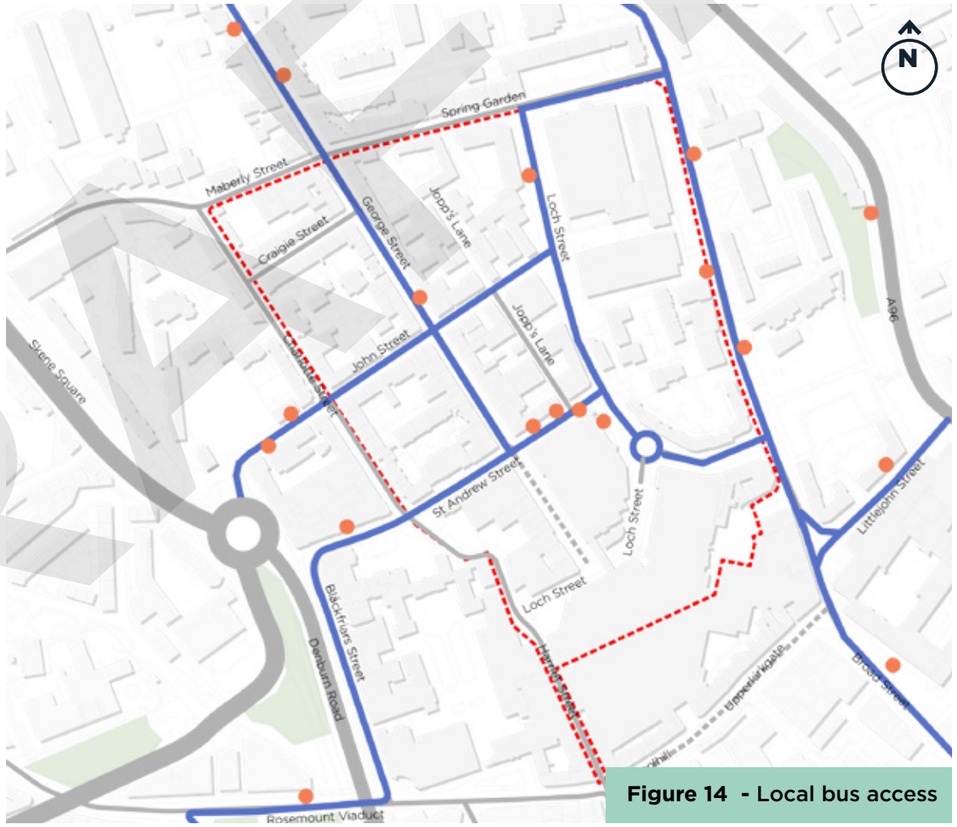


Figure 14 - Local bus access

St Andrew Street, John Street, George Street, Loch Street and Gallowgate are streets which service the local bus routes in the area. These are important for access and connections to Aberdeen's Bus Centre which acts as a travel hub for the city centre, as well as connections to further afield, beyond the city centre. John Street is one way in the eastbound direction from Charlotte street to Loch Street, while St Andrew Street is one way westbound from Loch Street to Blackfriars Street. The figure above shows the bus routes and where stops are located with 400m of the study area.

Vehicle Movement Function

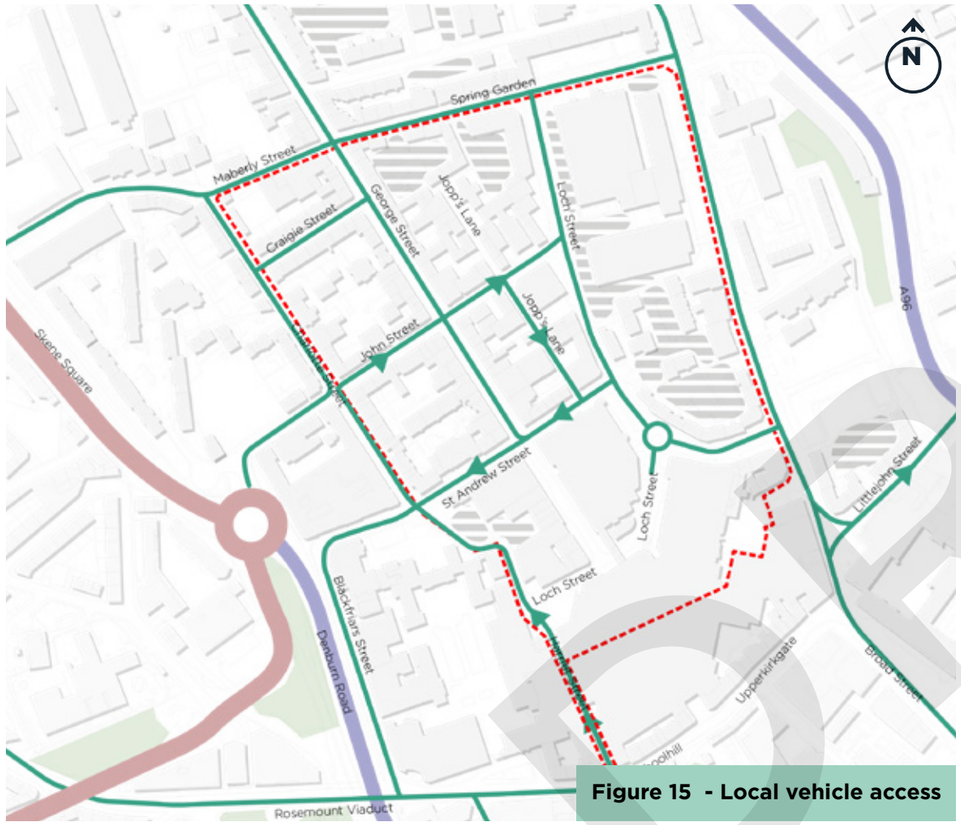


Figure 15 - Local vehicle access

Streets within the study area have a wide range of functions, varying from those with very high volumes and mixes of vehicular and pedestrian traffic along the boundaries, to those that are for local access only. Regardless of mode there is a shared objective by users: quick, safe journeys that experience minimal disruption. The figure above highlights the significance of streets within the study area; Primary, Secondary and Tertiary routes. Arrows also denote which of these routes are one way. Primary routes streets support the movement of various modes of travel and at greater volumes, including pedestrians, cyclists, bus and vehicles. Tertiary streets have a lesser impact upon the network and carry low numbers of vehicles and traffic.

Street Place Function

Figure 16 - Street functions and place

*For the purpose of this analysis, vehicular dominant streets are understood as streets where vehicles have priority over pedestrians.

The most common type of street across site are vehicle dominant streets. In contrast, there has been little provision for pedestrian priority streets. Whilst there are locations where cyclists have been considered e.g. markings painted on the road along George Street, vehicles still dominate the streetscape. There are a number of crossing points which could be improved to ensure better pedestrian and cyclist safety. These tend to break up the pedestrian journey and significantly lower the pedestrian experience of a given space.

Vehicular dominated street

Vehicular dominance resulting in restrictions to other forms of movement

Pedestrian priority spaces

Streets where pedestrians are prioritised over vehicles.

Residential vehicular streets

Quieter residential streets where vehicles are still prioritised.

Pedestrian crossing points which could be improved.

What this means:

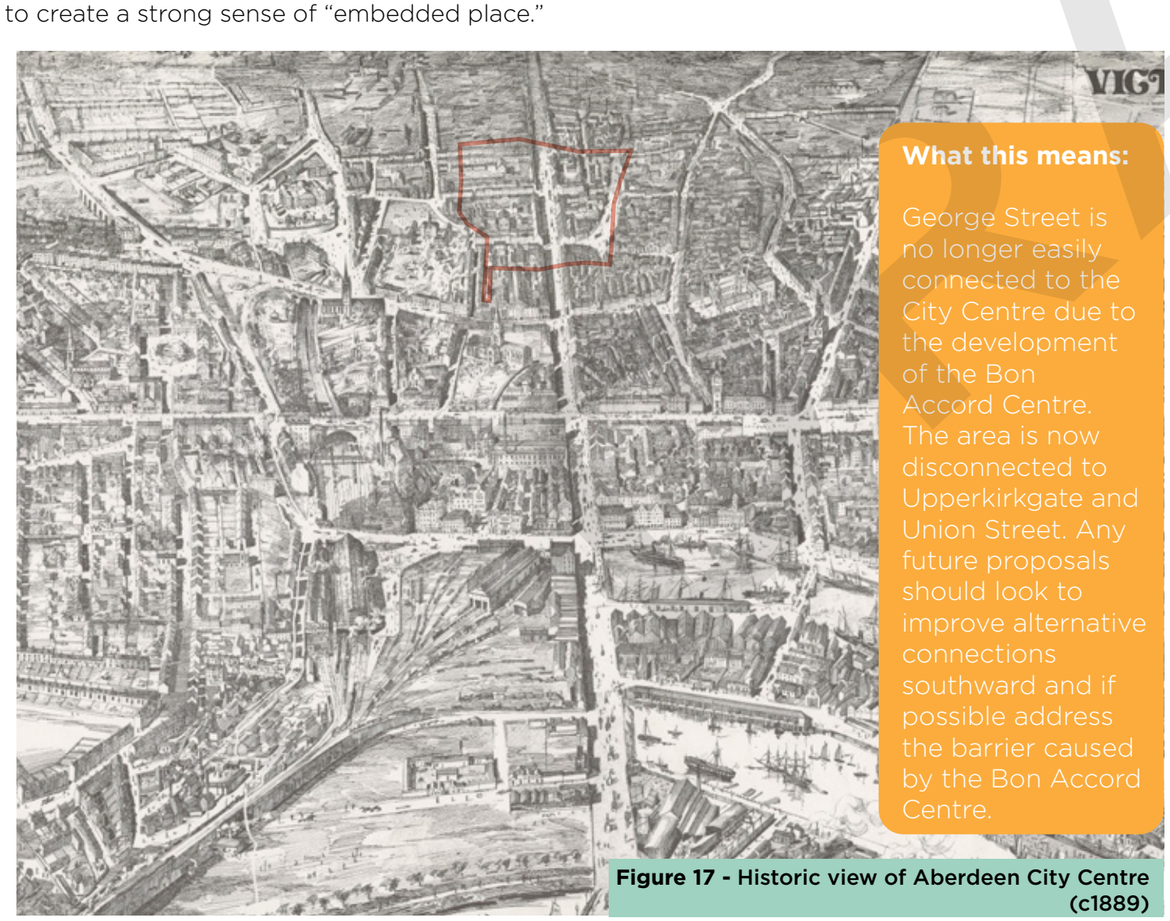
The pedestrian and cyclist experience of George Street is negatively affected by the prevalence of cars. The design of key routes subtly signifies to cyclists and pedestrians that this is a space for cars rather than people. There are safety concerns around pedestrian/ cyclist conflicts with cars, and local air quality.

5.11 Respecting Conservation And Heritage

The George Street area has a long standing, dense urban character, with most of its historical urban grid remaining intact today. George Street once formed a powerful urban corridor, which ran parallel to King Street, leading from the City's docklands, across Union Street and northwards out of the city centre towards Kittybrewster where local farm marts and agricultural trade was located. George Street was further reinforced as a key corridor in the early to mid 1900's, carrying a tramway along its length.

Over the years, the urban context of George Street has dramatically changed with the construction of the Norco "Ziggurat" building, and later the development of the Bon Accord and St Nicholas centres across the southern end of George Street.

The historic mapping on this page reveal the original nature and character of George Street. Much of current thinking in urban planning seeks to reinforce and identify historic patterns and character to create a strong sense of "embedded place."



What this means:

George Street is no longer easily connected to the City Centre due to the development of the Bon Accord Centre. The area is now disconnected to Upperkirkgate and Union Street. Any future proposals should look to improve alternative connections southward and if possible address the barrier caused by the Bon Accord Centre.

Figure 17 - Historic view of Aberdeen City Centre (c1889)

A dense work community with Candle & Soap Works, Stables, Public Baths and Foundry's. George Street provides a direct connection through to Union Street and further south to the docks.

Introduction of the tramway along George Street which connected Kittybrewster train station to the tramway along Union Street to the south. A important neighbourhood through which activity and people moved

Some of the denser historic grain becomes eroded with new development and infill. Robert Gordon's College also sees redevelopment. A central tramway through George Street has been discontinued.

Relatively little change through to the 70's although Loch Street continues to function as an important secondary street to George Street providing access to local schools, Places of Worship and Public Offices.

By 1990- 1995 both the George Street and Loch Street connection to Upperkirkgate and further south to Union Street are severed, with the area cleared to make way for the Bon Accord Centre Development.

By 2022 the area has undergone significant change to the south and east of the study area. Most of the historic grain remains intact along George Street, St. Andrew Street, John Street & Craigie Street

5.12 Listed Buildings

The George Street area sits just north of the City Centre Conservation Area, with Harriet Street and Gallogate connecting into the study area.

There are a number of listed buildings / structures surrounding the George Street area and a small number within including:

Within study area

- Category B listed 230 George Street And 34 John Street (3-storey, 4-bay Classical Bank);
- Category B listed 261-265 (Odd) George Street (former college building with prominent octagonal tower);
- Category C listed 46 Charlotte Street and Arched Gateway;
- Category C listed 26 John Street (3-bay warehouse with ornate Dutch gable to John Street elevation);
- Category C listed 119-127 (Odd Nos) George Street (5-bay commercial and residential building with distinctive wallhead stack and flanking crow-step gables); and
- Category C listed 111 Gallowgate including Boundary Wall and Railing.

Beyond study area

- A number of Category B & C listed buildings along Upperkirkgate;
- Category A listed Porthill Court Residential tower blocks;
- Category A listed Robert Gordon College; and
- Category B listed Gerrard Street Baptist Church (former united free church)

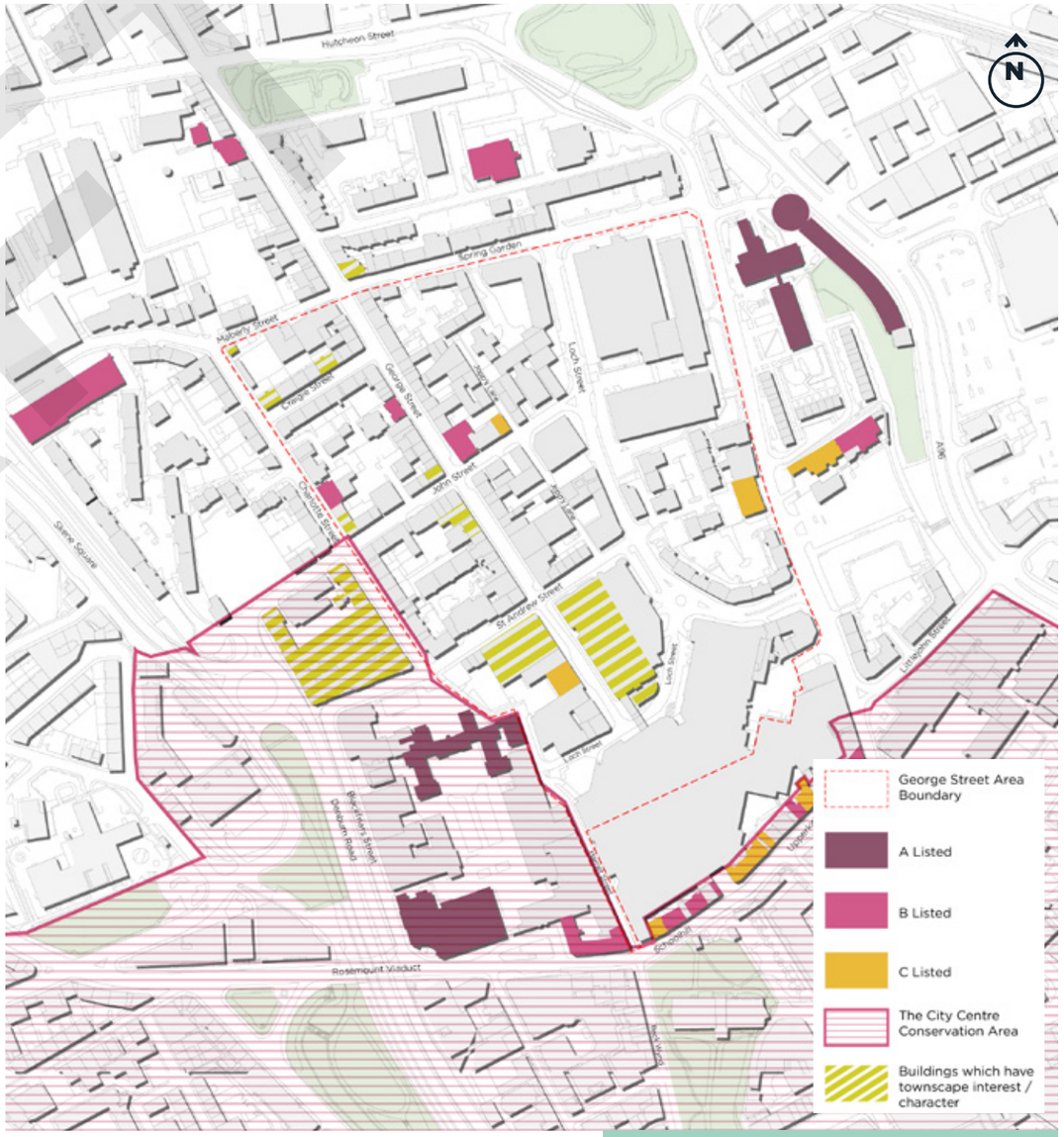


Figure 18 - Historical Character

There are a number of buildings identified through the baseline analysis which also add to the overall character and identity of the place, which are identified in the plan adjacent. These buildings have no formal protected designation. The purpose of identifying these is to understand their relationship to George Street and is not intended as a recommendation for formal listing or categorisation.

Norco Building

Northern Co-operative Society's Norco House (most recently occupied by as John Lewis) was built in 1966-70 for the (now-defunct) Northern Co-operative Society.

Designed by Covell Matthews Architects, the building is an example of brutalist, modernist architecture and intended to be a showpiece within the city's architectural make-up. The rippling, mound like profile of the massing of the building was particularly striking and unlike anything within the George Street area. The exposed concrete strips take similar design language from other well known brutalist buildings e.g Preston Bus Station as well as examples from other department store façades in Europe.

The building was taken over by John Lewis and renovated and converted in 1987. The department store was the organisation's northernmost store and was further expanded to the east in 1987 as part of the expansion of the John Lewis Partnership into Aberdeen. John Lewis has since closed (2021) and now used by the NHS as a temporary vaccination hub on the ground floor.

Loch Street Soup Kitchen

Aberdeen Public Soup Kitchen was first established as a charity in 1800 in St Mary's Chapel in St Nicholas Church. It supplied a breakfast of coffee and bread and a lunch of bread, soup and a piece of beef or mutton to the needy of the city.

The Soup Kitchen moved to Loch Street in 1838 and this new building was opened by Lord Provost Stewart in December 1894. The ground floor dining room had accommodation for at least 50 people and the tables were marble topped. In 1926, a total of nearly 27,000 meals were provided with funding still coming from charitable donations since few could afford even the two pence for the lunch.

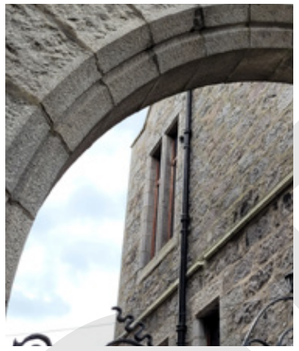
The building survived major developments in the surrounding area but in recent years its charitable purpose was no longer thought necessary, and it was converted into a café in the mid 1990s. In 2022, the building still stands at 41-43 Loch Street, with the covered walkway for the Bon Accord Centre to its south. It is occupied by a outlet of the Jo Malone London fragrance and candle store.

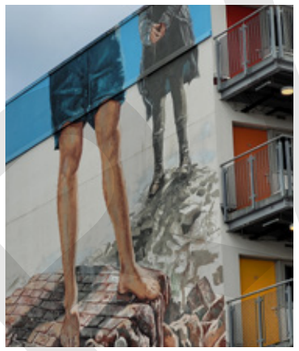
5.13 Local Character

George Street sits to the northern fringes of a dynamic part of Aberdeen City Centre. The area can be broadly characterised into six character areas based on their location and type and uses found across the area (figure 6). A visual selection of images over the following pages illustrate the features described below. The character areas are identified as;

- Historic grey granite with distinct facade, roofing detail and expressions;
- Areas with predominantly grey granite / pebble dashed façades as well as buildings with street facing fenestration and roof pitches
- Brutalist / geometric built form with minimal façade detailing
- New built structures
- Former industrial
- Buildings with a lack of distinct structural elements / façade quality

In addition to these immediate characters; to the south lies a number of leisure and cultural destinations and established city quarters (Belmont Quarter Merchants Quarter and Ship Row), some of which are undergoing phased regeneration programmes.





What this means:

- George Street is the focus of character and identity with intact building architectural features and could be reinforced to create a sense of centre
- John Street & Craigie Street are most visually and architecturally connected to George Street
- Areas to south and east lack strong, cohesive character and could experience greater degree of intervention.
- Historic texture / materials within intact core add positive character and could be celebrated
- Street art works successfully to animate & add colour contrast in areas with poorer quality townscape

Figure 19 - Local Character

5.14 Land Uses

The section of George Street within the study area is predominately a mixed use urban high street. George Street is comprised of primarily granite tenement buildings with small local retail shops at ground floor, complemented by small flatted residential units on the upper floors.

Within this retail offer, units are dominated by a variety of independent health and beauty shops, takeaways and repair shops, creating a vitality to the area. The distribution of these uses is identified on the plan on the following page.

As shown on the GOAD plan, at the time of writing and according to GOAD plan records, there are a number vacant units to the south of the study area. The Norco House site is currently vacant (the building's ground floor is used as a temporary COVID-19 vaccination centre) as well as units along George Street and within the Bon Accord Centre. However, some of the vacant units are being used for other meanwhile uses and/or being brought to market, presenting an evolving context of change.

Residential

Aberdeen as a whole has experienced an over-supply of second hand stock, mainly flats and predominantly tenement flats, since the oil price led downturn in 2015, of which there are a considerable amount within George Street.

George Street plays an important role within the wider city centre, offering people the opportunity to access more affordable and attainable residential accommodation within a city centre setting. An opportunity to access accommodation within the heart of the city centre, it provides a sustainable and well connected urban neighbourhood to allow those who choose to live there with access to Aberdeen's city centre.

However, the area has struggled to secure any new residential growth due to the suppressed values across the market and fewer larger, readily available development sites.

Retail

The retail market on George Street has historically been split in two. The presence of the former John Lewis adjacent to the Bon Accord Centre attracted national retailers such as Santander, Blacks, Magnet Kitchens and Greggs occupying larger units at the South end of the street. These created and benefited from increased footfall brought by the department store. George Street also has a well regarded local business in Finnies, The Jewellers, which attracts city centre visitors and those from further afield further along George Street.

However, lower George Street's retail market dynamic has been impacted by the closure of John Lewis. The Bon Accord Centre also has a current planning application for expansion however at the time of writing the Bon Accord Centre is in administration.

In contrast, the retail market to the North of George Street comprises smaller, local and independent retail units offering low everyday items to the market, serving the people that live there. These include local takeaways, beauticians and cafés.

Education

The presence of North East Scotland College within the study area and Robert Gordon's College to the south west are important local institutions that interact with George Street. Their student populations frequently travel into and through George Street and the offer of some local businesses caters for local students (including cafés, convenience retail, gaming cafés and student residential). Both College curriculum will drive and influence the future uses within George Street and the Masterplan should look to ensure the ability to support and respond.

Existing and Emerging Business

Across the George Street neighbourhood, there are several organisations such as George Community Council and the Greater George Street Traders Association, that are operating in the area with each having their own distinctive role. However, it is apparent through local studies that each lacks a knowledge of what the other is doing and how they could support each-other. There lies the possibility to create a Community Network where groups, organisations and individuals would be asked to share ideas and take forward some actions that had come form the event and further consultations that exist for the area. It would add to the already developed and well attended have views on what is needed in the area.

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6. Strengths, Weaknesses, Opportunities and Threats

6.1 Introduction

The following SWOT is based on the spatial analysis of George Street. It is also influenced by feedback from the consultation exercises with both the local community and local stakeholders.

The SWOT analysis will help shape the masterplan detailed in the following sections.

Strengths

1. George Street sits on the northern fringe of the City Centre, within a short walking distance of local amenities, the retail core and adjacent to recently delivered investment around Marschial College.
2. A long established, resilient, community who proudly support the independent business offer within the area.
3. The NuArt festival includes Jopps Lane and other areas of George Street, displaying an annual programme of murals, helping draw people into the area and add colour and vibrancy to the streetscape.
4. Along with its listed buildings, there are buildings of character and interest that add a strong identity and townscape character to George Street.
5. Strong links via bus to the immediate city centre as well as north to existing residential communities along George Street
6. Range of independent shops and businesses which play an important role in providing tertiary services for locals as well as the wider city. Includes some higher end and well regarded businesses including Finnies the family jewellers.
7. A present residential and student community within the study area who can support local services and amenities.
8. Two of the city's well known educational institutions in North East College Scotland and Robert Gordon's College, who between attract significant number of users to the area, and recognise the role of children and young people.
9. Strong sense of local community and entrepreneurial, self starter spirit. Several successful organisations in and around the area including the George Community Council and Greater George Street Traders Association.

Weaknesses

1. Loch Street pedestrian environment is poor and creates severance between both Colleges and the core of George Street.
2. Quality of the built form adjacent to NESCOL, industrial low storey units, is of a poorer quality than the intact historic core and creates a visual disjoint.
3. Arrival gateways and thresholds to George Street area are poorly defined in some locations, namely on approach from Maberley Street, John Street, Spring Garden and Harriet Street. The experience along many of these connections for pedestrians is poor.
4. The northern elevation of the Bon Accord Centre is a dominant, imposing and poorly activated frontage. It reads as the rear of the building with entrance accesses which are difficult to read and parts are dominated by servicing areas.
5. George Street is an area of predominantly poor quality urban form. Inactive façades, surface car parking and run down / vacant units to the rear create a poor quality arrival point to the area via Harriet Street.
6. Limited wayfinding across the neighbourhood. George Street is 'hidden' from the rest of the city to the south (by the Bon Accord Centre) and from the west (by dominant highways infrastructure).
7. Quite a lot of street clutter and untidiness which weakens the aesthetic and townscape quality of the place; limited bin storage, over grown planting, seagull and dog fouling.
8. Little to no basic necessities available such as accessible public toilets, information stands, water fountains or shading etc.
9. Area has limited activity in the evenings and therefore can feel unsafe and uninviting. NESCOL evening classes are the exception which are offered throughout term time.

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Opportunities

1. Form stronger and better defined routes in and out of the neighbourhood and avoid relying solely on pedestrian access via the Bon Accord Centre (private link) and Harriet Street (heavily constrained).
2. Reduce the impact of private car through journeys and create more space for pedestrians, cyclists and other modes of transport and active travel.
3. Develop a cohesive approach to character of the public realm - through shop frontage, wayfinding and street materiality.
4. Re-activate areas of low activity (spaces and vacant buildings) both short and longer term to address issues of vacancy early.
5. Improved environmental maintenance and facilities across the area to tackle issues that impact on the day to day experiences of residents and businesses.
6. Norco House is an example of brutalist architecture, which invites opinion and interest, a recognisable piece of Aberdeen's social history which could be brought back to life as part of a mixed use development.
7. Better promotion of George Street businesses.
8. Creation of more dwell spaces across the neighbourhood.
9. Introduce more urban greening to what is a hard environment through new and retrofit interventions.
10. Further encourage start ups and independent retailers and businesses into the area and support those already there.
11. Explore opportunities to encourage more residential accommodation into the area by offering a new form of residential offer.
12. Diversify the anchor of the neighbourhood, away from traditional retail (Norco House) to a more mixed use, experiential and potentially cultural based offer.
13. Develop stronger programme links to surrounding, well established institutions.

Threats

1. The George Street area remains visually hidden from the main pedestrian thoroughfares and areas of planned public realm investment planned via the wider City Centre and Beach Masterplan. Risk of the area become further detached (physically and psychologically) from the rest of the City
2. Linked to the above, at the time of writing, significant changes to the surrounding retail assets. Bon Accord Centre is under administration, Norco House is on the market for sale and other large floorspace properties (currently vacant) are on the market. The area could be at risk of further decline if no action is taken.
3. Threat of demolition of Norco House if a suitable use isn't found and loss of embedded carbon.
4. Threat of other areas in the city centre having a stronger and more inclusive presence than George Street and taking opportunity away.
5. Threat of online and out of town shopping having a stronger appeal to some of the larger brand stores within the neighbourhood.
6. Older and ageing populations being isolated due to poor provision and public realm quality
7. Aging buildings can require more maintenance and may fall into disrepair if vacant for long periods of time causing further issues of urban blight.
8. If the public realm falls into further disrepair, anti social behaviour will be encouraged in these areas and lower daily footfall.
9. With most parking on street for local residents, anticipate future issues with EV charging for historic buildings.

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7. How Does George Street Respond?

7.1 Understanding

Our understanding of the place and the aspirations of the people who are part of it will shape the strategy for change across the area.

The strategy for the Mini Masterplan seeks to capture the potential of the area's physical characteristics, its diverse community and the emerging wider opportunities that the city is looking to secure.

Our focus for the Mini Masterplan strategy, in response to public and stakeholder engagement, our baseline assessment and our George Street Vision, proposes to:

- **Embrace difference..... highlight the quirks & celebrate the variety**
- **Build our reputation – Encourage discovery & build recognition (place branding & curation).**
- **Create new reasons to come to the area**
- **Unlock big changes (Stimulate & Deliver) through incremental interventions**
- **Fix the edges and enhance the arrival**
- **Demand more from our streets - invite activity but manage movement**
- **Create a greener form of urbanism & more liveable environment**

7.2 Vision

George Street Connected!

The 'local' Neighbourhood: a vibrant, creative and inclusive city centre community at the heart of reinvention.

George Street will become a place to form new connections; Social, Cultural, Economic and Educational. An authentic neighbourhood offering an evolution of George Street; a place for people to come together; with spaces that link activities, aspirations and ideas.

ECONOMY

Fully contributing to a more varied and dynamic local economy, where local businesses are supported, and where new ones, and people with ideas are encouraged to start-up, to grow and to thrive.

PEOPLE

Supporting a neighbourhood full of a diverse mix of people and communities, participating in all that our district has to offer in terms of culture, education, everyday activities, a place to call home and a bustling street-life.

PLACE

Becoming a place that is vibrant, comfortable, inclusive, playful and inviting. Being part of the city, but with a sense of the local intact.

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7.3 Our Objectives For People

1. A place to continue to call home. An enhanced, greener environment in which to live sustainably and safely.
2. Encouraging community and individual wellbeing – creating amenity spaces and enhanced streets that foster greater social interaction, build and reinforce local community networks, and which support relaxation and dwell time.
3. Supporting community diversity from local shop owner, student, street artist, start-up business, exhibitor to resident with opportunities for all.
4. Encouraging a sense of local ownership & stewardship through events and initiatives shaped by the variety of local residential, educational and business communities.
5. A people focused place which offers a variety of uses and activities to support people of all ages – for residents and visitors.

Figure 20 - Ingredients for a more people focused place

Concept diagram which explores how creating a more diverse, varied and enhanced George Street environment can help to attract, sustain and support opportunities for local communities; both within and beyond George Street.

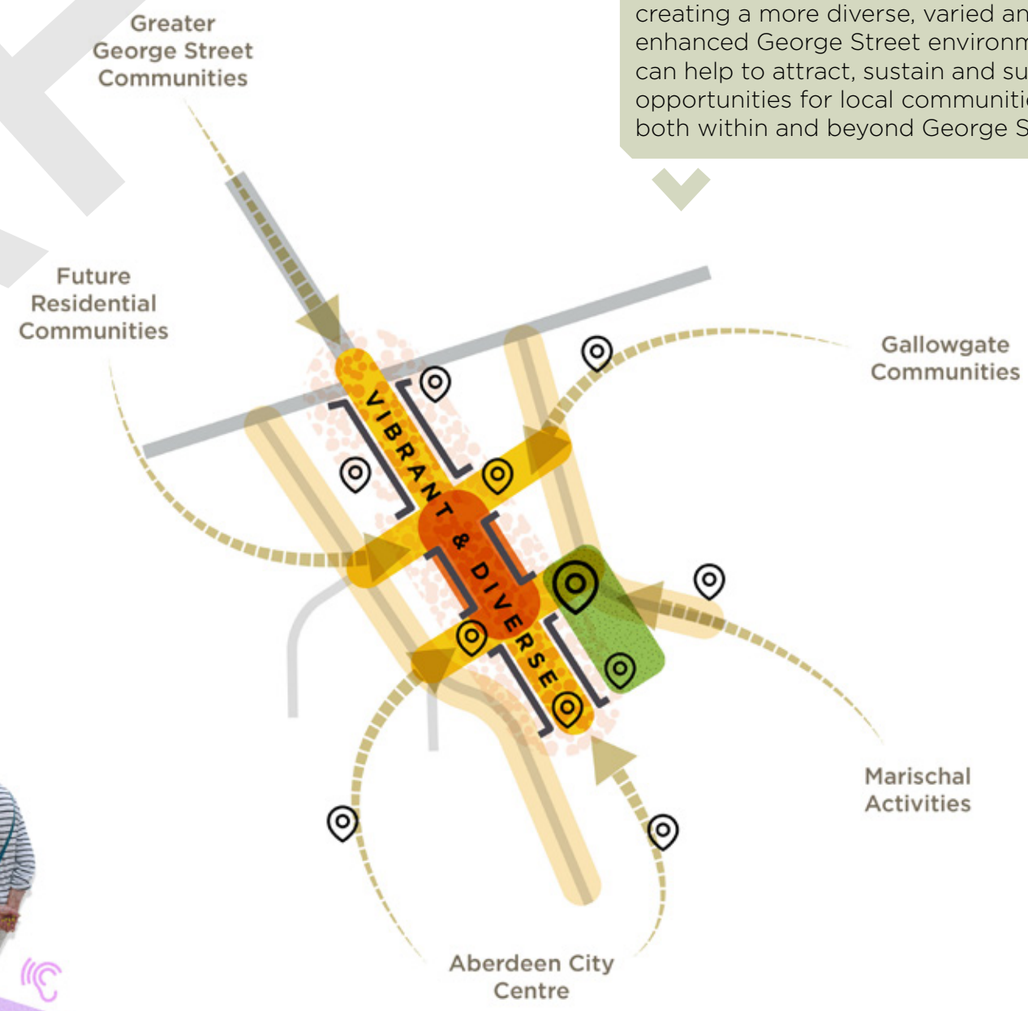

Figure 21 - People Concept Diagram

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7.3 Our Objectives For Place

1. Define a coherent, colourful street aesthetic with a co-ordinated palette of quality materials, planting and street furniture distinctive to George Street.
2. Harder working streets – somewhere that is easy and safe to navigate, with a clearer hierarchy of streets and wayfinding. Reclaiming streets to prioritise a positive pedestrian experience, manage traffic movements, improve their environmental sustainability.
3. Tackling areas of inactivity through a programme of transformational change - from short to long term – making space for pop –ups, tactical urbanism and interactions that are experience focused.
4. Supporting the core to do more – addressing infrastructure barriers and poor-quality movement thresholds to encourage more comfortable journeys into & out of George Street.
5. Illuminating culture and identity - inviting you to learn about the built and social history through interpretation, intervention in the public realm and lighting.

Figure 22 - Ingredients for a colourful and experience focused place

Concept diagram exploring the role of environmental and place interventions to improve the experience for all who live, work and visit George Street in the future.

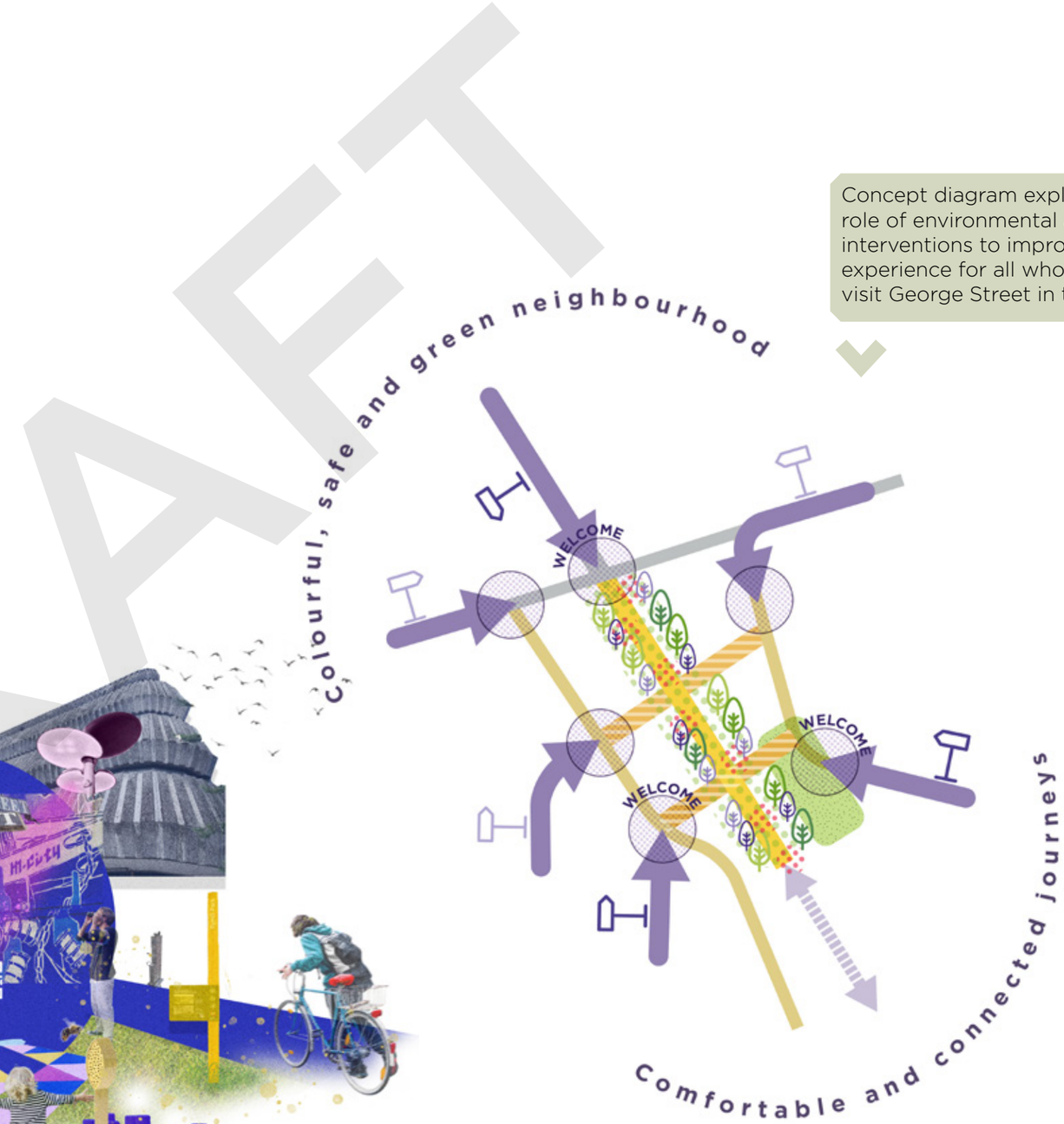

Figure 23 - Place Concept Diagram

7.4 Our Objectives For Economy

1. Retain the existing economic heart of the neighbourhood.
2. Encourage renewal and diversification to support new small and local enterprises that can define the culture of George Street.
3. Foster a culture of entrepreneurialism and experimentation – providing flexible spaces, space to fail and a means to support experimentation and trial.
4. Help the neighbourhood to respond to new residential, student & other demands – finding new locations to grow.
5. Establish a distinctive role in the city's cultural offer - create a home of sorts for a burgeoning scene for arts, craft and independents.
6. Play a key role in evolving the city's retail offer and reshaping its core.

Figure 24 - Ingredients for a sustained and diversified economy

Concept diagram exploring the future role of George Street's economic assets and how surrounding significant economic drivers can contribute to George Street's future.

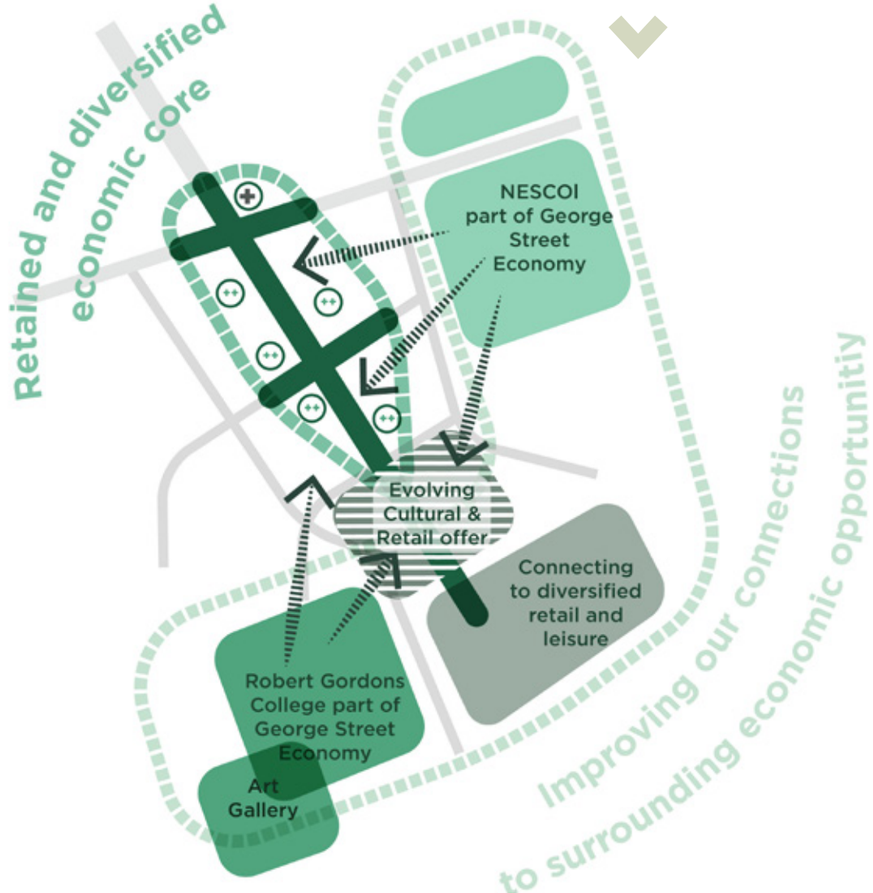

Figure 25 - Economy Concept Diagram

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8. The Mini Masterplan

8.1 Masterplan Strategy

The masterplan sets the long term regeneration for George Street over the duration of the wider City Centre & Beach Masterplan.

George Street is a complex existing urban environment and the scope of physical change must be carefully managed and delivered alongside the existing requirements of local businesses and residents. It must, however, also create a clear step-change in the quality and function of the environment and look to support longer term redevelopment opportunities when they become available.

The Masterplan will be used as a tool to co-ordinate and prioritise key projects and areas of focus for the neighbourhood. The Council has a clear ambition for the area and it will seek to both deliver and support projects alongside existing stakeholders and those seeking to take forward future development.

The Masterplan identifies where physical change should occur to support the mini-masterplan's vision and objectives. Supporting the Masterplan are a number of projects, ranging from the short term to longer term which will secure the vision and objectives.

Delivery of the Masterplan will require a co-ordinated and a collaborative approach across public and private sector organisations.

The following plans and illustrations set out within this section illustrate what is proposed by the Mini Masterplan strategy for George Street.

The place plan on the following page sets out areas of change and focus. These are explained in more detail below. The following pages explain in greater detail the public realm and movement aspirations for the Mini-Masterplan.

1. Streets & Spaces

- Connections to existing green spaces such as Cruyff Court and Union Terrace Gardens will be enhanced for active travel creating better access to the City's existing greenspaces;
- George Street will become an active travel friendly neighbourhood, promoting safer and more equitable sustainable journeys within, focused along George Street, John Street and St. Andrews Street;
- Potential to create new and improved pedestrian links across key anchor destinations as well as part of potential future redevelopment to the south of George Street;
- Opportunity to create a new public, flexible space for the neighbourhood. The scale of the space is dependent upon future proposals for Norco House. There is potential for a space to be delivered as part of a more holistic redevelopment to the site. If future proposals for Norco House require it to occupy the same development footprint (of Norco House and the later John Lewis extension), there is still potential to create an improved environment along Loch Street and Berry Street, reducing the size and width of highway infrastructure to make way for public space which can accommodate green infrastructure and outdoor uses; and
- Creating improved arrival gateways into the neighbourhood, either through public realm enhancements (signage, improved crossings, carriageway amends etc) or through a combination of public realm upgrades and well designed, new built form creating a positive presence onto the street.

2. Built Form

- The Masterplan will support a landmark building for George Street. This could be achieved through the re-purposing and revitalisation of Norco House, bringing it back in to active use, creating a distinctive landmark feature due to its architectural form and future use. Alternatively, a new landmark building could be created as part of comprehensive redevelopment. A landmark building should be sensitively designed, of high quality and which positively activates the surrounding streets. It could explore expressions of height so long as its form and orientation respect the adjacent historic character of George Street and proposals are in alignment with the Council's Big Buildings Guidance;
- Local landmark buildings will focus on activating the ground floor and better dressing building fronts / boundaries to create a positive relationship with the street;
- Improvements to the existing shop frontages of George Street. A balance needs to be achieved between retaining the individual character & identity of the various businesses but also applying guidance and ordering principles to help manage the degree of visual clutter and disjointed appearance of the street. This will also involve clearing other redundant clutter such as satellite dishes and unnecessary street signage;
- Improvements to the north elevation of the Bon Accord Centre and multi storey car park (MSCP) elevations. This could include increasing the aperture of the pedestrian entrances to the north to create better visual permeability into the building. For the MSCP elevations it could include introducing animation to the blank façades, including green walls / projection space / artistic installations and / or ground floor retail offer along Loch Street;
- The Masterplan will support longer term, market led interventions focused around Loch Street (adjacent to the NESCOL) and the Spring Garden Charlotte Street area. There is potential to improve the quality of the built form and public realm environment around the college. This could involve short term improvements to existing buildings, or longer term redevelopment should opportunities become available; and
- There is also the opportunity to introduce a better balance between car parking and available green / multi-functional space within the NESCOL site, offering more space to students, visitors and enhance the environment along Loch Street.

3. Land Uses

- Potential to redevelop land to the southern end of George Street. The Council has no direct land ownership in this area however the Masterplan supports an aspiration to see the area re-activated through mixed use and residential redevelopment of vacant buildings or underutilised parcels of land;
- Future residential development to the south of George Street has the potential to diversify and uplift the type of accommodation on offer within the wider city centre, attracting young professionals and young families into high quality residential accommodation. This will encourage more local spending to be captured within the area, benefiting local businesses.

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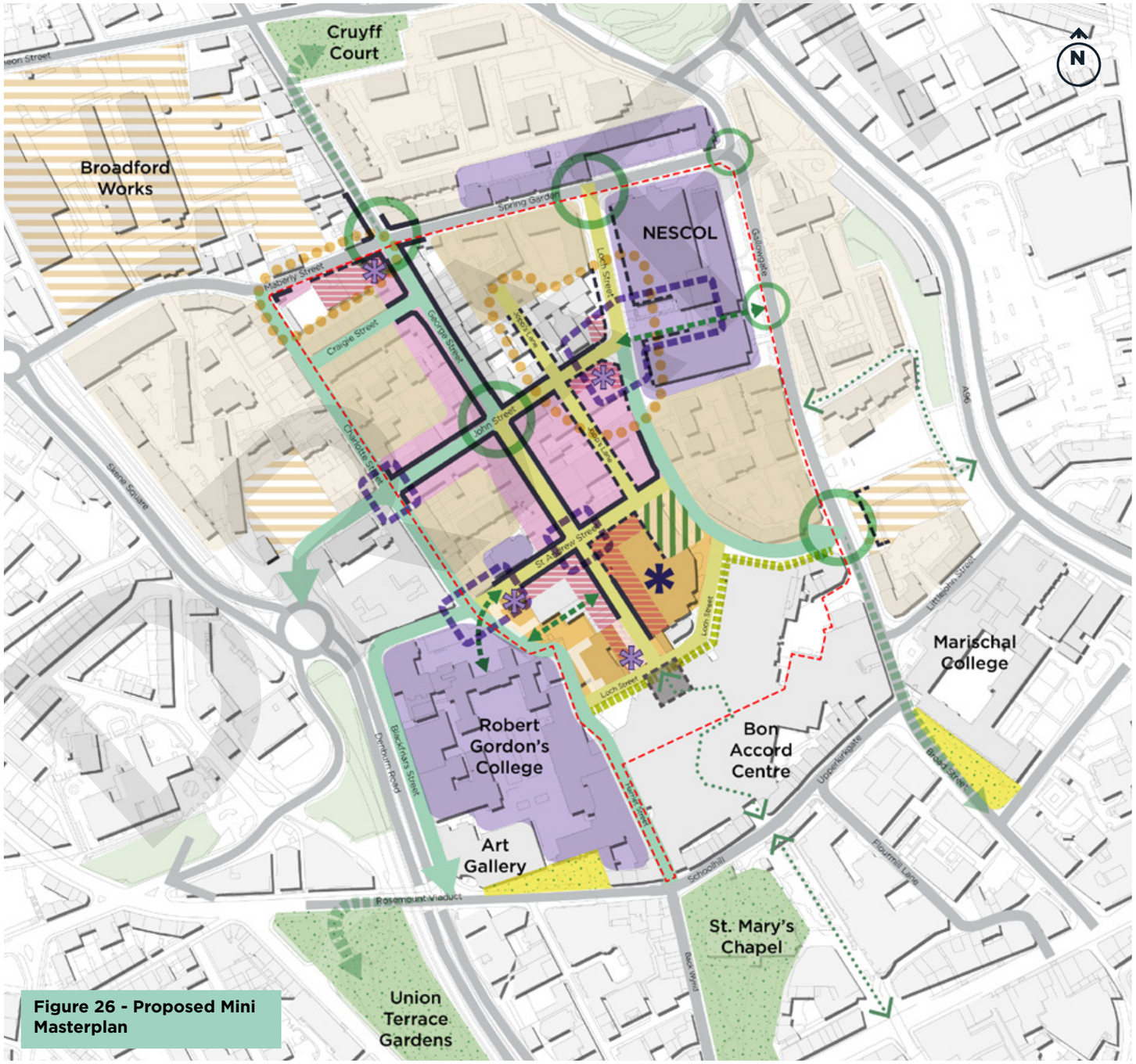
- Improvements will better link future development to new and existing open spaces and all that the city has to offer and drawing in the ongoing regeneration around Marschial College;
- George Street corridor remains as a mixed use led environment supporting some residential development. It should also extend to the east towards NESCOL and south west towards Robert Gordon's College, helping to integrate and support these existing educational institutions; and
- Both educational institutions have the opportunity to establish stronger physical and programme connections with the George Street area. NESCOL currently hosts a number of evening classes which attract people to the area in the evenings and improvements to the pedestrian experience will help the College to continue to host and grow this offer. The Masterplan will also support opportunities for both educational facilities to diversify the use of their campus through weekends, summer and evenings recognising that there is potential to attract a significant number of people to the area more of the time, and helping to diversify and support the local economy.


Cruyff Court
Broadford Works
NESCOL
Robert Gordon's College
Art Gallery
Bon Accord Centre
Marischal College
St. Mary's Chapel
Union Terrace Gardens
Spring Garden
Maberly Street
Craigie Street
George Street
John Street
Loch Street
Charlotte Street
Back Wynd
Schoolhill
Upperkirkgate
Broad Street
Littlejohn Street
Flourmill Lane
Rosemount Viaduct
Blackfriars Street
Dunbar Street
Thistle Street
Galowgate
A96
Shiprow
Shiprow
Shiprow

8.2 Public Realm Strategy

The consistency and quality of the public realm across the Mini Masterplan area, and those areas immediately surrounding it, are vital to the ongoing vitality of the neighbourhood. There is an opportunity to celebrate the unique quirks of the area through a distinctive, George Street specific, visual identity but to also ensure that it is joined up and connected with the surrounding parts of the city.

The public realm strategy for the Mini Masterplan area focuses on the following elements:

1. **Greener Streets** - the role of Green Infrastructure as part of the street
2. **Legibility** - how improved wayfinding and signage can help journeys into and around the area
3. **Materiality** - ideas as to how a materials language which works with the wider city but also reinforces George Street
4. **Illuminating** - how lighting can help define and prioritise routes; and

Greener Streets

Greener Streets will increase the level of green infrastructure through various interventions. However, George Street is a historic environment, with many historic streets sections, which means that there may be limitations in some places to fully implement all of the proposed greening interventions. The suitability of these will be determined though more detailed design testing through a combination of new build and retrofit.

There are opportunities to re-configure, improve and redefine the existing street network across George Street. This would create more opportunities to introduce the following features, helping improve environmental sustainability as well as enrich experiences for those who travel along them;

- Sustainable Drainage Systems (SuDs);
- Tree planting;
- Mini habitats;
- Street greening features such as shrub planting, wild-flowers, edibles and sensory planting; and
- Vertical green walls and features.

All streets within the Mini Masterplan should look to introduce more green infrastructure elements, a combination of short term, modest interventions to more interventionist approaches which could include carriageway re-configuration.

Establishing a strong network of 'Green Streets' will also help to connect to wider existing and planned open space assets including Union Terrace Gardens, St Nicolas Gardens and the wider City Centre streetscape projects. Public Realm Street Function.

The future public realm function of the Mini Masterplan streets is set out below. Interventions are identified but subject to more detailed design testing.

Green Vehicular Street:

Vehicular streets with interventions to improve the pedestrian and cyclist experience, and to perform a greater range of environmental functions.

Expect to see:

- Widened pavements, improved pedestrian crossings e.g natural stone setts, cycle opportunities, bioretention verges and/or rain gardens with pollinator friendly perennial planting, semi-mature tree planting of pollution-tolerant species.

Tree-lined Avenue:

Leafy green avenue with trees (single or both sides) to help perform a number of place-making, social, and environmental functions.

Expect to see:

- A mixture of semi-mature tree planting with below ground soil cells and/ or standard trees in large planters, cycle opportunities, accessible rain gardens with sensory pollinator planting, planted green verges adjacent to roads, cycle racks, a mixture of lighting columns and wall-mounted lights, new natural stone paving.

Spaces within the public realm.

Public realm interventions are more bespoke and distinctive to George Street in these locations to encourage visitors to dwell.

Expect to see:

- Large semi-mature specimen trees, new natural stone bespoke feature paving, sensory perennial planting, bespoke lighting columns, new playful and bespoke street furniture including cycle parking, lighting and seating.

Incubator Street:

Streets with lower cost, moderate interventions which may initially begin as temporary installations. Examples include: parklets, multi-purpose moveable planters and street furniture, and/or playful artworks and road markings.

Expect to see:

- Moveable planters, cycle opportunities, mixture of evergreen climbing plants, colourful perennial planting, parklets, new murals and artworks created in conjunction with the local community. Painted road markings in collaboration with local artist(s) and/or local community.

Play + Grow Street:

Streets with a mixture of permanent and ephemeral interventions to encourage playfulness in the public realm. Interventions might be liked to ongoing exhibitions or events within new cultural building(s).

Permanent interventions include: accessible rain gardens and/or the movement of water to encourage incidental play. Ephemeral, short term interventions include interactive outdoor exhibitions and/ or public art.

Residential streets with new growing beds and/or planters. These could also function as a traffic calming method, for bin screening, and to help formalise on street parking. Grow Streets might be linked to future site wide well-being and community initiatives.

Expect to see:

- Timber raised growing beds, timber planters for trees, cycle storage / parking, EV charge points, standard fruiting trees, hardwood play equipment and residential grow spaces.

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Repeated tree planting to help with street sequencing and to draw eye upwards.

Image: Newcastle-upon-Tyne University.

Community growing spaces within the public realm to strengthen community ties and foster a connection to nature.

Image: Edible York

Moderate greening interventions could include moveable planters and vertical screening

Image: Brussels

- Study Boundary
- Existing squares
- Green Vehicular Street
- Tree Lined Avenue
- Key Space Within Public Realm
- Incubator Streets
- Play + Grow Streets
- Opportunities for facade greening / vertical planting walls / art installations to create an attractive new facade to the Bon Accord Centre
- Rationalised street carriageway to include removal of mini roundabout creating more space for key spaces
- Opportunities to introduce public realm and landscape features within private land to create stronger pedestrian and place connections into George Street
- Potential future expansion towards existing public parks and squares
- Retained existing tree
- New clear stem street tree (Illustrative number of trees shown)
- New mature tree (Illustrative number of trees shown)
- New fruiting tree (Illustrative number of trees shown)

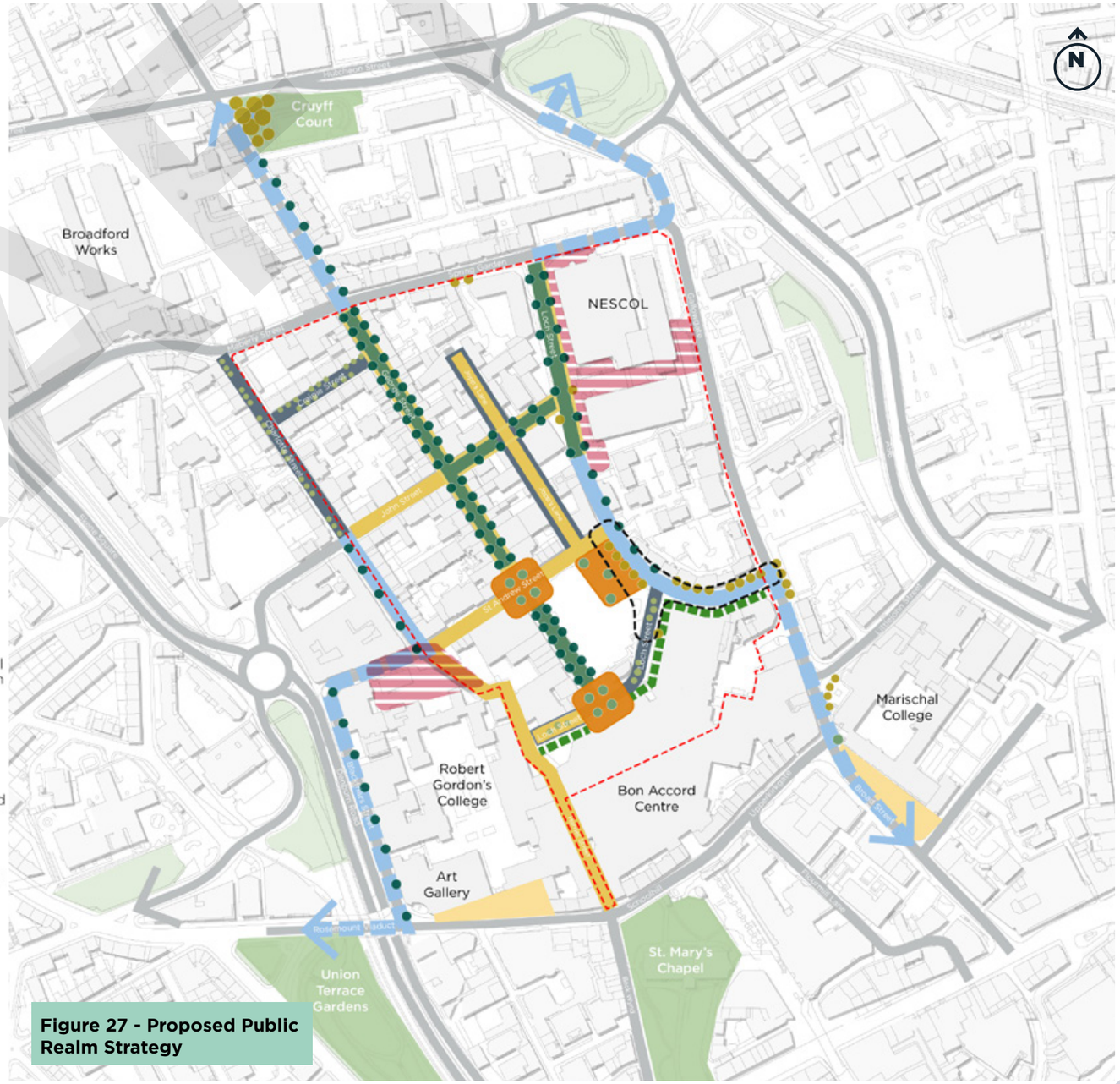

Figure 27 - Proposed Public Realm Strategy

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8.3 Public Realm Influence

Some streets within the Mini Masterplan will still be required to provide a function that allows buses and other vehicles to travel along them more frequently. This means that there must be a balance between street function and aesthetic, accepting that there may be limitations to the degree of public realm interventions in some locations in order to preserve function e.g. maintaining a minimum carriageway limiting scope for footway widening / tree planting or minimum corner radii for bus turning meaning possible restrictions to materials.

The balance of form and aesthetic will be evaluated through more detailed design studies as projects develop.

Nevertheless, all streets should seek to ascertain an improved public realm aesthetic alongside their function and look to secure as much improvement to the public realm as possible. Some public realm features, although more modest, can still deliver impact and an improvement on current condition.

Strong Public Realm Influence:

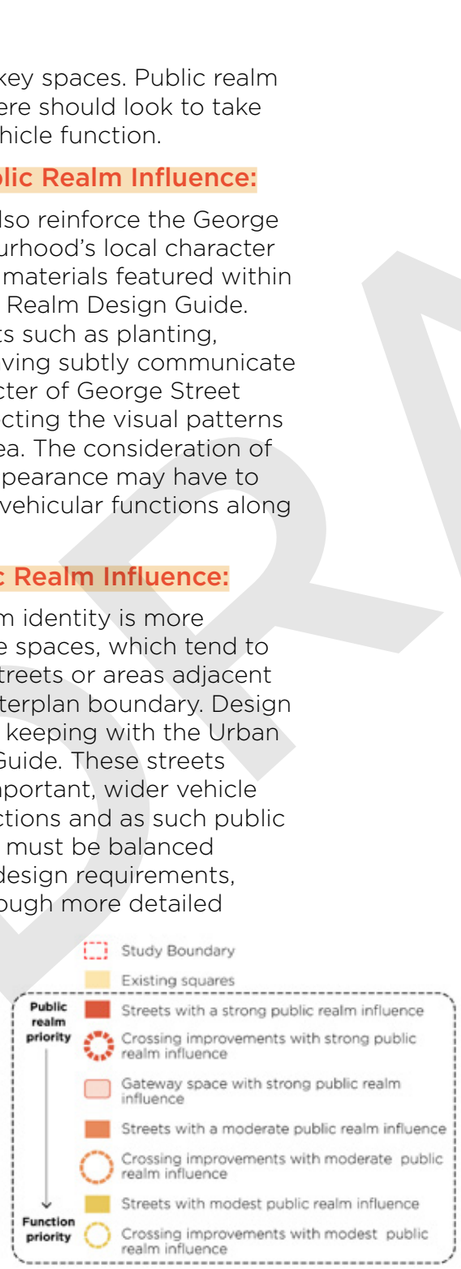
A strong public realm influence reflects and reinforces George Street's unique local character. The look and feel of these streets will reinforce its sense of place and accommodate features unique to the neighbourhood. Hard and soft materials within these areas will be bespoke and eye-catching. Crossing points and gateway spaces will incorporate visual cues that the visitor is arriving to George Street. These might include the use of colour, artworks, and/or bespoke lighting within key spaces. Public realm interventions here should look to take priority over vehicle function.

Moderate Public Realm Influence:

These streets also reinforce the George Street neighbourhood's local character with the use of materials featured within the local Urban Realm Design Guide. Design elements such as planting, lighting, and paving subtly communicate the local character of George Street whilst also reflecting the visual patterns of the wider area. The consideration of public realm appearance may have to consider some vehicular functions along these streets.

Modest Public Realm Influence:

The public realm identity is more modest in these spaces, which tend to be residential streets or areas adjacent to the Mini Masterplan boundary. Design elements are in keeping with the Urban Realm Design Guide. These streets need to fulfil important, wider vehicle movement functions and as such public realm influence must be balanced with technical design requirements, established through more detailed testing.



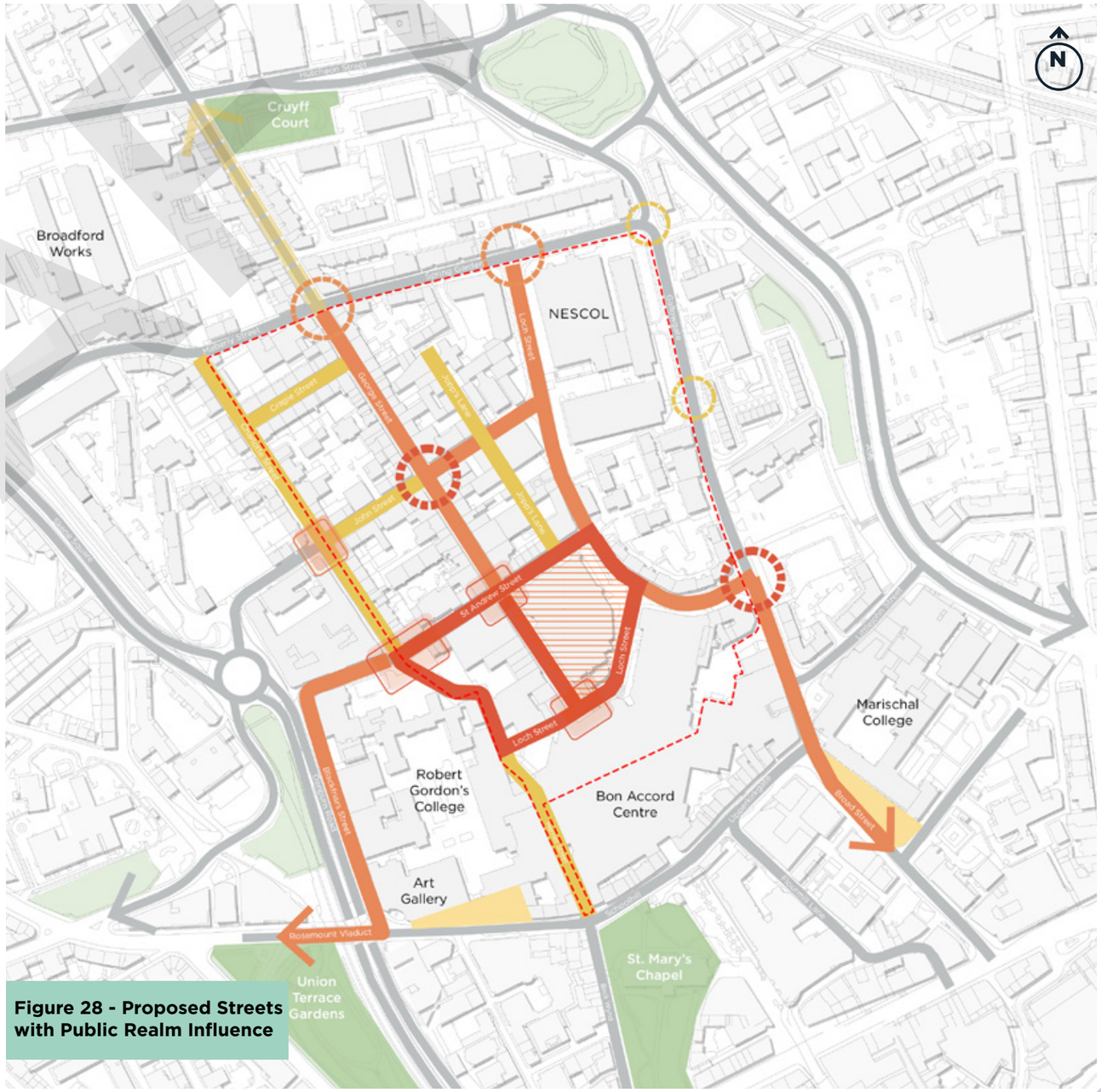


Figure 28 - Proposed Streets with Public Realm Influence

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Materials

The approach to materials for George Street should build upon the principles of the Urban Realm Guide, establishing a co-ordinated palette of materials and textures consistent with those across the City Centre. Opportunities to introduce additional materials and details to support George Street's character could then be added as additional layers. The adjacent table sets out opportunities to develop this.

Spotted: In select areas within George Street. Playful and bespoke interventions which respond to the unique local character of George Street.

Spotted: At repeated intervals within key spaces of the George Street area. Elements informed by both Urban Realm Design Guide and the unique character of George Street.

Spotted: Across the entire George Street area to ensure consistency throughout the public realm. Elements informed by Urban Realm Design Guide.

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Colourful artwork and supergraphics painted onto aspahlt.
Image: Superfreshdesign by Andra on Bujdoss, Williamsburg. Image rights TBC.

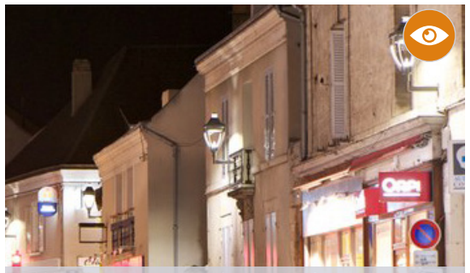
Coastal plants to reference George Street's geographical location and enhance the urban-coastal setting.
Image: Pink Sea Thrift (Armeria maritima). Copyright P. Shannon.

Bespoke lighting projections to communicate the story of George Street.
Image:Vitre heritage lighting by Urbis
Image rights TBC.

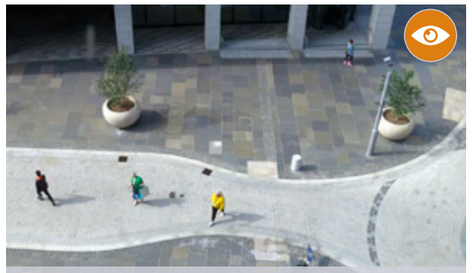
Playful painted markings to distinguish active travel routes and encourage playfulness in the public realm.
Image: Station Road, Harrow by Europa
Copyright Mark Smith.

Bespoke setts and/or public art might be integrated into granite paving within key spaces.
Image: Regent Street by Hardscape.

Flowering / fruiting trees or trees with distinct visual interest to distinguish key spaces and promote urban biodiversity.
Image: Prunus subhirtella Autumnalis.
Copyright Deepdale.



Wall-mounted lighting to be integrated in certain areas to help minimise street clutter.
Image: Legend Wall-mounted Street Lights, Thorn Lighting.



Edge detail within pedestrian friendly spaces formed with three rows of granite setts laid in a stretcher bond to complement citywide public realm improvements.
Image: Urban Realm Design Guide.

Contemporary granite slabs and setts of various sizes as a high-quality urban realm surface material.
Image: Granite, Urban Realm Design Guide.

Pollution tolerant trees with an upright habit as street trees.
Image: Tilia cordata green spire, Urban Realm Design Guide.

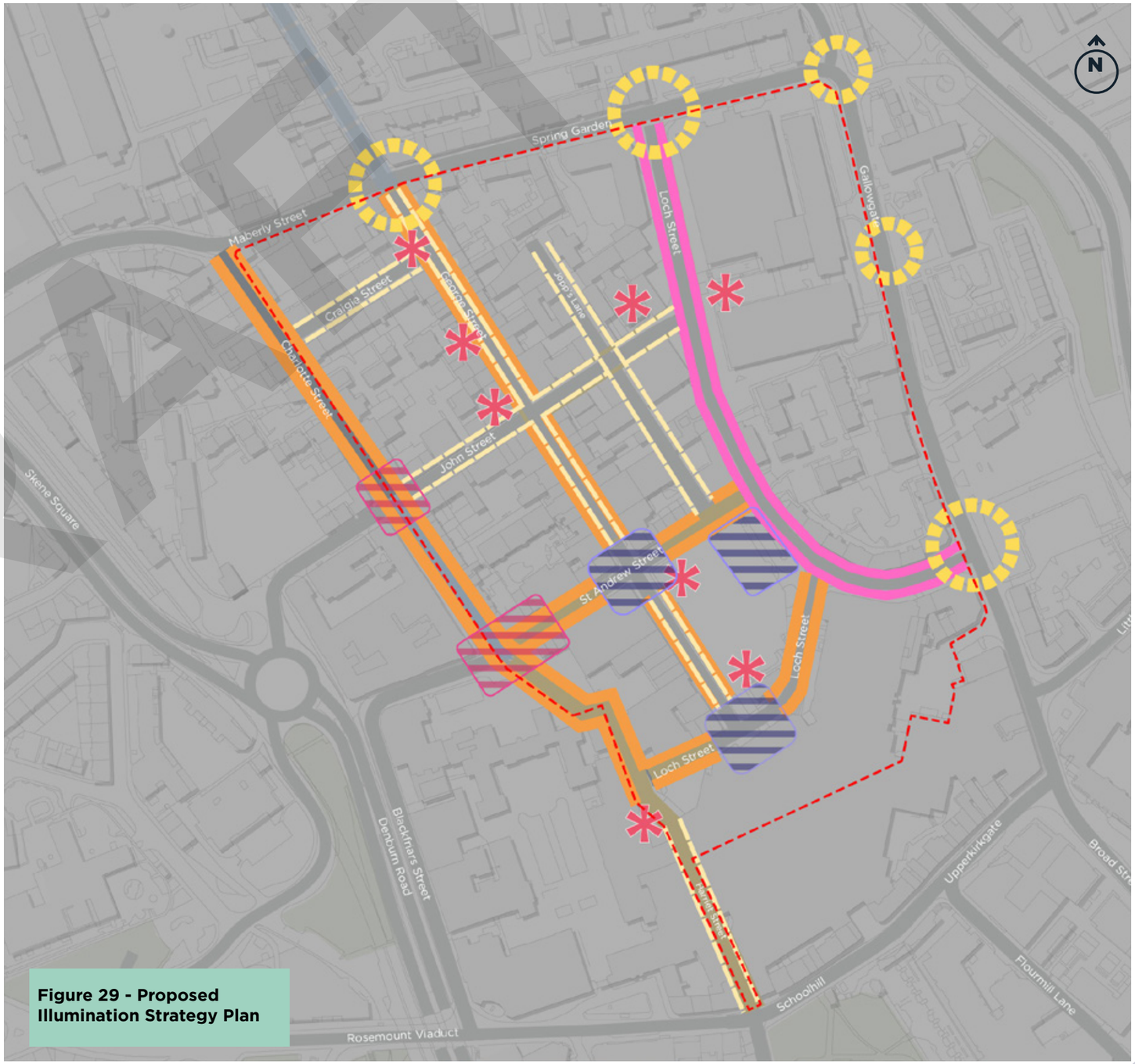
Modern matt black street lighting with reference to old Aberdeen street lanterns.
Image: Legend Street Light, Thorn Lighting.

Textured granite kerbs to match city-wide interventions.
Image: Scottish Green Schist, Hardscape.

8.4 Illumination

Lighting will be used across the public realm to improve pedestrian, cyclist, resident, student and visitor safety as well as improving both the approach experience to George Street. The illumination strategy focuses on improving lighting for both safety and wayfinding in the following ways;

- Lighting is responsive to Urban Realm Design Guide with pedestrian, vehicular, and wall mounted lights in a cohesive matte-black;
- Where possible, wall-mounted lights have been integrated into the public realm as a way to both add character and reduce street clutter;
- In key arrival and public realm spaces there will be bespoke artistic lighting interventions which respond to, and enhance, George Street's unique identity and help to celebrate an enhanced sense of arrival to the neighbourhood; and
- Lighting should be used to highlight important gateway locations, subtly signalling to pedestrians, cyclists, and vehicles that they are arriving to the George Street area. Lighting can also illuminate buildings of interest across the Mini Masterplan.



Study Boundary
Vehicular column lighting
Pedestrian column lighting
Wall-mounted lighting
Mixture of column lighting at key intervals and wall-mounted lights to avoid street clutter
Bespoke lighting columns in key spaces of public realm
Bespoke artistic lighting interventions at arrival spaces
Lighting to highlight key gateway to George Street
Bespoke lighting to highlight key façades and buildings e.g. up-lighters and projections

Figure 29 - Proposed Illumination Strategy Plan

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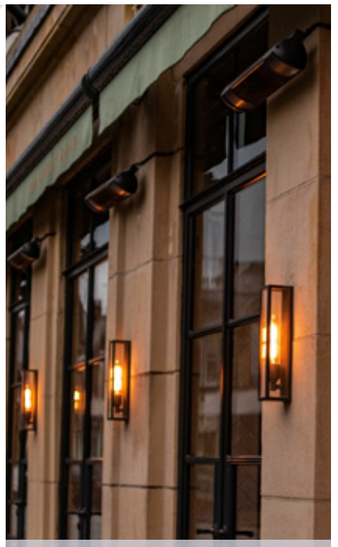
Playful lighting interventions to illuminate heritage features and buildings
Image: St Blaise Bradford, Urbis Lighting .
Image rights TBC.

Lighting as public art to distinguish key spaces
Image: Phoenix Flowers, Garscube Landscape Link by Pudsey Diamond in collaboration with Land Engineering and 7N Partnership
Copyright: Pudsey Diamond.

Uplighters to highlight key heritage features.

Artistic projections to communicate the narrative of a place
Image: Giraffe Playground, Uppsala, Philips Lighting. Image rights TBC.

Wall-mounted lighting to reduce street clutter
Image: Legend Light by Thorn Lighting.



Wall-mounted lighting to reduce street clutter
Image: Altrincham, Greater Manchester

Feature lighting at key gateway spaces.

8.5 Shop Fronts & Clutter

George Street is home to many independent, successful and varied local businesses as well as regional and national retailers, each with their own graphic identity and approach to shop frontage promotion. As a result, the quality of the overall townscape of George Street can become cluttered and visually disjointed.

There are advantages to creating a more considered and co-ordinated approach to shop frontage appearance. Achieving more consistency with a broad set of guides can help to still promote local businesses and retailers whilst also ensuring that the architectural and visual aesthetic of George Street is able to be seen.

The images to the right illustrate some of the issues and how they could be overcome.

Opportunities to co-ordinate the design and aesthetic of shop frontages should be explored, in accordance with the Council's Shop Frontage Design Guidance.

Figure 30 - Inconsistencies in George Street's shop frontage

Figure 31 - Indicative approaches to creating a more coherent townscape and retail environment

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8.6 Pedestrian Movement

All streets across the neighbourhood should promote pedestrian and sustainable movement to the top of the movement hierarchy. George Street will have a series of pedestrian and active travel focused streets that enable this and support a vibrant neighbourhood.

Local access vehicles will still be permitted to move around the neighbourhood, but vehicles travelling to other destinations will be relocated around the periphery of the Mini Masterplan area, in line with the existing road heirarchy.

The Mini Masterplan establishes three types of street environment across the neighbourhood, with streets varying depending upon their location and the uses they serve.

1. Active Travel Friendly Streets

Streets that are adapted and re-configured to support the highest levels of pedestrian, cycling and wheeling movement across the neighbourhood. These streets will prioritise safe and comfortable active travel movements, helping to encourage activity and vibrancy, creating spill out uses from the ground floor, space for temporary pop-ups, market stalls, outdoor exhibition space as well as dwell time and relaxation space within George Street. These streets will aim to reduce conflict with cars, contribute to improved local air quality and promote a safer environment for socialising, exercise and play.

2. Pedestrian Promotion Streets

A network of streets adapted to provide greater pedestrian footpath space, more managed street car parking, improved pedestrian crossing points and reduced carriageway widths.

3. Pedestrian Friendly Streets

Streets with improved pedestrian foot ways and environments that provide comfortable and accessible links to surrounding parts of the City. These streets will also include improved pedestrian crossings at key gateway locations into George Street to help improve pedestrian legibility and comfort into the area.

Relatively simple measures as a starting point can help to promote pedestrian movements to the top of the movement heirarchy

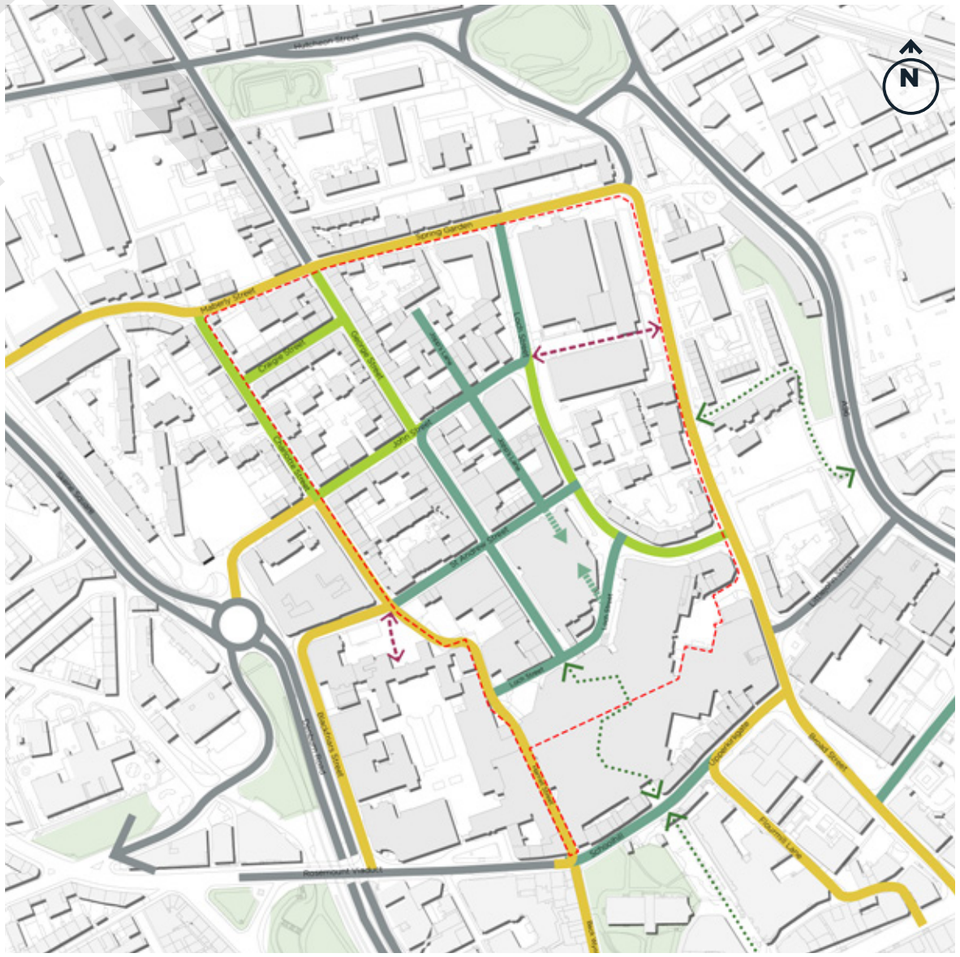

Figure 32 - Proposed Pedestrian Street Types Plan

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8.7 Cycle Accessibility

The cycle strategy for George Street aims to increase cycle accessibility to the heart of the neighbourhood by creating safer and accessible cycle routes.

The Mini Masterplan will promote cyclist provision that is on the vehicle carriageway, as part of the aspiration to create low speed, lower traffic neighbourhood streets.

A cycle route is proposed that is complimentary to the existing National Cycle Network (NCN) Route which travels along Gallowgate and Schoolhill / Upperkirkgate. This proposed route will help to make the environment more cycle friendly, both for travelling to and through the area, while also complementing existing cycling facilities (e.g. access to cycle parking at Bon Accord Centre).

The proposed route will travel from Gallowgate along Spring Garden, onto Loch Street, along John Street to George Street, west along St Andrew Street before heading along Blackfriars Street and connecting back to the NCN route along Schoolhill.

The current NCN route provides more efficient and direct access to the City Centre and this will continue to function as such.

The proposed route through George Street is intended as a leisurely route and the design and routing will reflect this function. The routing also responds to the proposed bus routing through the area to ensure that both modes do not run along the same street (as far as practical) to avoid modal conflicts.

The Masterplan seeks to restrict vehicle through movements in and around George Street, by lowering vehicle trips (allowing only for local access) and as a result creating more space for active travel opportunities.

The cycle route will encourage users of all ages and abilities to use cycling as a means of getting to and from George Street and part of the wider cycle provision offer across the City.

The route design and alignment will be dependent upon more detailed traffic analysis and volumes. It will also be designed in line with Cycling by Design 2021 (or subsequent) guidance. There will also likely be a requirement to improve cycle connections at key junctions and where the route connects with the NCN route to support active travel across the area.

Cycle accessibility through George Street along with other active modes of travel

Figure 33 - Proposed Cycle Accessibility Plan

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8.8 Bus Accessibility

The approach to bus servicing across George Street is to continue to maintain high levels of overall bus penetration by public transport into the George Street neighbourhood.

With lower numbers of overall car journeys through the area, bus services will have less competition for carriageway space meaning that there are more opportunities for more comfortable journeys by bus in and around George Street. Potential opportunities include the introduction of targeted public transport improvements (e.g. local bus priority measures, better boarding/alighting facilities etc.).

The bus accessibility strategy looks to work with the existing bus routes as far as possible. The only alteration to existing routing would be along the section of George Street between John Street and St. Andrews Lane. Removal of buses from this short section will allow for more active travel and spill out space. This area is well served by existing bus stops along George Street and St. Andrews Street. This also reduces the potential conflict for cycle accessibility along George Street.

Any future amends to existing bus routing would be in agreement with existing bus operators across the local network. The design requirements for streets providing bus services will need to be carefully considered, for example the design approach to narrower streets / tighter corner radii and the potential for vehicle over-run onto footways. This will be further explored through more detailed design testing.

Maintaining and improving public transport accessibility and facilities in the area is key in order to provide a realistic and equitable alternative to private car use and to promote sustainable travel choices for the future. The Mini Masterplan proposals for bus accessibility would support the City's wider sustainable transport ambitions, including Aberdeen Rapid Transit (ART) and wider Bus Priority Fund Studies currently ongoing.

Investment in bus journey infrastructure as well as a sustainable bus route can help increase patronage

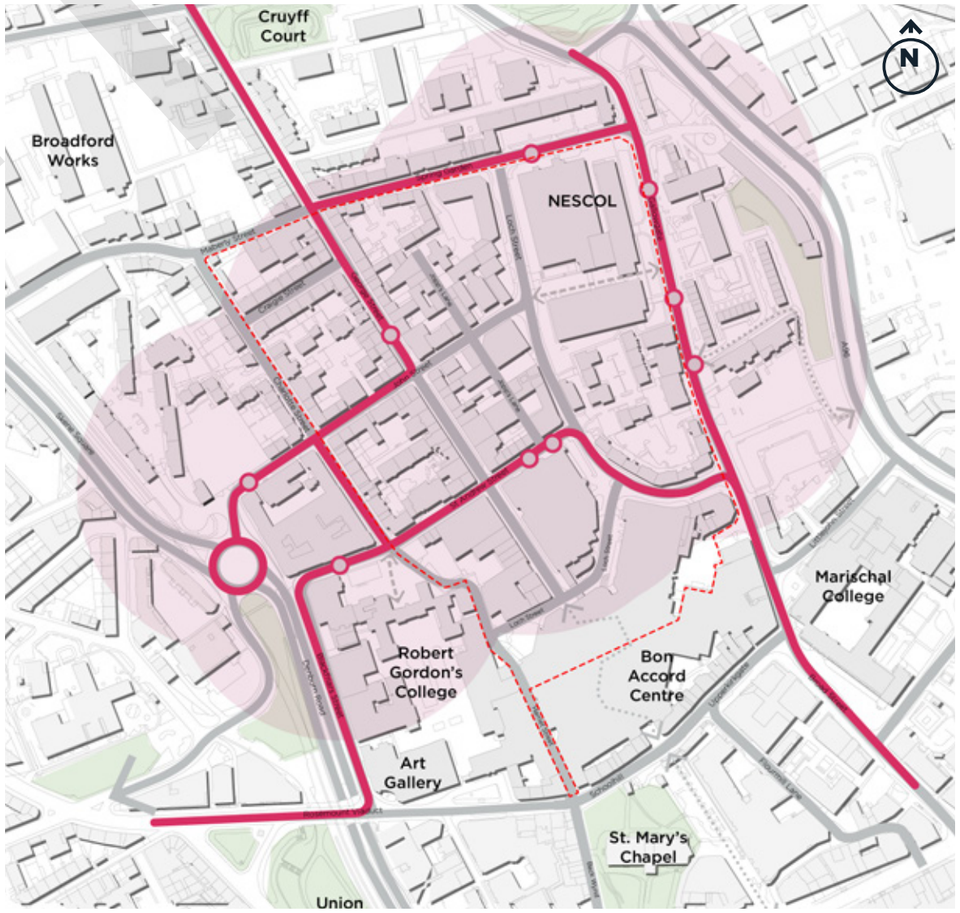

Figure 34 - Proposed Bus Accessibility Plan

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8.9 Car Movements

The main principle for managing car access within George Street is towards prioritising accessibility to those who need to enter or exit the area (e.g local residents, patrons to local businesses). This principle is complementary to the Council's Roads Hierarchy where traffic is focused on appropriate roads. The proposed street network within George Street will ensure that primary streets facilitate movements around the area and that the secondary and local access streets provide access **to but not through** the neighbourhood.

Providing local access for vehicles can lead to an improvement in local air quality, reduced vehicular conflict for public transport and active modes of travel, creating more space within the street which can be dedicated to enhanced public realm and better facilities for public transport, pedestrians, cyclists and spill out space for local businesses.

The proposed vehicle movement network across George Street comprises of:

1. Two Way Primary Streets

Streets that allow for vehicle movements in both directions. They are located to the edges of the neighbourhood and provide easy access to the surrounding Strategic Routes.

2. One Way Secondary Streets

Streets converted to one way car movements. These provide access along sections of George Street and along St. Johns Street. Vehicles are directed back onto Primary Streets. Their one way movements prevent 'rat-running' through the area and allow for a lower car environment around the George Street, John Street, St. Andrew's core of the neighbourhood.

3. Local Access Streets

Streets open to vehicle access and which allow local users and patrons access to the neighbourhood. These streets will be enhanced to promote greater pedestrian and active travel movements and designed in a manner which manages traffic speeds.

4. Car Park Access Only

Berry Street must remain accessible to vehicles to allow access to the Bon Accord Centremulti storey car park (MSCP). It will provide access from Gallowgate and Loch Street and egress from the MSCP onto Berry Street.

Experimental Traffic Regulation Orders (ETROs) could be used to begin to test the suggested re-ordering of vehicle movements. The northern section of Charlotte Street could be piloted to reduce through traffic in what is a predominantly residential part of the neighbourhood, opening up opportunities to make use of the street for other uses (e.g play / urban grow spaces). Another area to apply an ETRO could be along Berry Street by maintaining access to the car park via Berry St while restricting through traffic. There will be a requirement to understand the extent to provide right turn egress from the Bon Accord Centre MSCP across an existing central reserve as well as the rationalisation of the junction at Gallowgate.

Streets with local access supporting the neighbourhood but managing car movements and access

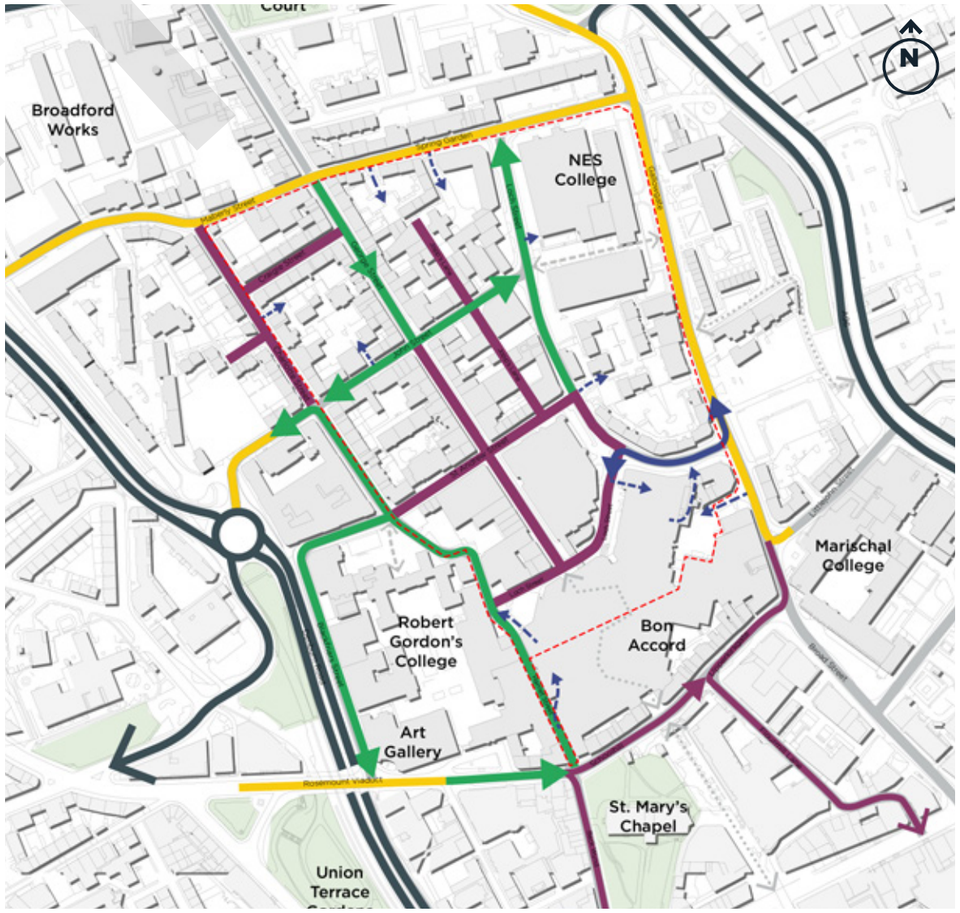

Figure 35 - Proposed Car Movement Plan

9. Future Projects Action Plan

Community Led Projects

9.1 Future Projects

The Mini Masterplan has set out a vision and objectives to deliver change across George Street. It aims to promote and deliver change from the outset, through short term or meanwhile interventions, whilst longer term opportunities are being developed in greater detail.

The following pages provide a number of actions, described in summary, which seek to support the established Vision and Objectives for George Street. Each intervention is delivered through projects (both physical and non physical) which will have positive impact on improving the vitality of George Street. A more detailed breakdown of emerging projects can be found in Appendix 3.

The Council have the ability to both stimulate change and deliver change in areas across George Street; however the interventions highlighted will require collaboration, mobilisation and coordination across community, private and a variety of other stakeholders in order to determine and deliver change.

The potential projects list will continue to be co-developed by local stakeholders, community members and Council officers. It is intended to be a 'live' resource which can be updated and reviewed as opportunities emerge, so long as they support the vision and objectives of the Mini Masterplan.

Redesigning residential streets

Customising existing streets to support healthier and sustainable urban life for residents

Tackling inactivity & vacant space

De-cluttering the streets

Removal of clutter & unnecessary signage, satellite dishes, pole signage etc

Residential front door enhancements - painted, restored, highlighted through public realm materials

Appearance and character

Reactivating alleys, lanes and backstreets

Making use of and activating underutilised spaces in a creative way

Tackling inactivity & vacant space

Security and lighting

Consider the experience of pedestrians in George Street. Pop up street canopies and over head lighting make the public realm a pleasant place into the evening.

Front door lighting for residential tenements

Consider the safety of women and vulnerable groups using the public realm.

Enhanced pedestrian experience

Creating an adaptable neighbourhood

Using empty units for art exhibitions, book launches, College end of year exhibitions, temporary performance space, overspill exhibition space for the nearby Art Gallery, local street library etc

George Street as a destination

Redefining residential streets - urban pilot project

Customising streets to support healthier and sustainable urban life for residents - designated bin storage, defined parking bays, EV charge points, street greening / communal gardens, play street elements, urban allotments, lighting, SuDS etc

Enhanced pedestrian experience

A multi-generational space

Consider the diversity of visitors and residents, ensuring facilities and amenities can provide for various ages and abilities - interventions could include temporary seating, drinking water stations, shade etc

George Street as a destination

Creating an identity

Create a stronger neighbourhood presence online.

Appoint local champions for George Street who will focus on delivering agreed vision and strategies in the area

Appearance and character

2. INTERVENTIONS

3. Potential PROJECTS are suggested here

1. OBJECTIVE

The circles show in order of significance:

1. The objective we are trying to achieve
2. The intervention that could help achieve the objective
3. The various projects that sit within each intervention.

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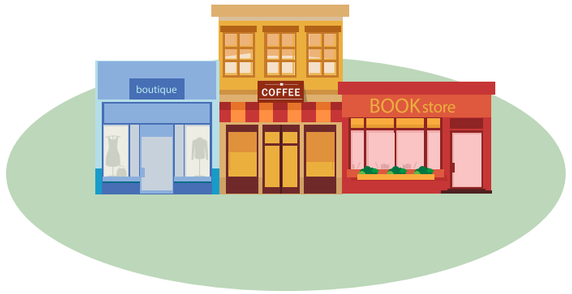

Local Business Projects

Creating a smart high street

Encouraging local businesses are promoted on a George Street apps / websites / social media etc and use a means to run promotions and special events.

George Street as a destination

Urban greening

Installing Green Walls, Living Walls and other Urban Greening solutions as part of a neighbourhood wide strategy

George Street as a destination

Improved environmental performance

Retrofitted rain gardens, SuDS,and planting which filters out pollutants. Programme could also be extended to existing buildings for retrofit for improved thermal insulation and reduced energy consumption.

Appearance and character

Alive after 5 & An Adaptable Neighbourhood

Encourage meanwhile uses such as pop ups, street closures, parklets etc to improve activity

Establishing a strategy to co-ordinate later opening times / weekends etc across various uses. e.g NESCOL & Robert Gordon's Colleges evening openings promoted to local restaurants, cafés, bars etc to encourage college patrons into the area.

Using empty units for art exhibitions, book launches, College end of year exhibitions, temporary performance space, overspill exhibition space for the nearby Art Gallery, local street library etc

Tackling inactivity and vacant spaces

Animating buildings and façades

Improve quality & consistency of shop front signage

Uplighting and feature lighting to illuminate buildings

Shop front shutter art scheme

Deep clean of existing paving, street furniture and building façades

Appearance and character

Creating An identity, alive after 5pm

Establishing a core group of businesses owners / residents to represent George Street and appoint local champions for George Street who will focus on delivering agreed vision and strategies in the area

Develop a George Street brand / identity

Introduce reward vouchers initiative etc to promote cross business patronage between retailers and other businesses as well as local residents discount.

George Street as a Destination

An adaptable neighbourhood

Tap into local talent by providing space for start-ups / pop up events to encourage students to stay beyond their course

George Street as a destination

Improved street appearance

Reclaim parking spaces to front of businesses to encourage spill out space into the public realm

Enhanced pedestrian experience

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Aberdeen City Council Projects

Safe and comfortable experience

Attractive visual screening across poor quality environments

Coordinated palettes for street furniture, shop fronts and planting

Improvements to street furniture, lighting and inclusion of temporary planters

Increased CCTV

Visitor and residential information points - these could be pop up kiosks / interactive stands / live cycle counters / air quality readings etc

Enhancing the pedestrian experience

Tackling the voids

Encourage meanwhile uses such as pop ups, street closures, parklets etc to improve activity

Establishing a strategy to co-ordinate later opening times / weekends etc across various uses.

Encourage future uses that support vision and identity of George Street

Tackling inactivity & vacant space

Prioritising sustainable travel

Reconfiguring current bus routes as well as provision of enhanced bus stops with interactive boards / wifi / charging points to encourage greater use and improved passenger experience

Ensuring there is adequate space for cyclists along key routes with cycle parking through the area would encourage more cyclists to use the area safely

Reducing vehicle dominance

Improved street appearance for people

Develop a palette of materials and street furniture to help celebrate George Street character (to be developed alongside public realm detail design stages)

Refurbish and restore existing street bins, bollards, cycle stands

Introduce bin storage or shelters where bins are required to be stored on street

Appearance and character

Smart high streets and necessities

Celebrate heritage and the ornate architectural diversity through commercial events, walking tours, online/apps and feature lighting.

Consider provision of basic services, public toilets, 'changing spaces' toilets, and disabled access points

George Street as a destination

Art and colour

Introduce a sculpture trail across the area -

Street & pedestrian crossing colouring

Shop front creative interventions

Appearance and character

Making primary routes work harder

Introducing Experimental Traffic Regulation Orders

Better provision and / or quality of cycle parking in convenient locations

Greater flexibility of on street parking spaces, creating parklets which reclaim parking bays for dwelling, playing and socialising

Encourage carriageway narrowing, footpath widening and spill out spaces

Reducing vehicle dominance

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9.2 Deliverability & Implementation

Going forward, stakeholders, the private sector, the Council and the community will be crucial to the delivery of the interventions emerging from this Mini Masterplan.

It is recommended that dedicated working groups are set up to drive specific short term priority actions forward. The action focused working groups will be responsible for:

- Defining the details of the proposed action;
- Considering how it could be funded;
- Determining who needs to be involved in supporting its delivery and what their role will be;
- Seeking funding - this might require support from other partners;
- Determining the timetable for intervention;
- Monitoring and evaluating progress against key performance indicators and refining actions if agreed outcomes are not being met; and
- Reporting progress to relevant bodies.

The makeup of the working groups will vary depending on the specific actions they are focused on. It is important to ensure that the same people are not tasked with getting involved in all the working groups as this will impact on progress. As such, the number of working groups and pace of delivery will depend on the number of stakeholder partners that can be engaged with and encouraged to get involved.

9.3 Sustainability Assessment

Sustainability is a broad and all encompassing concept. One approach to understanding its application and relevance to an existing urban neighbourhood like George Street can broadly consist of the following five capitals (established by Forum for the Future), which include:

- Manufactured Capital - provision of goods and services to meet human needs;
- Natural Capital - use of renewable materials / energy, ecological diversity, environmental capacity;
- Financial Capital - generating income and financially sustainable;
- Social Capital - community diversity, community governance and inclusivity and engagement; and
- Human Capital - improved quality of life, well-being, knowledge and skills as well as protecting minority interests.

The social, economic and environmental sustainability of George Street is paramount to the Mini Masterplan and the series potential projects identified across the following pages will help to deliver it's vision and objectives around People, Place and Economy.

The following describes how, as the Mini Masterplan develops through Consultation. Options or interventions can be assessed to determine the Best Practical Sustainable Option (to be further developed by Sonas Energy).

The Mini Masterplan sets out a vision which aims to promote local enterprise, encourage social mobility and respond to the climate change crisis through environmental improvements. The balance and delivery of these will have various positive impacts for the neighbourhood as a whole.

The Mini Masterplan will set out a best practicable sustainable solution to meeting the objectives set out within the strategy. This would be carried out through a Sustainability Assessment, which sets out potential criteria to provide well defined benefits across each of out People, Place and Economy objectives.

A key outcome is defining what success for George Street looks like. The assessment would apply a process which is designed to measure the impact of social, environmental and economic interventions and where the balance or emphasis across each should lie to deliver the most impactful and long term positive change for the neighbourhood.

The Sustainability Assessment would recognise that any specific intervention has a mixture of advantages and disadvantages. As a result, the most favourable option is that which provides the most overall benefit with the fewest down sides. Understanding what is the most favourable option will be assessed against a set of agreed and weighted criteria.

The selection and weighting of these criteria should transparent and explicit, developed through engagement and consultation.

Example criteria that could be assessed under each of the five capitals could include:

- Manufactured Capital - Pollution Risk, Transport Impacts, Ease of Construction, Quality, Recyclability at end of life;
- Natural Capital - Construction C02, Embedded Carbon, Waste Production, Enhancement of Bio-diversity;
- Financial Capital - Capital Cost, Impact on Growth, Affordability;
- Social Capital - Improves links and access, Supports Voluntary & Charities, improves social interaction; and
- Human Capital - Promotes well being, improves security, improves access to leisure.

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9.4 On-going Communication & Engagement

There is scope to expand on the current online presence of George Street to engage more effectively with a wider range of residents, visitors, workers and businesses.

Having articulated priorities for intervention within the Mini Masterplan there is a need to begin to share important messages with key stakeholders including:

- Recent and proposed investment in the centre;
- Projects that are being worked up;
- Funding that is being sought and accessed; and
- How to get involved.

The key partners to be engaged with on a regular basis include:

- Public sector partners (Police, NHS, Fire, NESCOL);
- Local Resilience Partnership;
- Local businesses;
- Residents; and
- Local community and interest groups.

Quality engagement should generate potential volunteers to get involved in the delivery of specific actions and potentially resources to support their delivery.

The following mechanisms should be used to engage with key partners:

- Further enhancement of the website and strengthen profile on social media;
- Public engagement consultations will be consulted upon and this be used to continue the dialogue with local residents;
- Piggybacking Events – for example a stall at markets showcasing what's on and how to get involved;
- Existing and enhanced business networking events – to share emerging ideas, test support and encourage ideas to refine and support their delivery; and
- Identification of a team of local ambassadors – they could be trained and then kept up to date about what is going on in George Street and then they can showcase positive messages to their contacts. Ambassadors can be proactive local independent businesses leaders and other individuals who come into contact with lots of local people e.g. shop keepers.

9.5 Next Steps

This Mini Masterplan report is just the first building block for George Street and should updated as a live programme of works to record progress on delivery of the projects within the Masterplan.

Further work will be carried out by the Council to understand and develop future opportunities, options and projects, aligned with the agreement of stakeholders.

Development at George Street will support and contribute towards delivering the wider objectives of the LOIP and City Centre and Beach Masterplan.

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George Street
Mini Masterplan (DRAFT)

December 2022

open
optimised environments
PART OF SLR

BON ACCORD
ABERDEEN
CITY COUNCIL

Appendix 1: Re-imagining South George Street

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Introduction

This section sets out potential, illustrative future proposals for Norco House and surrounding area. It explores 3 potential development scenarios each with a different approach to future development use and provision of space.

These proposals are not ranked in order of preference but are meant to explore the art of the possible whilst also demonstrate how each work with the principles established within the Mini Masterplan Strategy. It is hoped that these help to re-frame the potential of the building and identify new potential design responses, uses and public realm opportunities which re-establish the area as an important city wide anchor.

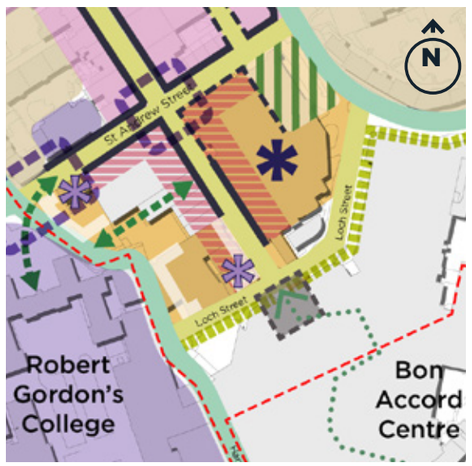
The extract of the Mini Masterplan below illustrates the key spatial considerations for the area, which each proposal seeks to address to varying degrees.

Scale Of Change For Norco House

Two of the proposals set out over the following pages assume the retention of the Norco House building, retaining the striking and distinctive brutalist form of the building. The options work to reactivate the building and assume that the current floorplate and column grid remain in situ.

There may be potential to retain the brutalist exterior of the building but strip back the interior floor plates to offer a greater degree of flexibility and accommodation of uses. This would require further design testing and development and would be subject to more detailed surveys.

Each proposal also considers a variety of potential future landuses. Residential accommodation is recognised as an important element that will contribute to the economic sustainability of the neighbourhood. If residential development is to be brought forward within this area, it should look to accommodate a variety of people and be diverse in its property type, avoiding mono-type development.



Extract from George Street Mini Masterplan Strategy Plan

A Retrofit First approach To Norco House

Two of the three proposals retain the Norco House building, both its brutalist building envelope and its interior floor slabs and column grids.

This approach allows for a retrofit first approach to Norco House in response to the climate crisis and the increasing demand on our natural resources. It looks at retention and reuse in order to minimise the carbon produced through demolition, landfill and extraction of new materials for new development.

Norco House in particular is a building with high embedded carbon due to its concrete construction. Demolition of this building, the removal and processing of the waste and the redevelopment of the site would all produce more carbon emissions.

Demolition isn't just an environmental problem. It is frequently undesirable on social and economic grounds. Research by the London School of Economics identified that demolition is both costly and unpopular in many instances. Retrofit of existing buildings can be cost-effective, depending upon local market conditions because it conserves and enhances existing places and neighbourhoods. As for carbon emissions, retrofit makes sense because of the substantial embodied energy savings made in re-purposing existing buildings, compared with the ultra-high embodied energy costs of demolition and rebuild.

When looking at design options for the retrofit of Norco House we have outlined some of the buildings main challenges to retrofit

- Deep floor plan;
- Crude concrete facade with minimal windows;
- Inactive frontages at ground floor;

Yet the building also has positive qualities that will allow it to be successfully refurbished:

- It has a regular and widely-spaced structural grid allowing for internal efficiencies;
- Generous floor-to-ceiling heights;
- Potential for high live retail floor loadings allowing for additional floors to be added.

There is potential to totally re-imagine the future use of Norco House, diversifying it's offer to the area and wider City. The retrofit and reactivation of this building being a statement of success and an example of how we can work with the challenges of reducing reusing and recycling across our built environment.

All scenarios are indicative and would be subject to further design development, detailed assessments of the building conditions, viability testing and collaboration with the private sector, who retain control of the building, and who will continue to do so. The Council would welcome proposals for this area to be brought forward in line with the Mini Masterplan strategy and place making goals identified within this document.

Scenario 1 - Renovation and Rationalisation

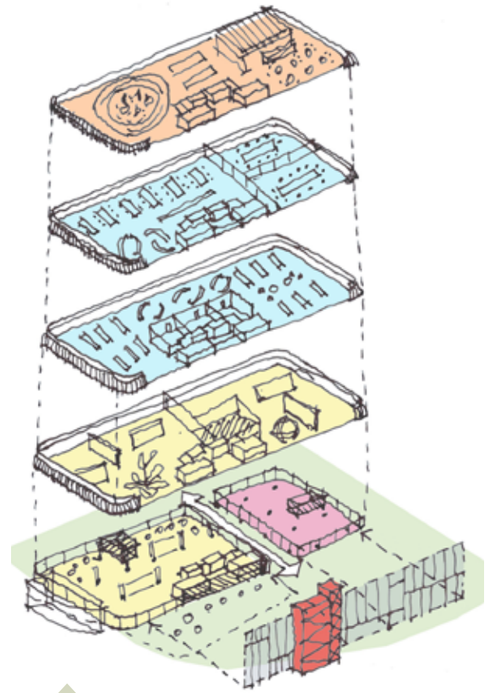
This scenario explores the potential to demolish the later Norco House extension, retaining and refurbishing the brutalist and distinctive Norco House.

The demolition makes way for a new George Street urban civic space - Greyfriars Square (*the name Greyfriars is a nod to a historic ward which encapsulated part of the study area*). A new glazed facade to the east of the building allows a greater amount of natural light into the building whilst providing an animated new, mixed use address onto the square.

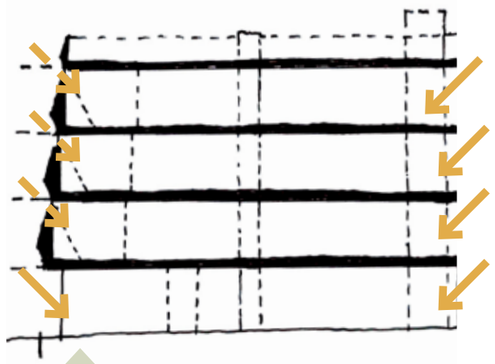
Illustrative layout

Illustrative layout showing how Norco House could be retained and brought back to life next to a new civic space

- Existing buildings
- Retained buildings
- Proposed new development
- Refurbished / re-purposed
- Enhanced public realm
- Pocket Park



Flexible structure and column spacing allows for many different uses throughout the building.



Demolition of 1980s extension allows for more natural light deeper into the plan. More natural light will allow for a greater flexibility in use.

Development Approach:

1. Norco House 1990's extension demolished;
2. Retained and refurbished Norco House to accommodate new ground floor and upper floor uses;
3. Demolition of the extension allows for more natural light to infiltrate the floor plan and allow for more flexibility of use;
4. A new pocket park, Greyfriars Square, providing new residential and public amenity along St. Andrew Street and Loch Street. There is potential for this to become a sculpture park, outdoor exhibition space or more flexible uses civic space;
5. Infill development could comprise of ground floor retail, food and beverage and commercial spaces with residential above;
6. Existing road infrastructure along Loch Street narrowed to create larger pedestrian space and pocket park;
7. Alteration to elevation of Bon Accord Centre along Loch Street with potential for single storey food and beverage units facing onto Greyfriars Square;
8. St. Andrew's Street traffic calmed to create new space to Norco House;
9. Sub station retained on Crooked Lane;
10. New residential frontage onto St. Andrews Street and Crooked Lane.
11. Approximately 98 new residential dwellings created.

Norco House Potential Uses

Potential internal reconfiguration and uses within Norco House

- Food + beverage
- Workshop/ incubator
- Flexible entrance space/co-working space
- Back of house
- Recording studio/ lightroom
- Vertical circulation

Examples of how the new exposed building elevation can be celebrated and connect to a potential new public park adjacent

Ground floor plan

The proposed ground floor looks to accommodate a number of different occupants and users within the floor plan. The open plan and large span between columns allows for the plan to be split up for different functions. The central yellow area is accessed from George Street and provides access to the lift core to the uses above. The areas in light pink could accommodate food and beverage operators bringing day and evening activity to George Street. The dark blue spaces could be flexible workshop spaces for the community, entrepreneurs and start ups. Areas around the lift core and stair cores can act as back of house storage and plant for the different occupiers.

Typical upper floor plans

The upper floors separate the uses based upon the amount of natural light that penetrates into the floorplan. The existing facade to George Street has mostly clerestory glazing. These locations could be occupied by focused workspaces or incubator workshops that don't require large amounts of natural light and views. The middle of the plan, with the lowest levels of natural light, could accommodate recording studios, photographic light rooms, storage and plant rooms. The new glazed east facing facade could accommodate open plan co-working spaces, meeting rooms and cultural functions (e.g galleries / exhibitions) etc.

There are four lift cores in the existing building and this allows the building to be let out to multiple operators on different levels of the building. For example, the external lift onto the park could provide exclusive access to the activities on the roof, including roof top cinema, urban allotments or community performance space.

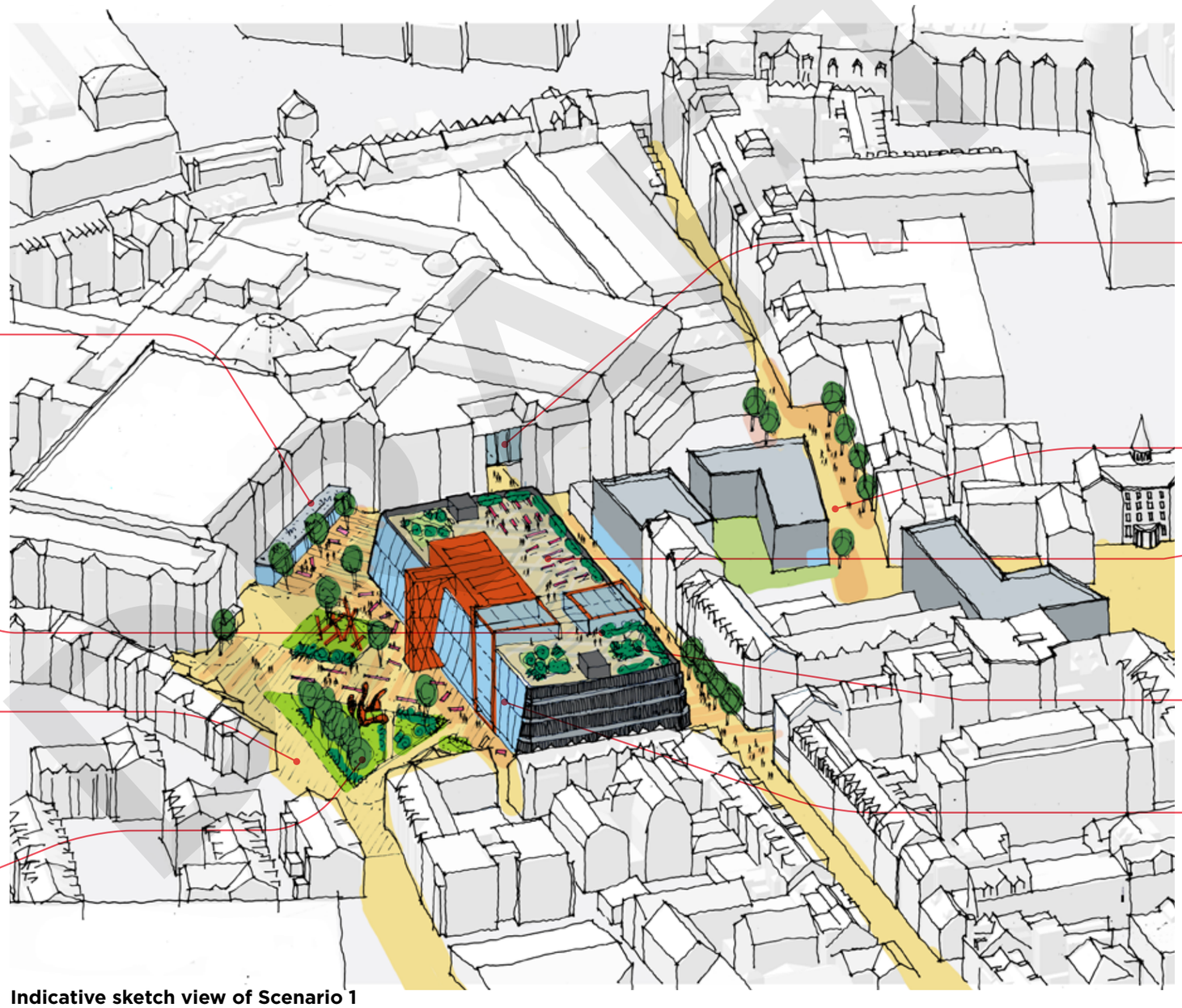
Scenario 1 - Renovation and Rationalisation

Alteration of Bon Accord Centre's elevation to provide single storey cafe/restaurant/bar units to create animation onto Loch Street

Atrium cut into the existing Norco House structure to provide natural light to illuminate the link between Greyfriars Square and George Street

Existing road infrastructure along Loch Street narrowed to create larger pedestrian space and pocket park

Greyfriars Square: Ground floor uses from the refurbished Norco House spill out onto the new park and create animation. Potential for sculpture park and external exhibitions.



Indicative sketch view of Scenario 1

Facade alteration to Bon Accord Centre to allow for better visibility into the shopping centre

Infill mixed use development. Potential for commercial/retail on the ground floor and residential above

New street trees and public realm improvements to Crooked Lane

Roof top public space

Infill mixed use development. Potential for commercial/retail on the ground floor and residential above

Making the most of roof space for solar collection, rainwater collection and sedum roofs

New glazed facade to Norco House onto the Loch Street pocket park. Glazing will allow for more natural daylight into the deep floor plan

What If!

Norco House was re-imagined as a cultural, entrepreneurial, community and mixed use hub adjacent to a new civic space in the City.

Scenario 2 - A New Residential Scale

This scenario explores the potential to introduce residential development as part of an integrated redesign of the Norco House site. It looks to demonstrate an approach that retains the most distinctive elements of Norco House whilst introducing a mix of residential typologies. It proposes to demolish the eastern extent of the 1980s Norco House extension, refurbishment of Norco House, additional residential floors to Norco House and a new build development of residential development adjacent.

The new building element screens views of the Bon Accord Centre car park and alongside a new elevation to Norco House, frames and overlooks a small pocket park along St. Andrews Street.

This scenario explores the ability to deliver the potential for circa 150-200 new dwellings which could help to attract a different type of resident to the area, for example graduates, young professionals or starter families who wish to access all that the City has to offer whilst being in walking distance to high quality public spaces and a vibrant local community.

Development Approach:

1. Demolition of the 1980s Norco House Extension;
2. Refurbishment of Norco house - Ground floor and first floor refurbished to accommodate workshops, retail, co-working and office spaces. Creation of an atrium through the centre of building to allow for natural light to infiltrate the plan and make it suitable for residential redevelopment. Addition of two new residential floors to the existing Norco House (structural ability to support additional floors would need to be determined through detailed design feasibility);
3. Interventions to ground floor of Norco House to allow for a clear route from George Street to Greyfriars Square. Creation of strong visual permeability and connection between Loch Street and George Street;
4. New residential building to the east of Norco House. This makes the most efficient use of the site for higher density residential development whilst still allowing for a park and public amenity;
5. Service area entrance to north west corner of the Bon Accord Centre re-located to enter / exit onto Harriet Street
6. Infill development along St. Andrews Street could comprise of ground floor retail and commercial spaces with residential uses above;
7. Existing road infrastructure along Loch Street narrowed to create larger pedestrian space and pocket park;
8. Alteration to elevation of the Bon Accord Centre along Loch Street with potential for single storey cafe/restaurant/bar units facing onto the new Greyfriars Square;

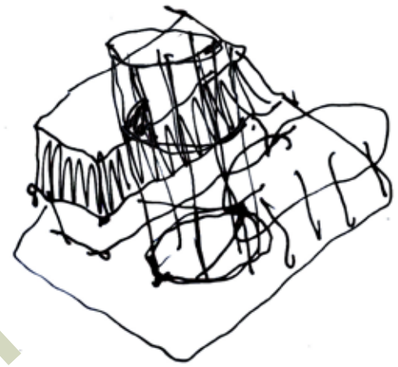
Illustrative layout

Illustrative layout showing how Norco House could be retained integrated as part of a residential led, mixed use development

- Existing buildings
- Retained buildings
- Proposed new development
- Refurbished / re-purposed
- Enhanced public realm
- Pocket Park

Concept sketch

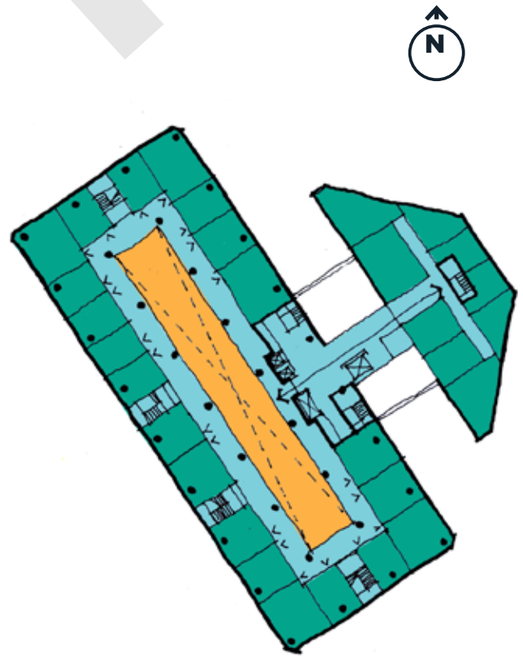
Ground floor link between the refurbished Norco House and the new residential block. Additional floors to Norco House and a new atrium to bring in natural light. Active frontages onto the public realm.



Concept sketch

A slim block beside the long squat ziggurat of Norco House. A higher density residential development that links into the existing Norco House.

Norco House Potential Uses



Potential internal reconfiguration and uses within Norco House

Key

- Food + beverage
- Workshop/incubator
- Flexible entrance space/co-working space
- Back of house
- Residential
- Potential link to between tower and existing building (hotel/ conference centre, student residential/education, PRS/co-working space/gym)
- Recording studio/Lightroom
- Vertical circulation
- Atrium space

Ground floor plan

The proposal for the ground floor looks to accommodate a number of different occupants and users within the floor plan. The open plan and large span between columns allow for the plan to be split up to allow for different functions. The central yellow area is accessed from George Street and provide access to the lift core to the uses above. The areas in light pink could be food and beverage operators bringing day and evening activity to George Street. The dark blue spaces could be flexible workshop spaces for the community. Areas around the lift core and stair cores can act as back of house storage and plant for the different occupiers.

An atrium is cut through the existing slabs of Norco House to provide natural light to the new link to George Street and to enhance the entrance experience.

To the west of Norco house a new residential tower is proposed. Ground floor food and beverage floorspace allows for activation onto the pocket park. A single storey link between the two buildings could be the entrance/ reception to a hotel use or convention centre.

First floor plan and Upper floors

The first floor uses are connected to the ground floor and accessed via it. The uses respond to the amount of natural light in the floorplan. The existing facade to George Street has mostly clerestorey glazing. These could be occupied by focused workspaces or incubator workshops that don't require large amounts of natural light and views. The middle of the plan, lowest levels of natural light, could accommodate recording studios, photographic light rooms, storage and plant room. The new glazed facade onto Loch Street and the new park could accommodate open plan co-working spaces, meeting rooms etc.

The top two floors of Norco House are to be refurbished to accommodate residential use. An atrium is required at the centre of the plan to allow for natural light to the apartments. Two additional floors are added to Norco House around the perimeter of the atrium. All circulation is arranged around the atrium. There is a shared lift core between Norco House and the new residential block.

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Scenario 2 - A New Residential Scale

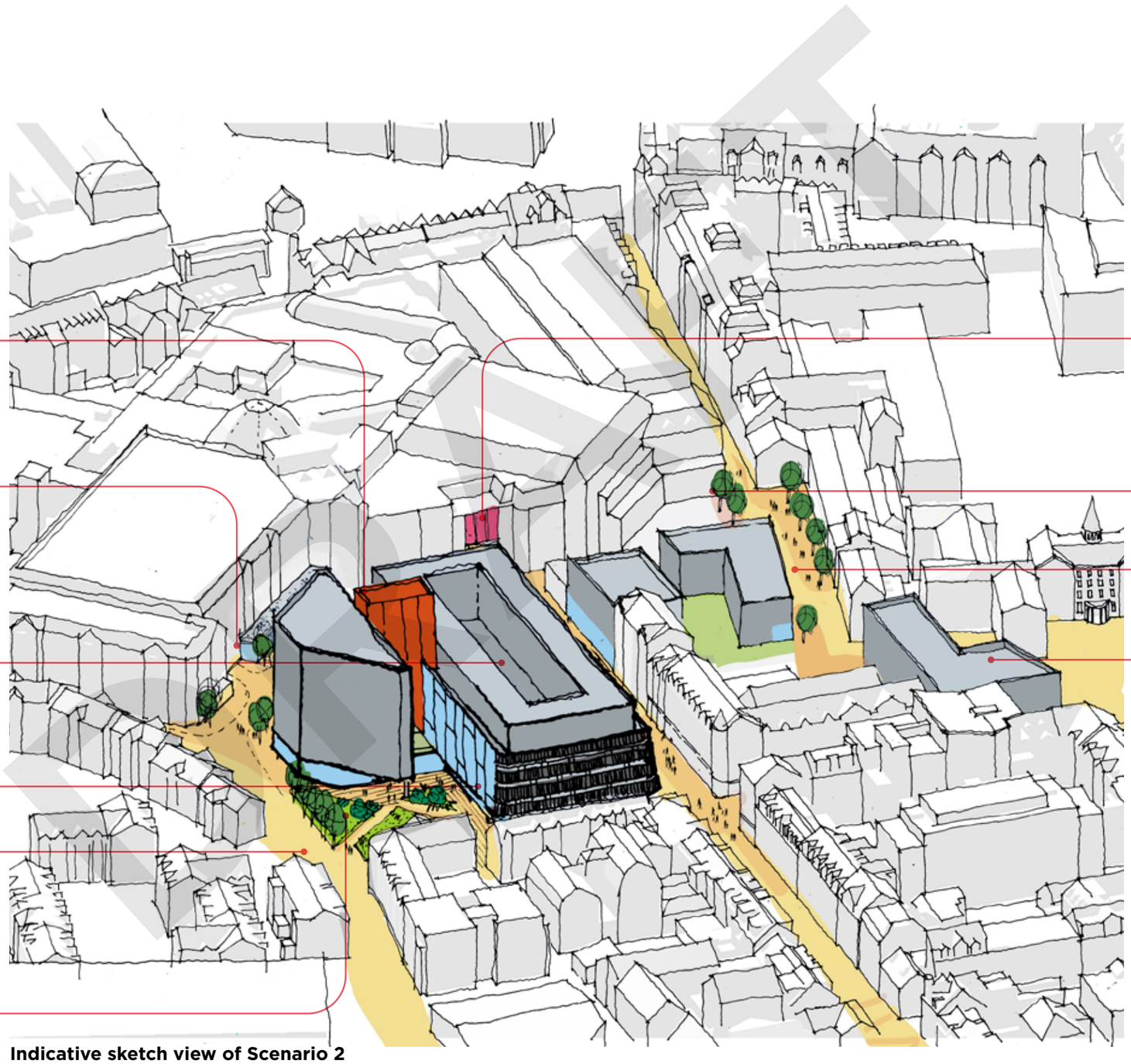
New lift core to serve both the residential accommodation within the refurbished Norco House and the new residential building to the east

Alteration of the Bon Accord Centre elevation along Loch Street to provide single storey cafe/ restaurant/bar units to provide animation to Loch Street

Atrium cut into the existing structure of Norco House to provide natural light into the middle of the building and make it suitable for residential accommodation

New glazed facade to the east elevation of Norco House to allow for more natural light penetration
Existing road infrastructure along Loch Street narrowed to create larger pedestrian space and pocket park

Greyfriars Square. Ground floor uses from the refurbished Norco House and the new residential building development spill out onto the new pocket park and create animation and activity



Indicative sketch view of Scenario 2

Facade alteration to the Bon Accord Centre to allow for better visibility into the shopping centre

Visual screening of the Bon Accord Centre Service area and car park ramp

New street trees and public realm improvements to Crooked Lane

Infill mixed use development. Potential for commercial/retail on the ground floor and residential above

What If!

Norco House could be retained as part of a residential led, mixed use redevelopment of the site.

Scenario 3 - A Mixed Use Community

This scenario considers the full demolition of Norco House and the Norco House Extension to allow for a new residential led development to occupy its place.

The proposal is a mid-rise, mixed-use development accommodating residential, ground floor retail, commercial, food and beverage uses.

A new pocket park sits on the corner of George Street and St. Andrews Street to offer community focused dwell space and that is framed by ground floor active uses. This approach shifts the sense of centre towards the core of the study area and addresses the issues along Loch Street and the interface with the Bon Accord Centre.

This scenario achieves circa 250-300 residential dwellings.

Illustrative layout

Illustrative layout showing how, if Norco House was demolished, the site could be redeveloped.

- Existing buildings
- Retained buildings
- Proposed new development
- Refurbished / re-purposed
- Enhanced public realm

Development Approach:

1. Demolition of Norco House and extension to create new residential led neighbourhood of scale along the southern extent of George Street. Approximately 201 residential dwellings accommodated.
2. Assumes residential development across all floors but could facilitate some non-residential uses on ground floor along George Street to animate the surrounding streets and public realm;
3. Combination of 3-12 storey blocks in locations which create new gateway features as well as respecting the established ridge and shoulder heights of historic buildings along St. Andrew Street;
4. Approximately 250-300 new residential dwellings created;
5. New east - west connection from George Street to Loch Street;
6. Internalised, private green space and residential parking enclosed with residential development and former Soup Kitchen forming part of the setting of the space.
7. Alteration to elevation of the Bon Accord Centre along Loch Street with potential for single storey cafe/restaurant/bar units;
8. Service area entrance to north west corner of the Bon Accord Centre re-located to enter / exit onto Harriet Street

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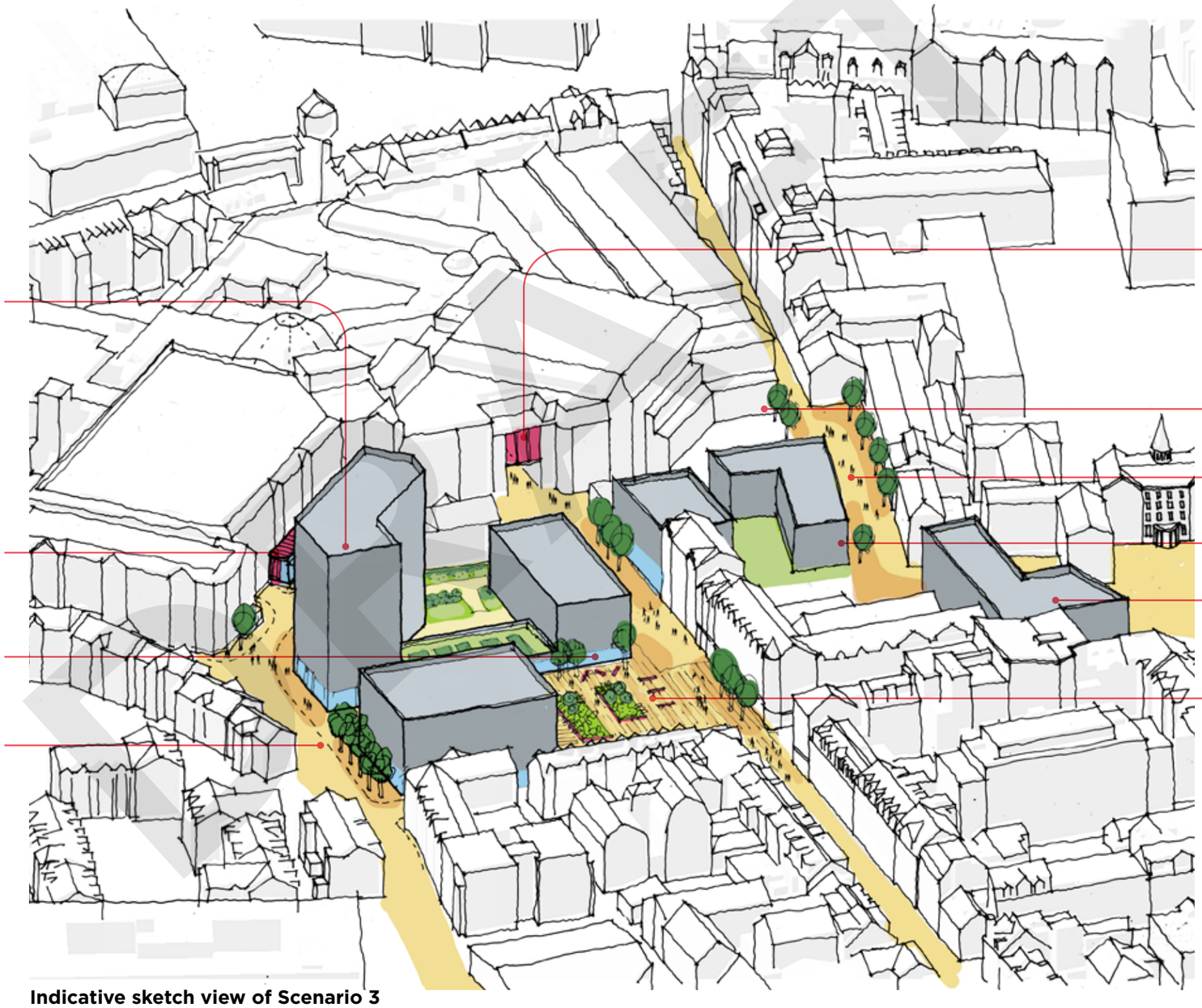
New build mixed-use development. Potential for retail, commercial, food and beverage on the ground floor. Residential accommodation above.

Alteration to elevation of the Bon Accord Centre along Loch Street with potential for single storey cafe/restaurant/bar unit

Active frontage onto George Street Square

Existing road infrastructure along Loch Street narrowed to create larger pedestrian space and pocket park



Facade alteration to Bon Accord to allow for better visibility into the shopping centre

Visual screening of the Bon Accord Centre Service area and car park ramp

New street trees and public realm improvements to Crooked Lane

Front doors onto Crooked Lane to provide overlooking

Infill mixed use development. Potential for commercial/retail on the ground floor and residential above.

George Street Square - Public realm pocket park at the corner of George Street and Saint Andrew Street. Active frontages onto the space to animate it.

Indicative sketch view of Scenario 3

What If!

A variety of residential housing typologies within a mixed use development could be created along George Street.

Precedents

Hammonds of Hull

A new store was designed in 1952 by T.P.Bennett, with further extensions added in 1954 and 1957. One Strikingly European in style, it married classicism and modernism with triple height stone columns on the corner facade and Art Deco wavelets in the glazing.

A local developer, Redefine Paragon Square Hull Ltd, took on the building in 2020 and, with the support of Hull City Council, converted the first floor into office space (fully let to a local contact centre business), with the 30,000 sqft ground floor opening as an artisan food hall, organic deli, bars and lounges in December 2021. With the complex rebranded as 'Hammonds of Hull, or 'HoH', there are now further plans for a rooftop bar and letting the remaining two floors out to office and commercial tenants.

The Barbican

The Barbican is a Grade II listed Brutalist icon and is one of the UK's architectural treasures. Designing and developing the Barbican Centre was part of a visionary plan from architects Chamberlin, Powell and Bon to radically transform how we experience buildings and cities.

Today, the Barbican Centre attracts almost 2 million visitors a year, as well as thousands of artists and creatives, and the wider Barbican complex is home to a community of around 4,000 residents. The Barbican houses art galleries, theatres, cinemas, school of music and drama and City of London School of Girls.

The Barbican Centre has undergone a phased program of refurbishment over the past 40 years. The reuse of this building illustrates the incredibly flexible nature of these Brutalist concrete structures to adapt to modern times and uses.

Northampton International Academy

A vibrant educational 2,200 pupil community accommodated within a former derelict brutalist Royal Mail sorting office on behalf of Northamptonshire County Council and East Midlands Academy Trust.

The largely windowless, industrial building was derelict since the 1970s and considered a local eyesore that attracted levels of anti-social behaviour. It has been transformed into an education hub, experiencing natural light and expansive internal views, creating a positive and inspiring environment both internally and externally.

The £30m redevelopment includes a 400 seat theatre, a rooftop 4 court sports Hall as well as integrated commercial and retail units along the ground floor.

As well as a raft of internal reconfigurations, major interventions into the façades provide new classroom windows as well as a new entrance plaza and highly polished mirrored veil, which reflects the sky and buildings of the surrounding local community. This veil has been perforated, derived from the local tradition of leather goods making and brogue patterns, giving glimpses through to the existing building.

Re-use of Brutalist Boots in Kensington

The Kensington Building is a mixed-use, regeneration project designed by Pilbrow & Partners on behalf of Ashby Capital. The building provides 11,974m2 of office and retail space. Construction was completed in April 2022. This project is the same scale as Norco House, with a floor area of 1,800m2.

The project started with a 1970s building. It had many shortcomings: its crude concrete façades detracted from its historic setting; its orthogonal, Brutalist massing eroded traditional street lines, and blank, inactive frontages at ground floor level created a hostile presence.

Yet the building had positive qualities that allowed it to be successfully refurbished. It had a regular and widely-spaced structural grid, good floor-to-ceiling heights and high live retail floor loadings.

The building was stripped to its frame and then extended the structure laterally to restore the historic building lines on the high street. Three levels of accommodation were added above, making use of the intrinsic high structural loadings of the existing building. These are set back behind richly landscaped garden terraces.

Original Brutalist building

Retrofit of Brutalist building completed in 2022

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Appendix 2: Future Projects Action Plan

The following table provides a more detailed overview of the potential future projects identified in section 14 of the Mini Masterplan document.

The projects identified will need further discussions with the local community, business and stakeholders to deliver. It should also be noted that the Council will support both the local community and local businesses where possible to bring these projects forward.

Community Interventions

Objective	Intervention	Project	Lead & Partners	When	Where
Appearance and Character	De-cluttering the Streets	Removal of clutter & unnecessary signage, satellite dishes, pole signage etc	Local Community - Partners to be identified	Immediate	Focus on areas with proliferation of clutter e.g George Street and agree priority areas based on early implementation of public realm change to maximise positive impact.
		Residential front door enhancements - painted, restored, highlighted through public realm materials	Local Residents Groups	Short - Medium Term	For residential properties that open onto Local Access Streets and which have no front porch or threshold to the street
	Identity	Create an online neighbourhood presence	Community Organisations (to be identified)	Immediate	To cover the George Street Mini Masterplan as well as the wider George Street Community to the north
	Place Management	Appoint local champions for George Street who will focus on delivering agreed vision and strategies in the area	Local Community Groups with ACC	Short Term	To cover the George Street Mini Masterplan area (and ensure co-ordination with adjacent community initiatives / projects)
		Establishing a core group of businesses owners / residents to represent George Street	To be identified / connected if existing	Short Term	To cover the George Street Mini Masterplan area (and ensure co-ordination with adjacent community initiatives / projects)
Enhanced Pedestrian Experience	Security	Woman and Vulnerable Group Safety Audit	Local Community with ACC	Short Term	Area wide
	Lighting	Pop up street canopy / overhead lighting	Local community & arts groups	Immediate	Smaller lanes and pedestrian focused streets such as Jopps Lane as well as areas which host pop up events.
		Front door lighting for residential tenements	Local community / ACC / Aberdeen Inspired	Short Term	Focus on residential properties that open onto public streets and which have no front porch or threshold to the street. A priority area could be George Street
Tackling Inactivity & Vacant Space	Redefining Residential Streets - Urban Pilot Project	Customising existing streets to support healthier and sustainable urban life for residents - interventions could include designated bin storage, defined parking bays, EV charge points, street greening / communal gardens, play street elements, urban allotments, lighting, SuDS etc	Local residents supported by ACC	Medium Term	Focus on areas with density of residential accommodation eg. Charlotte Street and Craigie Street. Exact areas to be co-ordinated with community and developed in co-ordination with ETROs
	Reactivating alleys, lanes and back streets	Making use of and activating underutilised spaces in a creative way.	Local Community Groups, George Street Businesses and ACC, Arts Groups, Outreach Groups	Short Term	Focus on streets, vacant spaces, car parks where there are low levels of activation.
George Street as a Destination	Creating an Adaptable Neighbourhood	Using empty units for art exhibitions, book launches, College end of year exhibitions, temporary performance space, overspill exhibition space for the nearby Art Gallery, local street library etc	Local Community Groups, Arts Groups, Educational Institutions	Short Term	In areas vacant units that address primary or secondary streets to limit negative perceptions of void units. E.g Lower George Street and St. Andrews Street
	A multi-generational space	Consider the diversity of visitors and residents, ensuring facilities and amenities can provide for various ages and abilities - interventions could include temporary seating, drinking water stations, shade etc	ACC / Local Community	Immediate	Across areas with higher pedestrian footfall and near to local retail. Should be considered alongside parklets and spill out space being created.

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Local Business Interventions

Objective	Intervention	Project	Lead & Partners	When	Where
Appearance and Character	Improved Street Appearance for People	Deep clean of existing paving, street furniture and building façades	ACC, Aberdeen Inspired, Local Shop Owners	Immediate	Areas to be identified by local community. Suggest focus on buildings where public realm interventions are proposed to maximise impact.
		De-clutter existing streetscape - combine highways and pedestrian signage, where possible and remove unnecessary items	ACC	Short Term	Focus initially where public realm interventions are proposed and prioritise pedestrian focused environments e.g Lower George Street
	Art & Colour	Commission Creative Placemaking and creative work onto pedestrian areas / Research the possibility of commissioning creative artwork on focussed areas	ACC, Other Art Institutions	Immediate	In pedestrian focused areas such as South George Street. Longer term this can be expanded to junction locations with improved pedestrian links
		Attractive visual screening across poor quality environments	Bon Accord Centre, Shop owners, private landlords, ACC	Short Term	Focus on areas where there are low levels of activation (see page 31) for example service yards / gable ends / blank elevation. Prioritise larger and most visible façades
		Street & pedestrian crossing colouring	ACC	Short Term	In pedestrian focused areas such as South George Street. Longer term this can be expanded to junction locations with improved pedestrian links
		Shop front creative interventions	ACC, or a Creative and Cultural Organisation/ Institution, or Culture Aberdeen	Short term	Along streets where majority of shops close after 17:00. Focus along George street, St Andrew Street and John Street to deliver co-ordinated impact.
		Commission a sculpture trail across the area	ACC, Creative and Cultural Organisation/ Institution, or Culture Aberdeen	Short - Medium Term	Area wide, beginning on George Street
	Animating buildings / façades	Research Creative Commissions for the façades of buildings in George Street	ACC, Creative and Cultural Organisation/ Institution, or Culture Aberdeen	Immediate	Build from Jopps Lane in partnership with willing land / property owners. Community can help to determine priority areas.
		Early dialogue with owners of Bon Accord Centre to discuss enhancements to the north and eastern façades of the shopping centre and car park	ACC / Bon Accord Centre Owners	Short Term	Focus on the northern and eastern elevations of the Bon Accord Shopping Centre
		Uplighting and feature lighting to illuminate buildings	ACC / Business Owners / building owners	Medium Term	Primary focus on buildings of interest including Norco House and other historic buildings
	Signage & Fronts	Removal of clutter & unnecessary signage, satellite dishes, pole signage etc	ACC / Local Community	Immediate	Focus on areas with proliferation of clutter e.g George Street and agree priority areas based on early implementation of public realm change to maximise positive impact.
		Create a signage and wayfinding strategy including at key arrival points into the neighbourhood	ACC / Business Owners	Medium Term	Focus on edges of the neighbourhood where people travel into the area (gateway locations). Develop along main pedestrian routes that flow from those gateway locations.
		Improve quality & consistency of shop front signage	ACC, Aberdeen Inspired, Local Shop Owners	Short - Medium Term	Area wide, beginning on George Street
	Animating buildings / façades	Create active uses and frontages along Loch Street at ground level. Improve entrance to the George St approach by widening the openings to the building at ground floor	Bon Accord Centre	Longer term	Loch Street and George Street

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Local Business Interventions (cont.)

Enhanced Pedestrian Experience	Street planting & urban greening	Installing Green Walls, Living Walls and other Urban Greening solutions as part of a neighbourhood wide strategy	ACC / Business Owners	Medium term	Focusing on large scale blank gable ends and façades that are orientated to support green walls. Secondary focus on smaller infill areas
	Improved Environmental Performance	Retrofitted rain gardens, SuDS,and planting which filters out pollutants. Programme could also be extended to existing buildings for retrofit for improved thermal insulation and reduced energy consumption.	ACC / National Govt, private occupiers, local businesses, local residents.	Medium - long term	Area wide intervention across existing streets
Tackling Inactivity & Vacant Space	Reactivating alleys, lanes and back streets	Encourage meanwhile uses such as pop ups, street closures, parklets etc to improve activity	ACC, Aberdeen Inspired, Local Shop Owners	Short Term	Area wide, beginning on George Street
George Street as a Destination	Alive after 5pm	Establishing a strategy to co-ordinate later opening times / weekends etc across various uses. E.g NESCOL& Robert Gordon's Colleges evening openings promoted to local restaurants, cafés, bars etc to encourage college patrons into the area. Introduce reward vouchers initiative etc to promote cross business patronage between retailers and other businesses as well as local residents' discounts.	ACC, Aberdeen Inspired, Local Shop Owners, Local Business Groups, NESCOL & Robert Gordon's College	Short Term	Across the neighbourhood
	Calendar of events	Curate a calendar of events for George Street and the immediate surrounds which encourage patronage across the area	ACC, Aberdeen Inspired	Immediate	Area wide
		Celebrate heritage and the ornate architectural diversity through commercial events, walking tours, online/apps and feature lighting.	ACC, Aberdeen Inspired	Immediate	Focusing on historic buildings of architectural interest and / or social and cultural significance.
	A Smart High Street	Encouraging local businesses are promoted on George Street apps / websites / social media etc and use a means to run promotions and special events.	ACC, Aberdeen Inspired, Local Shop Owners, Bon Accord Centre	Short Term	Primary retail focused areas
	Creating an Adaptable Neighbourhood	Tap into local talent by providing space for start-ups / pop up events to encourage students to stay beyond their course.	ACC, Aberdeen Inspired, Educational Institutions	Short - Medium Term	Adjacent to Bon Accord Centre. Any new urban spaces created within Neighbourhood

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Aberdeen City Council Interventions

Objective	Intervention	Project	Lead & Partners	When	Where
Appearance and Character	Improved Street Appearance for People	Develop a palette of materials and street furniture to help celebrate George Street character (to be developed alongside public realm detail design stages)	ACC	Medium Term	Across streets which are undergoing interventions to increase pedestrian space
		Refurbish and restore existing street bins, bollards, cycle stands	ACC	Medium Term	Area wide but focus firstly on John Street, St. Andrews Street, George Street and Gallowgate
		Introduce bin storage or shelters where bins are required to be stored on street	ACC / Aberdeen Inspired	Short Term	Residential locations and pedestrian focused areas e.g Craigie Street & St. Andrews Street
Enhanced Pedestrian Experience	Improved Street function for People	Street redesign to include: • Carriageway narrowing • Footpath build out at junctions / junction improvements • Pedestrian prioritised crossing points • Footpath widening • On-carriageway bus stops to prioritise public transport and slow cars • Spill out space for businesses • Seating and rest points • Cycle parking and repair stations	ACC	Medium - Long Term	Area wide but focus firstly on John Street, St. Andrews Street, George Street and Gallowgate.
	Increasing dwell time	Coordinated palette of street furniture including provision for elderly, range of physical abilities, visually impaired and cyclists	ACC	Short - Medium Term	Area wide but focus firstly on John Street, St. Andrews Street, George Street and Loch Street
	Security	Improved CCTV coverage	ACC?	Medium term	In areas where community and local businesses report most Anti-social behaviour incidents
	Lighting	Lighting strategy for George Street - for both wayfinding & security	ACC	Medium term	Area wide as part of wider public realm strategy
	Street planting & urban greening	Street trees and planting	ACC	Medium term	Area wide as part of wider public realm strategy
	Making primary routes work harder	Inclusion of cycle lanes along key routes	ACC	Medium term	Along streets identified within the Mini Masterplan cycle accessibility strategy
George Street as a Destination	Smart High Street	Visitor and residential information points - these could be pop up kiosks / interactive stands / live cycle counters / air quality readings etc	ACC, Aberdeen Inspired	Short - Medium Term	Area wide, beginning on George Street and along cycle routes
	Necessities	Consider provision of basic services, public toilets, 'changing spaces' toilets, and disabled access points.	ACC	Short - Medium Term	Along streets with pedestrian activity and along local access streets.
Reducing Vehicle Dominance	Making primary routes work harder	More flexible use of parking spaces - creating PARKlets which reclaim parking bays for socialising, play and dwell time. Create a PARK(ing) Day which could bring a festival of parklets to the area.	ACC	Short Term	Focus where the type of existing businesses can benefit from adjacent spill out space / dwell space i.e cafes, bars, community uses and along reduced traffic streets (ETRO locations)
		Better provision and / or quality of cycle parking in convenient locations	ACC	Short Term	Prioritise anchor locations such as Bon Accord Centre, NESCOL and George Street as well as at arrival gateways / bus stop locations.
		Experimental Traffic Regulation Order (ETRO) 1 - retain the 2-way operation of Berry Street but for car-park access/egress only	ACC	Short Term	Berry Street, Loch Street and St Andrew Street. (Note existing small central reservation exists along Berry Street which will need some minor amends to implement ETRO).
		ETRO 2 - Reduce and restrict speed of traffic by narrowing carriageway with temporary build-outs and signage. If successful restrict access to local access only.	ACC	Short Term	Charlotte Street between Spring Garden and John Street
		ETRO 3- Remove general traffic along Blackfriars St northbound, creating more freedom for pedestrians, cyclists and public transport.	ACC	Short Term	Blackfriars Street
	Prioritising Sustainable Travel	Reconfiguring current bus routes as well as provision of enhanced bus stops with interactive boards / wifi / charging points to encourage greater use and improved passenger experience	ACC	Medium - Long Term	John Street, St. Andrews Street, George Street and Loch Street (in liaison with bus operators).
		Ensuring there is adequate space for cyclists along key routes with cycle parking through the area would encourage more cyclists to use the area safely.	ACC	Medium - Long Term	Along streets identified as formalised and advisory cycle routes as per the Cycle Accessibility Strategy.

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George Street
Mini Masterplan (DRAFT)

December 2022

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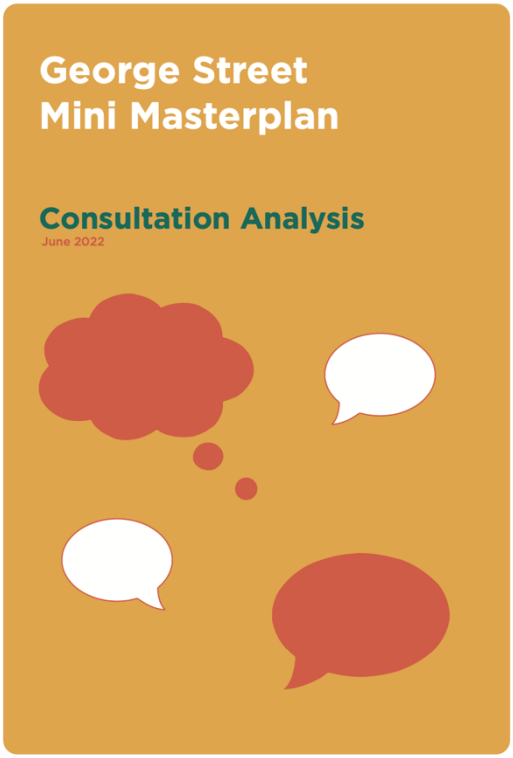
Aberdeen City Council
George Street Mini Masterplan
Stakeholder Engagement Report
November 2022

Project Background

In November 2021, Council agreed to note the current position regarding George Street and continued uncertainty surrounding the future of the former John Lewis building. Officers were instructed to undertake public and stakeholder engagement on the future of the area in early 2022 and to report back to Council in June 2022.

In February/March 2022, the Council **undertook public consultation** to better understand resident, visitor and business thoughts on what George Street is currently like to visit, live, work and shop in, and to understand what changes consultees would like to see in any future plans for the area. Nearly 300 responses were received.

This engagement process allowed Aberdeen City Council, to understand local stakeholder and community members views and aspirations for the George Street area. The aim of the consultation process was to encourage people to share ideas and experiences of George Street and to ensure that these formed part of any future proposals for the area.



The consultation exercise also invited comment on the area's key issues, it's strengths and perceptions of proximity to the city centre, in order to establish a picture of how the area functions on day to day basis and how the local and surrounding community use and interact with the place

During Summer 2022, OPEN were commissioned by Aberdeen City Council to undertake a study which analysed the feedback. The OPEN study set out the key ideas which could be taken into account for future masterplanning work within the George Street Mini Masterplan area of the city centre, based on suggestions and themes that arose through the consultation process. The report also sought to establish potential areas for intervention which could be addressed through a Mini Masterplan for the George Street Area, as part of the wider Aberdeen City Centre Masterplan proposals.

Through thorough analysis of the February/March 2022 consultation feedback, a number of potential interventions were identified by OPEN. These interventions, both physical and non physical, could be further considered through the development of the Mini Masterplan to sustain and enhance the dynamic community within George Street. These are contained within OPEN's mini masterplan report.

At the Council's June 2022 Committee, an instruction was given to bring forward a masterplan for the George Street area and report back to committee in December 2022. A draft George Street Mini Masterplan has been prepared with the additional input of stakeholders. If approved by Council, it will be subject to wider public and stakeholder consultation Ensuring there is continued engagement throughout the design process, encouraging open conversations and sharing of ideas will lead to more sustainable and publicly endorsed decisions.

A key part of continuing the conversation will be to host a number of stakeholder workshops as well as a public consultation exercise. The findings of these will help to inform the final design and regeneration strategy for the area.

Engagement Approach

The Council's City Development Group Board approved the overarching City Centre and Beach Masterplan engagement strategy on 6th April 2022 which suggests the undernoted steps when preparing engagement plans for individual projects.

1. Programme confirmed
2. Engagement Objectives/Scope& Scale/Stakeholders/Messaging/ Q&A agreed
3. Transportation input re any transportation issues
4. Ensure Equalities input to enable Integrated Impact Assessment (IIA) and ensure any equalities recommendations are incorporated in engagement plan
5. Ensure design team has planned/undertaken any technical engagement timeously
6. Prepare engagement materials /agree wider PR with ACC comms
7. Briefing to City Centre & Beach Masterplan Stakeholder Forum/onboarding key stakeholders as required ("pre-engagement" phase)
8. Deliver engagement (methodology will vary depending on the project and stage of approval/design it is at)
9. Update Stakeholder Forum/Stakeholders
10. Wider Feedback
11. Engagement Report & Summary

Each engagement plan takes cognisance of Aberdeen City Council's **Engagement, Participation & Empowerment Strategy** and the **National Standards for Community Engagement**

Engagement Summary

This summary covers the period from August 2022 (when an initial engagement plan was prepared for the George Street Mini Masterplan) to October 2022 (when stakeholder engagement in relation to preparation of a Draft Mini Masterplan was completed). The Council's Community Learning Team is proactive in the George Street area and has undertaken complementary consultation in relation to "softer" issues of importance to the community. The local Community Development Officer assisted streets-UK in identifying a wider range of stakeholder groups. The officer then approached stakeholders and asked if they were willing to participate in the mini masterplan engagement.

streets-UK prepared a stakeholder database (Appendix 1) and all stakeholders were contacted in September 2022 to explain that a Draft Mini Masterplan was being prepared and seeking their input. ACC Officers requested that individual meetings/presentations meetings were offered to a number of stakeholders such as George Street Community Council, Robert Gordons College and NESCol.

George Street Community Council - streets-UK attended the September 2022 meeting to introduce the team, give an update on the wider City Centre Masterplan and explain the process and timescales to develop the Mini Masterplan for George Street. The Community Council was encouraged that George Street was the subject of a study. However, there was debate over the extent of the red line area with some Community Councillors noting that the whole of George Street should be in the study area.

NESCol – Council Officers, OPEN and streets-UK attended a Campus Futures meeting on 11th October 2022 to introduce the team, explain the process and timescales to develop the Mini Masterplan and seek College support in ensuring the voices of their students and staff were heard as part of wider public consultation anticipated for early 2023.

North East Sensory Services (NESS) – is a long standing resident of the area and as well as staff and users of NESS attending a stakeholder workshop on 7th October 2022 (discussed below), a bespoke event was run exclusively for NESS users on 5th October and supported by an interpreter.

Stakeholder Workshops – On 7th October 2022, two stakeholder workshops were held in NESS offices. The objective was to create a shared vision for the George Street Mini Masterplan, check that the design team understood the character of the George Street area and to explore some initial project ideas. OPEN presented some initial ideas for a vision and their initial observations of the area before moving on to discuss potential project ideas.

A summary of the workshops is in Appendix 2. All workshop participants were in broad agreement with the George Street Mini Masterplan Vision and a number of additional project ideas were proposed for further consideration by the design team.

Areas discussed in these sessions were:
• First reactions to OPEN's analysis
• Potential vision statement
• Potential projects

First reaction feedback during these sessions included comments as follows:
• Lack of urban landscaping and green spaces. Only decent green space is at Hutchenson Street.
• Feels busy and vibrant – but not alive after 5pm
• Historical connection severed by Bon Accord Centre – some connections are constrained
• There is a real fragility of business – although George Street has survived Covid relatively well, its small independent businesses may be lost because of energy costs.
• The area doesn't feel overly safe at night – lighting is poor
• Concern about transport and bus routes.
• George Street has become increasingly constrained with clutter.
• Diversity is great - lots of ethnically diverse shops
• College, Robert Gordon's, Sandman and Finnies are all attractors. Estimate of 11,000 people potentially associated with all on a daily basis.
• There are few big sites that could be real game changers, e.g. Broadford Works.

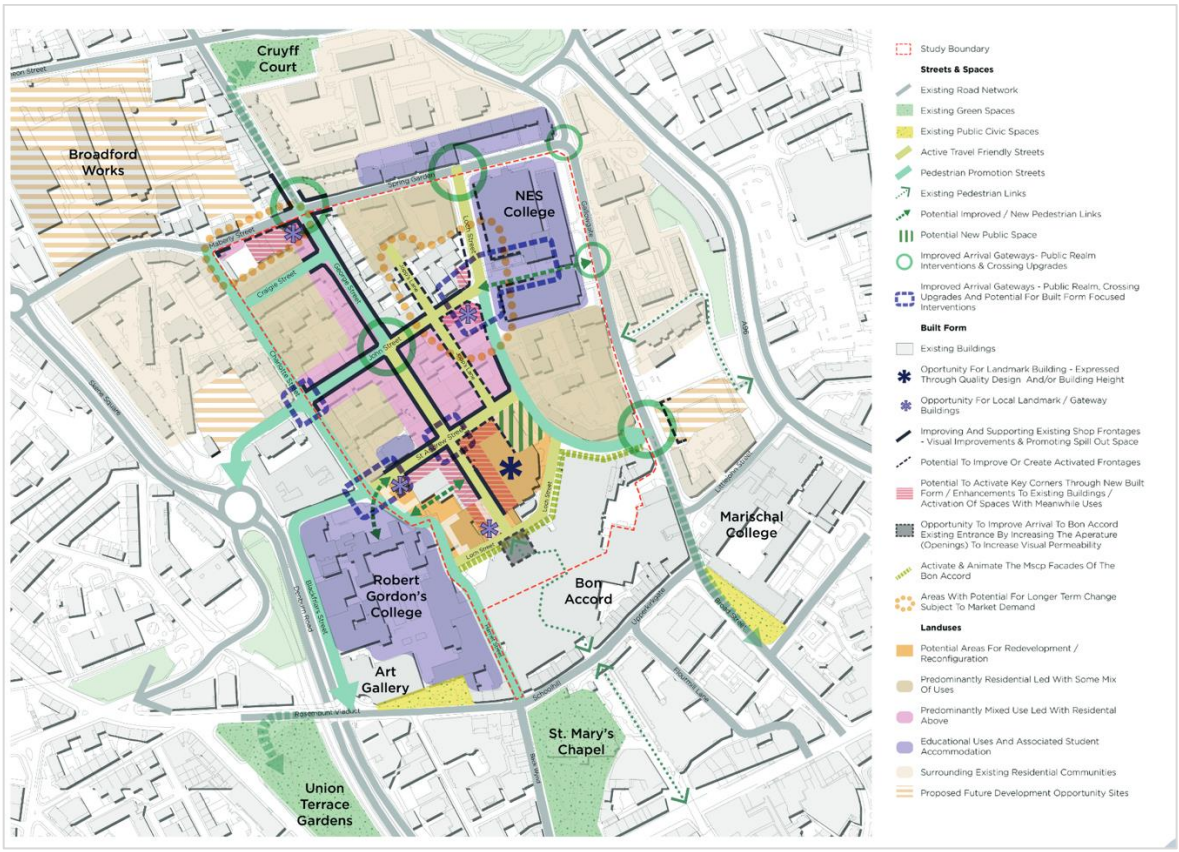
Engagement Outputs

All participants who attended the October 2022 workshops were in broad agreement with the George Street Mini Masterplan Vision and a number of additional project ideas were discussed for further consideration by the design team. These are included in the Draft Mini Masterplan for public consultation.

Next Steps

If the Draft Mini Masterplan is approved by Council, it will be subject to wider public and stakeholder consultation in early 2023. Because of the large volume of young people using the area, it is important that the public consultation has ways to ensure young people are encouraged to take part.

Feedback sessions will also be held with stakeholders to share with them how they have shaped the masterplan.



George Street Masterplan
Vision & Opportunities Stakeholder Workshops
7th October 2022 @ NESS Offices, John Street
11th October 2022 with NESCol Campus Futures Team

Workshop Agenda

- Setting the Scene / the wider context
- Key Findings from Previous Consultations
- Design Team's First Impressions
- What the design team has discovered
- A Draft Vision for discussion
- An initial Strategy for Change
- Potential Focus areas

First reactions/feedback from 7/10 workshop participants

- Lack of urban landscaping and green spaces
- Feels busy and vibrant – but not alive after 5
- Historical connection severed by Bon Accord – some connections are constrained
- There is a real fragility of business – although George Street has survived Covid relatively well, its small independent businesses may be lost because of energy costs.
- The area doesn't feel overly safe at night – lighting is poor [Greater George Street Traders Association had an extension to the CCTV system approved and would like to know its status.]
- Concern about transport and bus routes.
- George Street has become increasingly constrained with clutter.
- Only decent green space is at Hutcheson Street.
- Diversity is great - lots of ethnically diverse shops
- College, Robert Gordons, Sandman and Finnies are all attractors. Estimate of 11,000 people potentially associated with all on a daily basis.
- Broadford works really needs tackled – there are few big sites that could be real game changers.

Potential Vision was discussed

George Street: A place Connected!
The 'local' Neighbourhood: a vibrant, city centre town at the heart of reinvention. A place to form new connections; Social, Cultural & Economic. An authentic neighbourhood offering an evolution of George Street; a place for people to come together; with spaces that link activities, aspirations and ideas.

Discussion

- General agreement that the draft vision reflects the George Street that stakeholders recognise.
- Could George Street area be a "Test Town"
- Bon Accord could support George Street's position in the city as a feeder/ entry level district

- Temporary uses of space. WASPS have a waiting list for their existing studios in Aberdeen. Grays School of Art are taking 3 temporary units on Schoolhill/Upper Kirkgate.
- Flexible offices could be an opportunity.
- Could former John Lewis building be cleaned/repurposed
- Space between Bon Accord and St Andrew Street could be improved really quickly. Could there be a focal point for kids? A place for communal activity?
- Could former John Lewis not be repurposed as a space to attract people?
- A clean up of the area/deep clean needed. Could obsolete satellite dishes be removed.
- Creating a focussed zone to improve/invest in will benefit the whole area and spill out
- Sympathy towards reducing cars and creating a better balance between moving people around and creating attractive spaces.
- Small things like purpose designed bins, seating, flowers all help to lift the area
- Could there be a cohesive design/signing/area identity that would help people explore and navigate the area
- Really important to involve young people in public consultation.

City Campus Futures. NESCol, 11th October

Presentation to Campus Futures Group.

Discussion:

- Masterplan aspiration reflects broader changes that are happening e.g. increasing diversity and variety, supporting start ups.
- Access to college isn't ideal…through Bon Accord/Harriet Street.
- There's a really high number of young people. NESCol students tend to live locally – doesn't have a campus vibe. An extended campus idea would be interesting.
- Uses for former John Lewis - Multi cultural centre? Science Centre?
- Encouraging evening use – the area doesn't feel comfortable/safe in the evenings
- NESCol looking at Skills Centre.
- Creative Industry Students. Rehearsal space. "Aberdeen's Greenwich Village
- Congestion at 5pm is an issue. Closure of Upper Kirkgate has impacted.
- Is there space for sustainability and food? NESCol has horticultural students
- Campus is pretty full capacity – but there is a downtime – weekends/evening/holidays. Family learning and Cosy Campus being considered.
- NESCol keen to use the Campus 24/7
- Could Bon Accord be a more "public right of way" outwith hours?
- Social space in Bon Accord – bowling etc. Could that be used better?
- Active Travel – connected journeys
- Reconnect with NESCol to ensure its students involved in the public engagement

Stakeholders as at October 2022

Stakeholder Workshop Participants	
Organisation	**Title (If Known)**
Bon Accord Centre Managers	Commercial Manager
Greater George Street Traders Association	Chair
ACC	Community Capacity Building
Aberdeen Inspired	City Centre Manager
Aberdeen Inspired	Networks/Events
Aberdeen Inspired	CEO
DEP	Member
George St Community Council	Member
North East College	Head of Planning and Academic Partnerships
North East College	Head of Sector - Hospitality and Leisure
North East College	Head of Sector - Care, Education and Social Sciences
ACC Arts/Culture/Tourism	
Look Again	Project Lead
Aberdeen Art Gallery	
North East Sensory Services	CEO
George St Community Council	Member
Robert Gordon's College	Director of Finance
Stakeholders unable to attend/keep updated	
The Care Hub	
ACC Health Improvement Officer	
ACC Youth Work Team	
ACC Housing	
NHS	
Robert Gordon's College	Director of Development, Marketing and Admissions
ACC	Locality Planning Manager
Look Again	
Look Again	
Dee Swimming Club	
Aberdeen Multicultural Centre	
St Margarets Church and Hall	
Catherine Street Community Centre	
ACC Wellbeing Coordinator	
ACC	
John Lewis Partnership	
ACC Arts/Culture/Tourism	
George St Community Council	Chair
Police	City Centre Officer
Police	
Alcohol Drugs Action	

Other Stakeholders to Update via other Fora	DEP, ACTUP, Stakeholder Forum	Streets UK to update as part of standing agendas

George Street Mini Masterplan
Strategic Environmental Assessment (Scoping Report) – Draft Version

December 2022

CONTROL SHEET

Client: Aberdeen City Council
Project Title: George Street Mini Masterplan
Report Title: Strategic Environmental Assessment (Scoping Report) – Draft Version
Document number: 13116
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1 INTRODUCTION

1.1 Background

Work has begun on a review of the George Street Mini Masterplan. The purpose of the Mini Masterplan is to establish a clear vision, supporting objectives and set of development principles that will stimulate and support the delivery of incremental but transformational change for George Street, securing a range of economic, social and environmental benefits. The purpose of the Strategic Environmental Assessment (SEA) will be to provide an assessment of any significant environmental effects resulting from the Mini Masterplan.

1.2 Purpose of this Report

The purpose of this Strategic Environmental Assessment (SEA) Scoping Report is to set out sufficient information on the George Street Mini Masterplan to enable the Consultation Authorities to form a view on the scope/ level of detail and consultation period that will be appropriate for the Environmental Report. This report has been prepared in accordance with the Environmental Assessment (Scotland) Act 2005.

This scoping report is therefore provided for consultation and is circulated to the Consultation Authorities designated for SEA (NatureScot, Scottish Environment Protection Agency and Historic Environment Scotland (for Scottish Ministers)).

Responses will be used to help shape the scope of the George Street Mini Masterplan and the assessment of its potential effects on the environment.

Please return consultation responses to:

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Strategic Place Planning
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Business Hub 4
Broad Street
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1.3 Structure of the Scoping Report

This report sets out the proposed approach to the SEA. The report is structured as follows;

Section 2 presents an overview of the George Street Mini Masterplan, setting out the key facts about the plan and characteristics of the area.

Section 3 sets out the context for the George Street Mini Masterplan including a review of the strategic context of the plan, an outline of the environmental baseline and analysis of relevant problems and opportunities in the George Street area.

Section 4 sets out the proposed SEA objectives.

Section 5 addresses the environmental assessment, reviewing alternatives to the Mini Masterplan, setting out the findings of the scoping appraisal and presenting the proposed appraisal framework for the environmental assessment which will be reported in the Environmental Report.

Section 6 presents commentary on the next steps for the SEA.

2 KEY FACTS ABOUT GEORGE STREET MINI MASTERPLAN

2.1 Key Facts

The key facts relating to the George Street Mini Masterplan are set out below, based upon the draft Masterplan prepared by Optimised Environments.

Table 2-1: Key Facts relating to the George Street Mini Masterplan

Name of Responsible Authority	Aberdeen City Council
Title of the of the PPS	George Street Mini Masterplan
What Prompted the PPS	The purpose of the Mini Masterplan is to establish a clear vision, supporting objectives and set of development principles that will stimulate and support the delivery of incremental but transformational change for George Street, securing a range of economic, social and environmental benefits.
Subject	City Centre and Urban Regeneration (Daughter Document to the City Centre and Beach Masterplan).
Period Covered by the PPS	Annual review of progress and delivery
Frequency of Updates	This Mini Masterplan will ultimately form part of a wider recalibrated City Centre and Beach Masterplan which will be regularly reviewed to ensure Aberdeen City Council's strategy for the City Centre and the Beach remains up to date and relevant, with a clear focus on delivery.
Area covered by the PPS	The area identified for the Mini Masterplan is outlined in **Figures 2-1** and **2-2** below. The development of the masterplan will focus primarily within the study area. However, in order for wider benefits to be leveraged from the investment within the George Street area, the masterplan must acknowledge and respond to opportunities beyond the study boundary, understanding the influence of planned investment / development. The George Street neighbourhood is located towards the northern boundary of the masterplan area. George Street itself runs North to South, forming a once historic key between the city centre core and areas to the North of the city. The area is defined to the south by the Bon Accord Centre, which servers the historic connection to the City Centre. It is bounded to the south west by Robert Gordon College and by Gallowgate, Spring Garden and North East Scotland College (NES). George Street hosts a diversity of uses which give the area its own distinct character all of which sit within the wider context of Aberdeen's economy and cultural offer.
Purpose of PPS	The Mini Masterplan will put forward a strategy for the George Street area in the wider city centre context, complementing its existing strengths and building on recognised opportunities. The strategy for the area will be informed by a thorough understanding of place, a strategy for change guided by a clear vision and objectives.

	It will focus predominantly on urban realm improvements but will also consider and suggest recommendations for more fundamental and widespread change (both physical and non-physical) across the study area informed by community and stakeholder consultations as well as in response to wider City Centre projects. It will set out a regeneration framework identifying areas of change and supporting design aspirations. Supporting the framework is a list of potential Mini Masterplan projects that can be implemented, through a combination of public and private sector involvement to secure the vision and objectives of the Mini Masterplan. The Mini Masterplan will act as a tool to promote the following aspects; • Consider the appropriate policy, cultural and physical fit for change • Engaging with the needs and ambitions of local residents, businesses and stakeholders • Establishing development potential (in the form of indicative sketches and scenarios) for areas of change • Mediating between a range of landowner and other stakeholder interests to realise areas of change • Promoting a vision for change that can stimulate market action • Celebrating and respecting the area's cultural heritage; and • Engendering a sense of cooperation and coordination between different agents of change to deliver on the Mini Masterplan's spatial vision.

Figure 2-1: Mini Masterplan Area

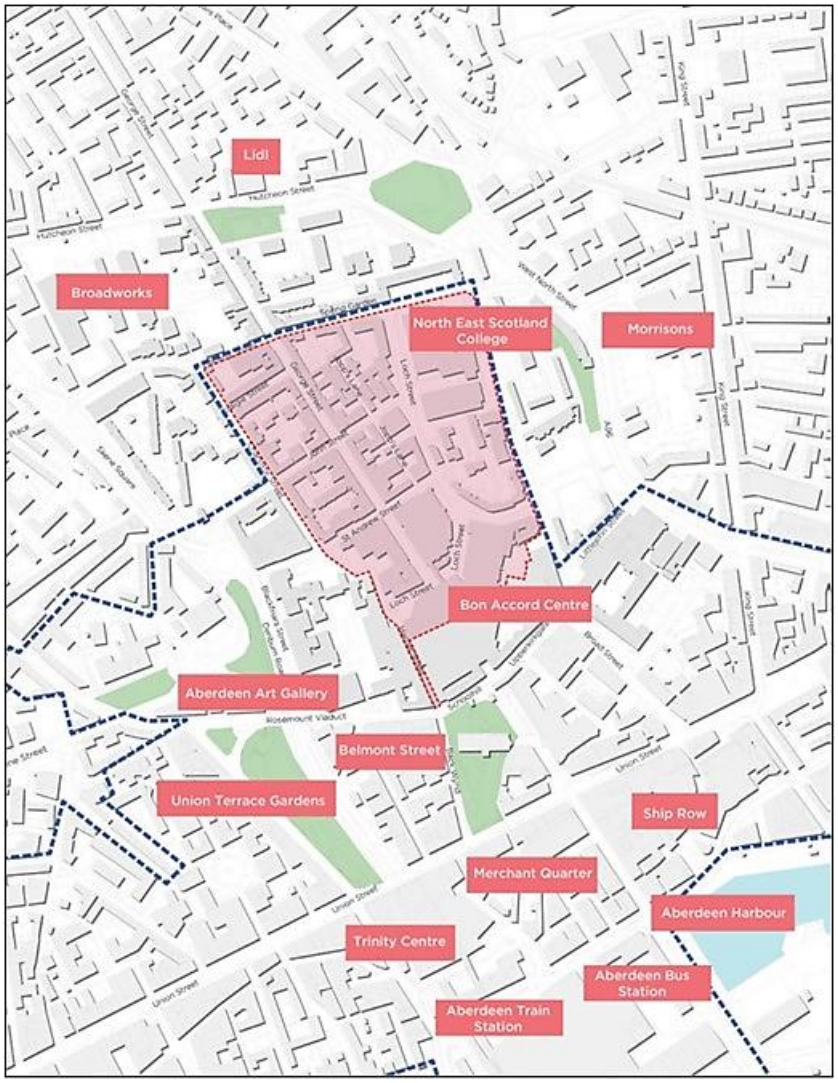


Figure 2-2: Mini Masterplan Area (Aerial Image)

2.2 George Street Mini Masterplan Aims

The Mini Masterplan has set out a vision and objectives to deliver change across George Street. It aims to promote and deliver change from the outset, through short term or medium term interventions whilst longer term opportunities are being developed in greater detail.

Each intervention is to be delivered through projects (both physical and non physical) which will have positive impact on improving the vitality of George Street.

The Council have the ability to both stimulate change and deliver change in areas across George Street; however, the interventions will require collaboration, mobilisation and coordination across community, private and a variety of other stakeholders in order to determine and deliver change.

The potential projects will continue to be co-developed by local stakeholders, community members and Council officers. It is intended to be a 'live' resource which can be updated and reviewed as opportunities emerge, so long as they support the vision and objectives of the Mini Masterplan

2.3 George Street Mini Masterplan Options and Consultation

2.3.1 Consultation

In February 2022 Aberdeen City Council undertook a consultation exercise to understand local stakeholder and community members views and aspirations for the George Street area.

This engagement process allowed Aberdeen City Council, to understand local stakeholder and community members views and aspirations for the George Street area. Masterplan.

The aim of the consultation process was to encourage people to share ideas and experiences of George Street and to ensure that these formed part of any future proposals for the area. The consultation exercise also invited comment on the area's key issues, it's strengths and perceptions of proximity to the city centre, in order to establish a picture of how the area functions on day to day basis and how the local and surrounding community use and interact with the place

Through analysis of the consultation feedback and establishing key themes, a number of potential interventions were identified. These interventions, both physical and non physical, could be further considered through the development of the Mini Masterplan to sustain and enhance the dynamic community within George Street

Potential physical / spatial interventions

- Opportunity to enhance and modernise the streetscape of the George Street Area, which could include enhancements to the public realm, de-cluttering and provide improved pavements, places to dwell and spaces to host street events.
- Revitalising the streetscape by looking at ways of filling vacant properties and establishing a coordinated shop frontage design. These would help to reactivate the area and reduce perceptions of decline / dereliction.
- Introduce space and facilities to help support temporary and medium term uses, to introduce more activity and animation to the area. This type of intervention could include pop up events, temporary road closures, temporary seating, planting features, signage and wayfinding. The space created would also allow businesses to expand out into the street to host events.
- Improve the pedestrian experience through enhanced materials, low level lighting, wayfinding, pedestrian prioritisation measures, better managed and potentially reduced street parking as well as planned cycle lanes and safe cycle storage to encourage more cyclists into the area.
- Improve safety and crime rates in the area, through enhancements to the public safety such as more CCTV, better street lighting and greater levels of activity (through different uses and types of spaces) to improve the sense of safety both during day and evening.
- A more radical suggestion raised through the consultation feedback was to demolish both the Bon Accord Centre and former John Lews building and to replace with public facilities, public space, green space. This and other options would need to be tested and appraised through the George Street Mini Masterplan Area study.

Potential non physical / spatial interventions

- Creation of a brand identity and localised incentives for visits for George Street that helps to promotes a stronger online presence.
- Working with the council, local community groups and stakeholders to expand the city centre events programme to include the George Street area.
- Creation of a business community to support those investing in the area and to coordinate local businesses.
- The feedback suggests the existing community is strong and well connected, however a coordination group could be set up among residents to liaise with businesses to organise local events.
- Continued inclusion and collaboration with locals and stakeholders throughout the design and decision making process.
- Creating incentives for local entrepreneurs to set up in the area.

- Increase investment opportunities in the area to attract larger brand names. There is a view among feedback that big brand names would encourage more business and footfall in the area.

2.3.2 Additional Engagement

A key part of continuing the conversation has been to host a number of stakeholder workshops as well as a public consultation exercise. The following feedback has come from initial stakeholder discussions.

Stakeholder Feedback Summary

First reaction feedback during these sessions includes comments as follows:

- Lack of urban landscaping and green spaces;
- Feels busy and vibrant – but not alive after 5pm;
- Historical connection severed by Bon Accord Centre – some connections are constrained;
- There is a real fragility of business – although George Street has survived Covid relatively well, its small independent businesses may be lost because of energy costs.
- The area doesn't feel overly safe at night – lighting is poor;
- Concern about transport and bus routes;
- George Street has become increasingly constrained with clutter;
- Only decent green space is on Hutchenson Street;
- Diversity is great - lots of ethnically diverse shops;
- College, Robert Gordon's, Sandman and Finnies are all attractors. Estimate of 11,000 people potentially associated with all on a daily basis; and
- Broadford works really needs tackled – there are few big sites that could be real game changers

Community Planning Feedback Summary

- There are several community organisations that are operating in the area, but what they do not have is a knowledge of what each other are doing and how they could support each other
- Create a Community Network were groups, organisations and individuals would be asked to share ideas and take forward some actions
- Add to the already developed and well attended George Community Council
- Use of notice boards and a social media presence to promote what is going on
- A small minority do not like the shops and would like to see a return of more traditional offer, such as butchers, bakers, or clothes shops
- Accessibility issues with uneven pavement and minimal seating opportunities.

3 CONTEXT OF THE GEORGE STREET MINI MASTERPLAN

3.1 George Street Mini Masterplan

The Mini Masterplan will set out a regeneration framework identifying areas of change and supporting design aspirations. Supporting the framework is a list of potential Mini Masterplan projects that can be implemented, through a combination of public and private sector involvement to secure the vision and objectives of the Mini Masterplan.

The Mini Masterplan is at an early stage of development and the following draft objectives are being developed.

- Objectives for People
- Objectives for Place
- Objectives for Economy

In addition, a list of possible interventions to achieve the objectives and address identified problems and opportunities will be identified under each of the themes to be included within the following 3 options:

Option 1 – Partial demolition and Greyfriars Square

This option explores the potential to partially demolish the eastern extent of the John Lewis building, retaining the brutalist and most distinctive elements of the building.

The demolition makes way for a new George Street urban civic space - Greyfriars Square. new glazed facade to the east of the building allows a greater amount of natural light into the building whilst providing an animated new, mixed use address onto the square.

Development Approach:

1. Norco House 1990's extension demolished;
2. Retained and refurbished Norco House to accommodate new ground floor and upper floor uses;
3. Demolition of the extension allows for more natural light to infiltrate the floor plan and allow for more flexibility of use;
4. A new pocket park, Greyfriars Square, providing new residential and public amenity along St. Andrew Street and Loch Street. There is potential for this to become a sculpture park, outdoor exhibition space or more flexible uses civic space;
5. Infill development could comprise of ground floor retail, food and beverage and commercial spaces with residential above;
6. Existing road infrastructure along Loch Street narrowed to create larger pedestrian space and pocket park;
7. Alteration to elevation of Bon Accord Centre along Loch Street with potential for single storey food and beverage units facing onto Greyfriars Square;
8. St. Andrew's Street traffic calmed to create new space to Norco House;
9. Substation retained on Crooked Lane;
10. New residential frontage onto St. Andrews Street and Crooked Lane.
11. Approximately 98 new residential dwellings created.

Option 2 - A new residential scale

This option explores the potential to introduce residential development as part of an integrated redesign of the Norco House site. It looks to demonstrate an approach that retains the most distinctive elements of Norco House whilst introducing a mix of residential typologies. It proposes to demolish the eastern

extent of the 1980s Norco House extension, refurbishment of Norco House, additional residential floors to Norco House and a new build development of residential development adjacent.

The new building element screens views of the Bon Accord Centre car park and alongside a new elevation to Norco House, frames and overlooks a small pocket park along St. Andrews Street.

This option explores the ability to deliver the potential for circa 150-200 new dwellings which could help to attract a different type of resident to the area, for example graduates, young professionals or starter families who wish to access all that the City has to offer whilst being in walking distance to high quality public spaces and a vibrant local community.

Development Approach:

1. Demolition of the 1980s Norco House Extension;
2. Refurbishment of Norco house - Ground floor and first floor refurbished to accommodate workshops, retail, co-working and office spaces. Creation of an atrium through the centre of building to allow for natural light to infiltrate the plan and make it suitable for residential redevelopment. Addition of two new residential floors to the existing Norco House (structural ability to support additional floors would need to be determined through detailed design feasibility);
3. Interventions to ground floor of Norco House to allow for a clear route from George Street to Greyfriars Square. Creation of strong visual permeability and connection between Loch Street and George Street;
4. New residential building to the east of Norco House. This makes the most efficient use of the site for higher density residential development whilst still allowing for a park and public amenity;
5. Service area entrance to north west corner of the Bon Accord Centre re-located to enter / exit onto Harriet Street
6. Infill development along St. Andrews Street could comprise of ground floor retail and commercial spaces with residential uses above;
7. Existing road infrastructure along Loch Street narrowed to create larger pedestrian space and pocket park;
8. Alteration to elevation of the Bon Accord Centre along Loch Street with potential for single storey cafe/restaurant/bar units facing onto the new Greyfriars Square.

Option 3 – A mixed use community

This option considers the full demolition of Norco House and the Norco House Extension to allow for a new residential led development to occupy its place.

The proposal is a mid-rise, mixed-use development accommodating residential, ground floor retail, commercial, food and beverage uses.

A new pocket park sits on the corner of George Street and St. Andrews Street to offer community focused dwell space and that is framed by ground floor active uses. This approach shifts the sense of centre towards the core of the study area and addresses the issues along Loch Street and the interface with the Bon Accord Centre.

This option achieves circa 250-300 residential dwellings.

Development Approach:

1. Demolition of Norco House and extension to create new residential led neighbourhood of scale along the southern extent of George Street. Approximately 201 residential dwellings accommodated.
2. Assumes residential development across all floors but could facilitate some non-residential uses on ground floor along George Street to animate the surrounding streets and public realm

3. Combination of 3-12 storey blocks in locations which create new gateway features as well as respecting the established ridge and shoulder heights of historic buildings along St. Andrew Street;
4. Approximately 250-300 new residential dwellings created;
5. New east - west connection from George Street to Loch Street;
6. Internalised, private green space and residents parking enclosed with residential development and former Soup Kitchen forming part of the setting of the space.
7. Alteration to elevation of the Bon Accord Centre along Loch Street with potential for single storey cafe/restaurant/bar units;
8. Service area entrance to north west corner of the Bon Accord Centre re-located to enter / exit onto Harriet Street

3.2 The Masterplan Vision

A primary role for the George Street Mini Masterplan, is to ensure that its under lying principles support and complement those of the wider Aberdeen City Centre Masterplan. The current vision for Aberdeen City Centre is:

'*To create a world class city centre and beach that respects and enhances Aberdeen's unique qualities and characteristics and puts people at its heart..."*

The key objectives of the city centre masterplan are categorised into three themes:

Economy

- Eradicating poverty
- Supporting residents into fair work and;
- Enabling 500 residents to upskill and move into economic opportunity.

People

- Child Friendly City which supports all children to prosper and engage actively with their communities by 2026;
- Healthy life expectancy (time lived in good health) is five years longer by 2026
- Increasing satisfaction and use of community facilities and green environment to increase the health
- and well-being for older people and people managing long term conditions);

Place

- Increasing sustainable travel with 38% of people walking and 5% of people cycling as main mode of travel by 2026.
- Addressing climate change by reducing Aberdeen's carbon emissions by 61% by 2026 and
- Addressing the nature crisis by protecting/ managing 26% of Aberdeen's area for nature by 2026

George Street's Contribution

Building on the wider ACC key themes of Economy, People and Place, George Street can directly support and contribute to the success of the City. It will do this successfully by:

Economy	People	Place
Fully contributing to a more varied and dynamic local economy, where local businesses are supported, and where new ones, and people with ideas are encouraged to start-up, to grow and to thrive.	Supporting a neighbourhood full of a diverse mix of people and communities, participating in all that our district has to offer in terms of culture, education, everyday activities, a place to call home and a bustling street-life.	Becoming a place that is vibrant, comfortable, inclusive, playful and inviting. Being part of the city, but with a sense of the local intact.

3.3 George Street Mini Masterplan Objectives

Objectives For People

1. A place to continue to call home. An enhanced, greener environment in which to live sustainably and safely.
2. Encouraging community and individual wellbeing – creating amenity spaces and enhanced streets that foster greater social interaction, build and reinforce local community networks, and which support relaxation and dwell time.
3. Supporting community diversity from local shop owner, student, street artist, start-up business, exhibitor to resident with opportunities for all.
4. Encouraging a sense of local ownership & stewardship through events and initiatives shaped by the variety of local residential, educational and business communities.
5. A people focused place which offers a variety of uses and activities to support people of all ages – for residents and visitors

Objectives for Place

1. Define a coherent, colourful street aesthetic with a co-ordinated palette of quality materials, planting and street furniture distinctive to George Street.
2. Harder working streets – somewhere that is easy and safe to navigate, with a clearer hierarchy of streets and wayfinding. Reclaiming streets to prioritise a positive pedestrian experience, manage traffic movements, improve their environmental sustainability.
3. Tackling areas of inactivity through a programme of transformational change - from short to long term – making space for pop–ups, tactical urbanism and interactions that are experience focused.
4. Supporting the core to do more – addressing infrastructure barriers and poor-quality movement thresholds to encourage more comfortable journeys into & out of George Street.
5. Illuminating culture and identity - inviting you to learn about the built and social history through interpretation, intervention in the public realm and lighting.

Objectives for Economy

1. Retain the existing economic heart of the neighbourhood.

2. Encourage renewal and diversification to support new small and local enterprises that can define the culture of George Street.
3. Foster a culture of entrepreneurialism and experimentation – providing flexible spaces, space to fail and a means to support experimentation and trial.
4. Help the neighbourhood to respond to new residential, student & other demands – finding new locations to grow.
5. Establish a distinctive role in the city's cultural offer - create a home of sorts for a burgeoning scene for arts, craft and independents.
6. Play a key role in evolving the city's retail offer and reshaping its core.

3.4 Relationship with other Plans, Programmes and Strategies

This section sets out the policy and guidance at varying administrative levels, namely UK, Scotland, Regional and Local, that have influenced preparation of the George Street Mini Masterplan, and with which this exercise seeks to comply.

3.4.1 National Policy

At a National level, in addition to Scottish Planning Policy, the Scottish Government Economic Strategy and associated strategies, the emerging National Planning Framework 4 was published in draft in 2021. In July 2022, the Scottish Government confirmed that there was strong support for the general direction of NPF4, and that their intention is to lay a revised draft for the Scottish Parliament's approval in the autumn of 2022.

At a UK level, the UK Government's 'Levelling Up' White Paper identifies the requirement for a clear framework to "act upon the drivers of spatial disparity", and identifies six 'Capitals' to be considered – of particular relevance to Aberdeen City Centre and Beach are: Physical capital; Human capital; Social capital; and Institutional capital. In addition, the White Paper identifies 12 clear 'Missions' to be achieved by 2030.

Those of particular relevance to the success of George Street include:

- Transport Infrastructure – improved public transport connectivity and services;
- Health – Health Life Expectancy gaps to be narrowed;
- Well-being – to improve in every area of the UK; and,
- Pride in place - people's satisfaction with their town centre to have risen.

The Aberdeen City Region City Deal in 2016 committed both the UK Government and Scottish Government to jointly investing up to £250m whilst Aberdeen City Council, Aberdeenshire Council and local partners are committed to investing up to £44m over the next decade. The commitments made under the deal include those in relation to Innovation, Digital Connectivity, Aberdeen Harbour Expansion, Transport Appraisals and Governance.

In the meantime, the draft NPF4 identifies that each part of Scotland can be planned and developed to create:

- Sustainable places, where we reduce emissions and restore and better connect biodiversity;
- Liveable places, where we can live better, healthier lives;
- Productive places, where we have a greener, fairer and more inclusive wellbeing economy; and
- Distinctive places, where we recognise and work with our assets.

In addition, NPF4 sets out specific actions for a "North east transition" which actively plans a just transition from oil and gas to a net zero future.

These actions include: Transition to net zero; Improve local liveability; Regenerate coastal communities; Decarbonise connectivity.

Additional Scotland-wide actions which are key to George Street Mini Masterplan are that of: 20-minute neighbourhoods and local living representing liveable environments and great access to services for all; Sustainable Tourism, where tourism is a priority sector within the Aberdeen Regional Economic Strategy; and the Reinvention and Future Proofing of City Centres.

3.4.2 City And Town Centres

Specifically in relation to city and town centres, the Scottish Government's 'A New Future for Scotland's Town Centres' (Feb 2021) promotes a set of proposals which will strengthen the role of town centres in planning and the role of communities in shaping their town and town centre.

Recommendations include towns and town centres to be included in NPF4 with a requirement to create and implement town plans; and, expanded and aligned funding of demonstration projects in towns and town centres.

More recently, the Scottish Government, partnering with the Scottish Cities Alliance, have also published 'At the Heart of Economic Transformation', the City Centre Recovery Task Force Report (March 2022). This identifies the impact of the Covid-19 public health emergency on city centres, and sets out the areas and actions that the Task Force have agreed to prioritise. These immediate priority actions focus on: Action on immediate recovering; Data on spend; Building expertise; Visitor campaign; Investor attraction; Greater clarity around the return to offices; and Call on UK Government to make changes to VAT to better support city centre recovery.

In putting these recommendations into practice, the Task Force Report sets out seven 5-year outcomes for city centre recovery, namely:

1. Increased residential capacity and occupancy in city centres;
2. Smaller city centre carbon footprint;
3. Reduction in the amount of vacant and derelict land and property;
4. Increase in city centre creative, entrepreneurial and start-up activity;
5. More revenue raising opportunities for local authorities;
6. Reduction in oversupply of retail, and increase in cultural offer; and,
7. Faster and more agile planning decisions.

The George Street Mini Masterplan as prepared, in conjunction with other Council activities, shall align with the 5-year priorities as set out by the Task Force.

3.4.3 Transport

With respect to transport at a national level, in addition to the National Transport Strategy, the Strategic Transport Projects Review 2 (Feb 2021) echoes the Scottish Government's Climate Change Plan by identifying the need for a 20% reduction in car kilometres with a modal shift from car to walking, cycling and public transport. The Review also includes a number of recommendations which are pertinent to Aberdeen City Centre, most notably the development of Aberdeen Rapid Transit (ART) – a bus-based rapid transit system for the region which could prioritise buses and connect key destinations on the

outskirts of Aberdeen to the city centre. A national development around provision of a new Rapid Transit network for the city is also outlined in the draft NPF4.

At a Regional level, the Aberdeen City and Shire Strategic Development Plan (2020) recognises Aberdeen City Centre as a 'Transformation Zone' and "an important asset for the City Region [which] must continue to be enhanced and promoted". The Regional Economic Strategy and Action Plan (2018) focuses on key themes of: Investment in infrastructure; Innovation; Inclusive economic growth; and Internationalisation. In addition, there are Key Actions identified for Aberdeen, including: Enhance City Centre environment by implementation of transport elements of the City Centre Masterplan and a Low Emissions Zone; and Review and scope potential future transformational projects.

Echoing the national position on transport, the Nestrans Regional Transport Strategy 2040 sets out six key priorities: Improved journey efficiencies to enhance connectivity; Zero fatalities on the road network; Air quality that is cleaner than WHO standards for emissions from transport; Significantly reduced carbon emissions from transport to support net zero by 2045; Accessibility for all; A stepchange in public transport and active travel enabling a 50:50 mode split between car driver and sustainable modes. Related to this is the key Policy Heading of 'Delivering Aberdeen Rapid Transit (ART)'

3.4.4 City Centre Recovery Task Force: report

Covid-19 has changed the face of city centres up and down the UK. As a result of necessary health measures, businesses and streets usually bustling with people were transformed overnight. In 2021, the Scottish Government and Scotland's seven cities established a Task Force to identify the actions needed to take together to support city centre recovery from the effects of the pandemic, working through our existing successful partnership of the Scottish Cities Alliance.

The pandemic has heightened awareness of inequality, poverty and disadvantage, and there is clear evidence that harm has been felt unevenly. The Scottish Government has set the national direction with its ten-year National Strategy for Economic Transformation, which will build on the Covid Recovery Strategy to create a greener, fairer, more inclusive wellbeing economy.

The key messages arising from the report were about the nature and role of city centres and how without people city centres are just empty spaces and buildings. What makes our cities flourishing, vibrant, social, creative, interesting and resilient is that they are places where large numbers of people come together.

The principal challenge considered in Task Force Report is how to attract people back into our city centres, and this is something that should be applied when looking at the future of George Street. How to attract people back into George Street.

3.4.5 Local Development Plan (LDP)

At the Local level, planning policy and guidance is provided by the Aberdeen Local Development Plan 2017, which will soon be replaced by the emerging Aberdeen Local Development 2022 which is currently undergoing Examination in Public by the Scottish Ministers. Both of these plans provide detailed planning policy to be considered when considering proposals across the city, including the city centre and beach, and also provide more detailed information and briefs in relation to specific opportunities (OP sites).

The Council's Local Outcome Improvement Plan and associated Locality Plans are key in setting out a vision for an Aberdeen as "a place where all people can prosper", and considers the People, Place and Economy of Aberdeen. The refreshed Local Outcome Improvement Plan was approved in July 2021,

with an annual report published in July 2022. The LOIP identifies 15 'stretch' outcomes to be delivered by 2026 and 75 shorter term improvement aims. Stretch Outcomes particularly relevant to George Street include: Child Friendly City which supports all children to prosper and engage actively with their communities by 2026; Healthy life expectancy (time lived in good health) is five years longer by 2026 - this includes the Key Drivers of encouraging adoption of healthier lifestyles, and increasing satisfaction and use of community facilities and green environment to increase the health and well-being for older people and people managing long term conditions); Addressing climate change by reducing Aberdeen's carbon emissions by 61% by 2026 and adapting to the impacts of our changing climate; and, Increasing sustainable travel with 38% of people walking and 5% of people cycling as main mode of travel by 2026

3.4.6 Supplementary Guidance within the Development Plan 2017

Shops and Signs

The repair and replacement of shops and signs is a prevalent topic. Historic and original features add to the overall pleasant experience of buildings, streetscape and their wider surroundings. Inappropriate design, proportions or materials can detract from a building and the wider streetscape and setting.

The SG acknowledges a principle of retaining and repairing historic materials, with replacement requiring thorough consideration. New shops and signs need to be designed for their location to ensure they provide a positive experience to the streetscene.

The guidance applies to existing and new shopfronts and signs. The guidance is to be used on a citywide basis for retail and commercial premises including banks, betting offices, restaurants, estate agents and beyond. The signage guidance should be considered in all instances.

Hierarchy of Centres

Scottish Planning Policy states that a sequential approach should be used when selecting locations for all uses which generate significant footfall, including retail and commercial leisure uses, offices, community and cultural facilities and where appropriate public buildings and requires that locations are considered through a hierarchy of centres. Within this SPD, George Street is identified as a neighbourhood centre which is the preferred location for local retail, commercial leisure, community and cultural provision only.

3.4.7 City Centre Masterplan (CCMP) Context

Aberdeen City Council have made a commitment to update the Aberdeen City Centre Masterplan (CCMP) (2015) to align with the Aberdeen economic policy panel report (November 2020) and other recent key strategic commitments. These strategies focus on the desire to develop a holistic Aberdeen City Vision to support economic recovery and growth (post Covid) and to support the continuing diversification from oil and gas-based industries to green infrastructure, emerging technologies and renewables alongside optimising the remaining off-shore opportunities.

Investment in skills, health and wellbeing and quality of life through the utilisation of "place based" strategies will also support the development of "Aberdeen the place" – a vibrant city where people choose to live, work, do business and invest.

Masterplans that cover such an ambitious scope and with long-term programmes are by necessity dynamic, responding to evolution of demand, priorities, market conditions and trends. This has been particularly evident during 2020/21 with changes to how people interact and use the City Centre and surrounding areas during the Covid-19 pandemic.

The Mini Masterplan document will sit as a 'daughter' document to the updated CCMP document. The Mini Masterplan proposals will align and complement the wider CCMP strategy.

3.4.8 Transport and Accessibility

Transport provision should be considered from the very outset of a development proposal, with particular attention paid to the need to encourage sustainable travel.

The Local Transport Strategy highlights the role that spatial planning can play in ensuring Aberdeen has "a sustainable transport system that is fit for the 21st Century, accessible to all, supports a vibrant economy, facilitates healthy living and minimises the impact on our environment" through the careful siting and design of development and the implementation of parking policies and Travel Plans to discourage unnecessary car travel.

A sustainable transport system will also help reduce emissions to tackle climate change, improve air quality, and lead to a healthier population.

3.4.9 Green Space Network and Open Space

Access to good quality green and blue infrastructure, including areas of open space and green networks, will contribute to a greener, healthier, smarter, safer, stronger, wealthier and fairer city. This guidance will assist the George Street Mini Masterplan in assessing and demonstrating their compliance in enhancing and improving green infrastructure to create useful, sustainable and well used places. This will benefit the wider community, the natural environment and support a healthy economy.

3.4.10 Big Buildings

Guidance is given to ensure big building proposals, when appropriate, will have a positive impact on the streetscene and surrounding area, and Aberdeen's skyline.

Big buildings can be tall buildings and/or bulky buildings. Generally, a big building is regarded as one that exceeds the general height of the surrounding built context and/or whose footprint is in excess of the established development pattern of the surrounding area.

According to guidance, big buildings should:

- Complement or improve the existing site context, consider the natural topography, scale and height of structures, urban grain, streetscape and built form, open spaces, effect on the skyline, and respect, reinforce and, where applicable create opportunities for enhanced views and vistas and make a positive contribution to the skyline when viewed from all angles from near, middle and distant views, both during the day and at night;
- Consider the environment and amenity of those in the vicinity of the building, including micro climate, overshadowing, glare reduction, night time appearance, internal and external lighting;
- At street level, present an active frontage and be comfortable for people and, where feasible, include publicly accessible areas within the building;
- Be situated in areas where existing topography, urban scale and transport make them sustainable;
- Have a well-designed vertical emphasis;
- Be constructed of high quality materials, craftsmanship and have detailing with low maintenance implications;
- Provide fully integrated servicing arrangements which are, wherever possible, off street;

- Comply with civil aviation requirements and those of other telecommunication, television and radio transmission networks; be adaptable over time and utilise best sustainable practices; and
- Contain a mix of uses rather than rely on a single use to achieve a viable development. It may be appropriate for big buildings to form part of a wider development mix with smaller scale buildings that reduce any dominating impact.

3.4.11 Urban Realm Manual 2021 (Draft)

The Draft Urban Realm Manual 2021 aims to provide clarity, certainty and consistency on the city's requirements for a comprehensive approach to understanding and developing place and movement hierarchies, their appropriate hard landscaping material specifications, the retention and re-use of important features as well as identifying new opportunities to sustainably enhance and green the city.

Maintaining and enhancing the existing built environment, as well as delivering new development of distinctive high quality places, is important to Aberdeen. To consistently have sustainable and efficient streets and places that are easy for all to use, that look good and have longevity give a positive impression and a lasting sense of place are fundamental to successful city life.

The public realm of George Street and the surrounding streets is something to be enhanced throughout this masterplanning process, so by considering the principles of the urban realm manual and responding to the place and movement context in planning, design, responsible sourcing, responsible use and the principles of the circular economy, a successful place can be achieved.

The urban realm manual offers guidance on; street design hierarchy, street structure, street layout and street detail which is established through a deep understanding of the likely place and movement values of the area.

Table 3-1 summarises how the Mini Masterplan affects, and is affected by, other relevant PPS and environmental protection objectives. Appendix B shows a more detailed analysis of each relevant PPS and its implications for the Mini Masterplan.

Table 3-1: Name of Plan, Programme, Strategy or Environmental Protection Strategy

International Level	
Nature Conservation	
	The Habitats Directive 92/43/EEC
	The Birds Directive 2009/147/EC
Water	
	Water Framework Directive 2000/60/EC
	Nitrate Directive 91/43/EC
Waste	
	The Landfill Directive 99/31/EC
	The Waste Framework Directive 2008/98/EC
Climate Change	
	Paris Agreement 2015
	International UN Agreements - Kyoto Protocol (2005)
	UN Climate Change Conference of the Parties (COP26) (Glasgow)
National Level	
Overarching Planning Policy	
	Planning (Scotland) Act 2019
	National Planning Framework for Scotland 3 (NPF3) (2014)
	Scottish Planning Policy 2014
	Draft National Planning Framework for Scotland 4 (NPF4)
Cross- Sectoral	

	Transport (Scotland) Act 2019
	National Transport Strategy 2 (2020)
	Strategic Transport Projects Review (2021)
	The Government's Economic Strategy (2007)
	Choosing Our Future: Scotland's Sustainable Development Strategy (2005)
	Natural Resource Productivity (2009)
	Getting the best from our land: A land use strategy for Scotland 2016-2021
	Building a Better Scotland Infrastructure Investment Plan: Investing in the Future of Scotland (2005)
Air and Climate Change	
	Environment Act 1995
	Climate Change (Emissions Reduction Targets) (Scotland) Act 2019
	UK Air Quality Strategy for England, Scotland, Wales and Northern Ireland - Volume 1 (2011)
	Climate Ready Scotland: climate change adaptation programme (SCCAP2) 2019-2024
	Update to the Climate Change Plan 2018 – 2032
	Scottish Climate Change Adaptation Programme (SCCAP) Progress Report 2018
	Climate Change Plan: Third Report on Proposals and Policies 2018-2032 (RPP3)
	Scottish Climate Change Delivery Plan (2009)
	Clean Air Scotland – The Road to a Healthier Future (2015)
	A Low Carbon Economic Strategy for Scotland (2010)
	Scottish Energy Strategy 2017
	Planning Advice Note 84 Reducing Carbon Emissions in New Development (2008)
Heritage, Design and Regeneration	
	The Planning (Listed Buildings and Conservation Areas) Act 1997
	Ancient Monuments and Archaeological Areas Act 1979
	Historic Environment Policy for Scotland (HEPS 2019)
	Planning Advice Note (PAN) 2/2011: Planning and Archaeology
	Our Place in Time: The Historic Environment Strategy for Scotland (2014)
	Creating Places - A policy statement on architecture and place for Scotland (2013)
	Designing Streets: A Policy Statement for Scotland (2010)
	People and Place: Regeneration Policy Statement (2006)
	Green Infrastructure: Design and Placemaking (2011)
Soil and Landscape	
	The Scottish Soil Framework (2009)
	Scottish Landscape Forum: Scotland's Living Landscape (2007)
Population and Health	
	All Our Futures: Planning for a Scotland with an Ageing Population (2007)
	Reaching Higher- Building on the Success of Sport 21 (2007) (Scotland's Sport Strategy)
	Let's Make Scotland More Active: A Strategy for Physical Activity (2003)
	Let's Get Scotland Walking – The National Strategy
	Cycling Action Plan for Scotland 2017-2020
	A Long-Term Vision for Active Travel in Scotland 203
	Equality Act 2010
	Disability Discrimination Acts 1995 and 2005

	Community Empowerment Act 2015
Natural Conservation	
	Wildlife and Countryside Act 1981 (as amended)
	The Nature Conservation (Scotland) Act 2004
	Scotland's Biodiversity Strategy- It's in your hands (2004)
	2020 Challenge for Scotland's Biodiversity - A Strategy for the conservation and enhancement of biodiversity in Scotland (2013)
	The Conservation (Natural Habitats etc.) Regulations 1994 (as amended)
	The Conservation (Natural Habitats) Amendment (Scotland) Regulations 2007
Water	
	Water Environment (Controlled Activities) (Scotland) Regulations 2011, as amended
	Water Environment and Water Services (Scotland) Act 2003
	Flood Risk Management (Scotland) Act 2009
	The river basin management plan for the Scotland river basin district: 2015–2027 (2015)
	Scottish Water Strategic Asset and Capacity Development Plan (2012)
	SEPA Groundwater Protection Policy for Scotland v3: Environmental Policy 19 (SEPA)
	Action Programme for Nitrate Vulnerable Zones (Scotland) Regulations 2008)
Waste	
	Scotland's Zero Waste Plan (2010)
	Waste (Scotland) Regulations 2012
	SEPA Guidelines for Thermal Treatment of Municipal Waste
Cross- Sector Guidance	
	PAN 60: Planning for Natural Heritage
	PAN 61: Planning and Sustainable Urban Drainage Systems
	Planning and Waste Management Advice (2015)
	PAN 65: Planning and Open Space
	PAN 75: Transport and Planning
	PAN 76: New Residential Streets
	PAN 77: Designing Safer Places
	PAN 78: Inclusive Design
Regional Level	
Overarching Planning Policy	
	Aberdeen City and Shire Strategic Development Plan 2020
Cross- Sectoral	
	Regional Economic Strategy – Securing the Future of the North East 2015
	Regional Economic Strategy: Action Plan (2018-2025)
	The Economic Action Plan for Aberdeen City and Shire to 2025
	NESTRANS Regional Transport Strategy Refresh (2013)
	Aberdeen Rapid Transit
	Destination Aberdeen & Aberdeenshire Tourism Strategy (2018-2023)
Nature Conservation	
	North East of Scotland Biodiversity Partnership - Action Plan 2014 - 2017
	River Dee Catchment Management Plan (2007)
	Forestry and Woodlands Strategy 2017
Local Level	

	Aberdeen Local Development Plan 2017
	Aberdeen Local Development Plan 2020 (Draft) (The Aberdeen Local Development Plan 2022 will replace the existing local development plan)
	Aberdeen City Council Supplementary Guidance
	Aberdeen City Local Transport Strategy 2016 - 2021
	Aberdeen Active Travel Action Plan 2021-2026
	Delivering Aberdeen Rapid Transit (ART)
	Aberdeen City Air Quality Action Plan
	Net Zero Aberdeen Routemap - towards becoming a net zero emissions city by 2045
	Aberdeen Socio-Economic Rescue Plan 2020/21
	ACC Open Space Strategy 2011-2016
	Local Outcome Improvement Plan 2016-26
	Aberdeen Nature Conservation Strategy
	Aberdeen City Air Quality Action Plan
	Aberdeen City Core Paths Plan
	Aberdeen Rapid Transit
	Healthy Cities Agenda
	Landscape Character Assessment of Aberdeen
	Urban Realm Manual 2021 (Draft)
	Contaminated Land Strategy
	Aberdeen City Waste Strategy 2014-25
	Powering Aberdeen – Aberdeen Sustainable Energy Action Plan 2016 (has been superseded.)
	Aberdeen Adapts: Climate Adaptation Framework
	Aberdeen Electric Vehicle Framework
	Granite City Growing, Aberdeen's food-growing strategy

3.5 Relevant aspects of the current state of the environment

The Environmental Assessment (Scotland) Act 2005 Schedule 3 requires that the Environmental Report includes a description of the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the PPS, and "the environmental characteristics of areas likely to be significantly affected". This section aims to describe the environmental context within which the PPS operates and the constraints and targets that this context imposes on the PPS.

3.6 Environmental Baseline

The Environmental Assessment (Scotland) Act 2005 Schedule 3 requires that the Environmental Report includes a description of the relevant aspects of the current state of the environment and the environmental characteristics of areas likely to be significantly affected.

3.7 Environmental characteristics of the George Street Mini Masterplan area

The early stages of SEA, such as describing the baseline, identify environmental problems/issues and analysing the links and relationships between other strategic actions, should be carried out concurrently and they should inform each other throughout the process. This approach has been adopted within this Scoping Report.

In order to measure the significant environmental effects of the George Street Mini Masterplan the current state of the environment must be known. Sufficient information to provide the current state of the environment, or an Environmental Baseline, utilising GIS mapping where possible will be gathered to show the geographical location and scale of key environmental designations and assets. The potential effects (including, cumulative, secondary and synergistic effects) of the information contained within the Plans and their alternatives will be measured against this baseline.

The environmental baseline provides a 'snapshot' of George Street's urban and natural environments and allows appropriate draft Objectives and Indicators

The Environmental Report will identify the current environmental issues that impact on the George Street area, utilising the information that has been identified through an analysis of the baseline environmental data to determine the potential environmental implications. When undertaking the assessment of the Mini Masterplan, Aberdeen Council will be capable of predicting whether the identified environmental issues will worsen, stabilise or improve through the implementation of the masterplan.

3.7.1 Population

The Scottish Index of Multiple Deprivation (SIMD) is the Scottish Government's official tool for identifying small area concentrations of multiple deprivation across all of Scotland

The Scottish Index of Multiple Deprivation (SIMD) uses several measures to understand the relative deprivation of areas across Scotland. This is not only in terms of 'low income' but can be people who have fewer resources or opportunities in health and education. SIMD ranks data zones from most deprived (ranked 1) to least deprived (ranked 6,976), where 1 is within '10% most deprived areas' and 10 is within '10% least deprived area.

Aberdeen City is one of six Council Areas which includes North Lanarkshire, Moray, East Lothian, Highland and North Ayrshire which have a larger share of the 20% most deprived data zones in Scotland Compared with SIMD 2016, levels of deprivation have increased in Aberdeen City. None of these increases are greater than 2 percentage points.

The George Street Mini Masterplan area comprises two data zones (S01006646 and S01006648) (Figure 3-1). Data zone S01006646 is ranked 3,888 out of Scotland's 6,976 data zones, while S01006648 is ranked 3,506.

Figure 3-1: Scottish Index of Multiple Deprivation Data Zones

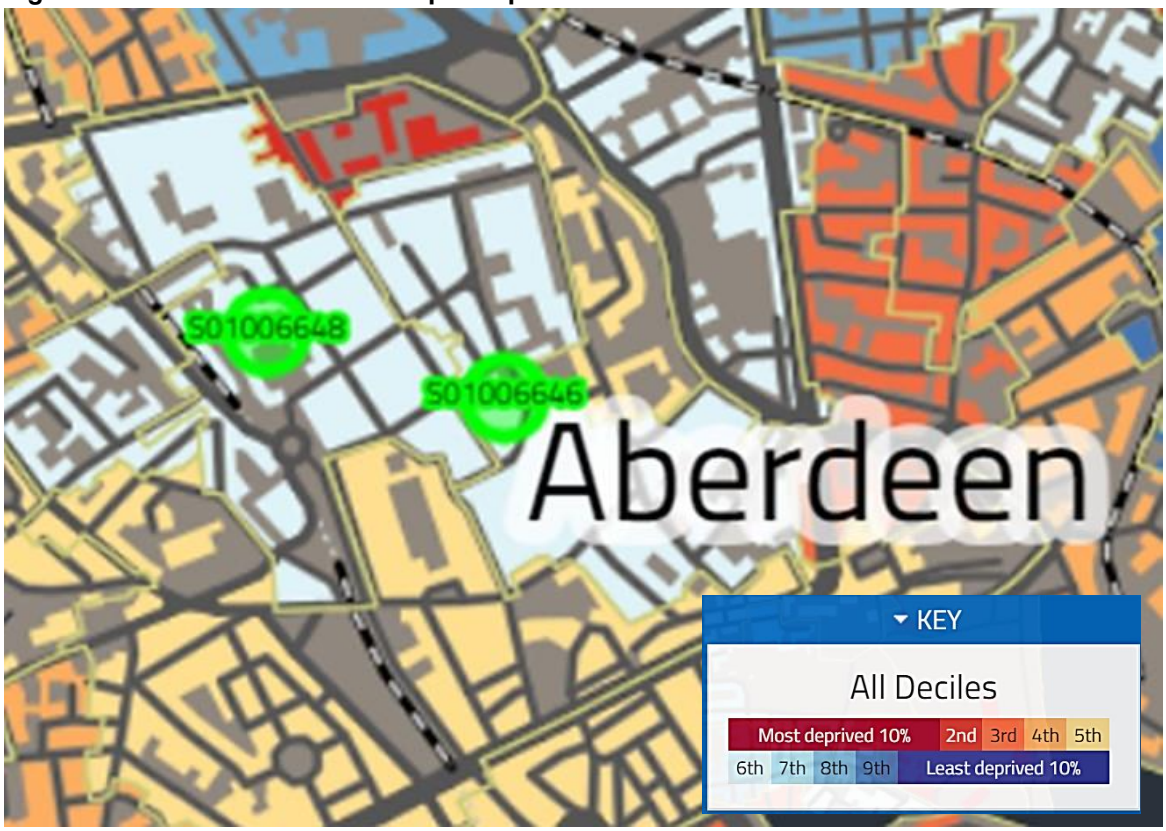
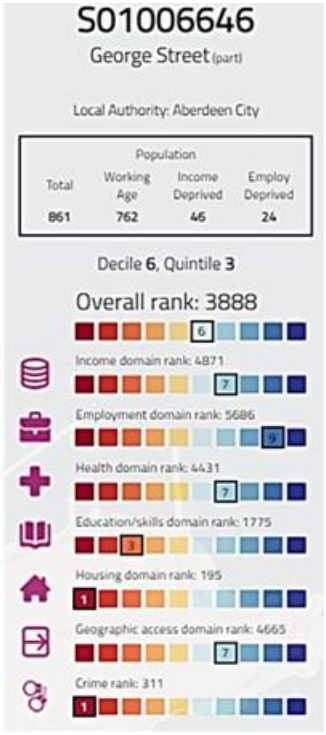


Figure 3-2 and Table 3-1 indicates that both George Street S01006646 and S01006648 are within Decile 6,Quintile 3 which is one of the least deprived areas.[1]

Figure 3-2: Scottish Index of Multiple Deprivation Zones – George Street



[1] **Deciles** split the datazones into 10 groups, each containing 10% of Scotland's datazones
Quintiles split the datazones into 5 groups, each containing 20% of Scotland's datazones

Table 3-2: Scottish Index of Multiple Deprivation Zones - George Street

Data Zone	Intermediate Zone	Total population	Working age population	SIMD 2020 Rank	Income Domain Rank	Employment Domain Rank	Health Domain Rank	Education Domain Rank	Access Domain Rank	Crime Domain Rank
S01006646	George Street	861	762	3888	4871	5686	4431	1775	4665	311
S01006648	George Street	1751	1611	3506	4103	3531	4607	2898	4732	599

3.7.2 Aberdeen City Population

On 30th June 2020, the population of Aberdeen City was 229,060[2] over an area of 186 km^2 (18,600 ha). This results in a population density of 12.3 people per hectare.

There was an increase of 0.2% from 228,670 in 2019. Aberdeen City had the 8th highest population in 2020, out of all 32 council areas in Scotland.[3]

Between 1998 and 2020, the population of Aberdeen City has increased by 6.2%. This is the 16th highest percentage change out of the 32 council areas in Scotland. Over the same period, Scotland's population rose by 7.7% (Table 3-3).

Table 3-3: Total population, Aberdeen City, 1998-2020

Year	Population	% change from 1998	Scotland % change from 1998
1998	215,650	0.0	0.0
1999	214,630	-0.5	-0.1
2000	213,340	-1.1	-0.3
2001	211,910	-1.7	-0.3
2002	210,680	-2.3	-0.2
2003	209,280	-3.0	-0.2
2004	207,820	-3.6	0.1
2005	208,690	-3.2	0.7
2006	209,630	-2.8	1.1
2007	212,470	-1.5	1.8
2008	214,020	-0.8	2.5
2009	217,020	0.6	3.0
2010	219,730	1.9	3.6
2011	222,460	3.2	4.4
2012	224,910	4.3	4.7
2013	227,070	5.3	4.9
2014	228,920	6.2	5.3
2015	230,350	6.8	5.8
2016	229,840	6.6	6.5
2017	228,800	6.1	6.8

[2] https://www.nrscotland.gov.uk/statistics-and-data/statistics/statistics-by-theme/population/population-estimates/mid-year-population-estimates/mid-2020 (Accessed 24/11/2022)
[3] https://www.nrscotland.gov.uk/files/statistics/council-area-data-sheets/aberdeen-city-council-profile.html#:~:text=Population%20Estimates,-Last%20updated%3A%20June&text=On%2030%20June%202020%2C%20the,of%20Scotland%20increased%20by%200.0%25.&text=Aberdeen%20City%20had%20the%208th,32%20council%20areas%20in%20Scotland. (Accessed 24/11/2022)

2018	227,560	5.5	7.1
2019	228,670	6.0	7.6
2020	229,060	6.2	7.7

In 2020, there were more females (50.2%) than males (49.8%) living in Aberdeen City. There were also more females (51.2%) than males (48.8%) living in Scotland overall.

Between 2018 and 2028, the population of Aberdeen City is projected to increase from 227,560 to 230,170. This is an increase of 1.1%, which compares to a projected increase of 1.8% for Scotland as a whole.

Over the next 10 years, the population of Aberdeen City is projected to increase by 0.1% due to natural change (more births than deaths). Total net migration (net migration within Scotland, from overseas and from the rest of the UK) is projected to result in a population increase of 1.0% over the same period.

Between 2018 and 2028, the 0 to 15 age group is projected to see the largest percentage decrease (-3.2%) and the 75 and over age group is projected to see the largest percentage increase (+16.1%). In terms of size, however, 25 to 44 is projected to remain the largest age group.

The Mini Masterplan proposals will provide long term significant benefits for the area that will arise through the provision of high quality amenities. The development principle is to develop a liveable retail, commercial, leisure and tourism destination which would revitalise the George Street area and reconnect it to the city centre. Other benefits include the provision of employment and community facilities, integrated transport links, environmental improvements and contributions to the regeneration of related areas. This will ensure the key elements of a sustainable community are looked at holistically.

3.7.3 Migrant Population

In 2019-20, Aberdeen City had the 12th highest level of net migration out of the 32 council areas in Scotland, with a net total of 500 people. This is a decrease of 310 from 810 people in 2018-19[4].

Net migration is the difference between in-migration (those coming into an area) and out-migration (those leaving an area). Positive net migration means in-migration is higher than out-migration. Negative net migration means out-migration is higher than in-migration.

In Aberdeen City, the net migration rate decreased from 3.5 people per 1,000 population in 2018-19 to 2.2 in 2019-20. In comparison, the rate in Scotland overall decreased from 5.5 to 3.1 people per 1,000 population.

In 2019-20, Aberdeen City was the council area with the 17th highest net migration rate, out of all 32 council areas in Scotland. Between 2018-19 and 2019-20, 24 councils saw a decrease in net migration rates per 1,000 population and 8 councils saw an increase.

In the period 2019-20, net migration in Aberdeen City was higher for females (322) than for males (180). The age group with the highest level of total net migration was 15 to 19 (1,034). In contrast, the age group with the lowest level of net migration was 30 to 34 (-310).

[4] https://www.nrscotland.gov.uk/files/statistics/council-area-data-sheets/aberdeen-city-council-profile.html#migration (Accessed 24/11/2022)

3.7.4 Ageing Population

In terms of overall size, the 25 to 44 age group was the largest in 2020, with a population of 75,582. In contrast, the 75 and over age group was the smallest, with a population of 16,241. In 2020, more females than males lived in Aberdeen City in 4 out of 6 age groups.

Between 1998 and 2020, the 16 to 24 age group saw the largest percentage decrease (-16.5%). The 45 to 64 age group saw the largest percentage increase (+16.4%).

Between 2018 and 2028, the 0 to 15 age group is projected to see the largest percentage decrease (-3.2%) and the 75 and over age group is projected to see the largest percentage increase (+16.1%). In terms of size, however, 25 to 44 is projected to remain the largest age group (Figure 3-3 and Table 3-4).[5]

Figure 3-3: Aberdeen City: Birth by Age Group by Year 2018 and 2028

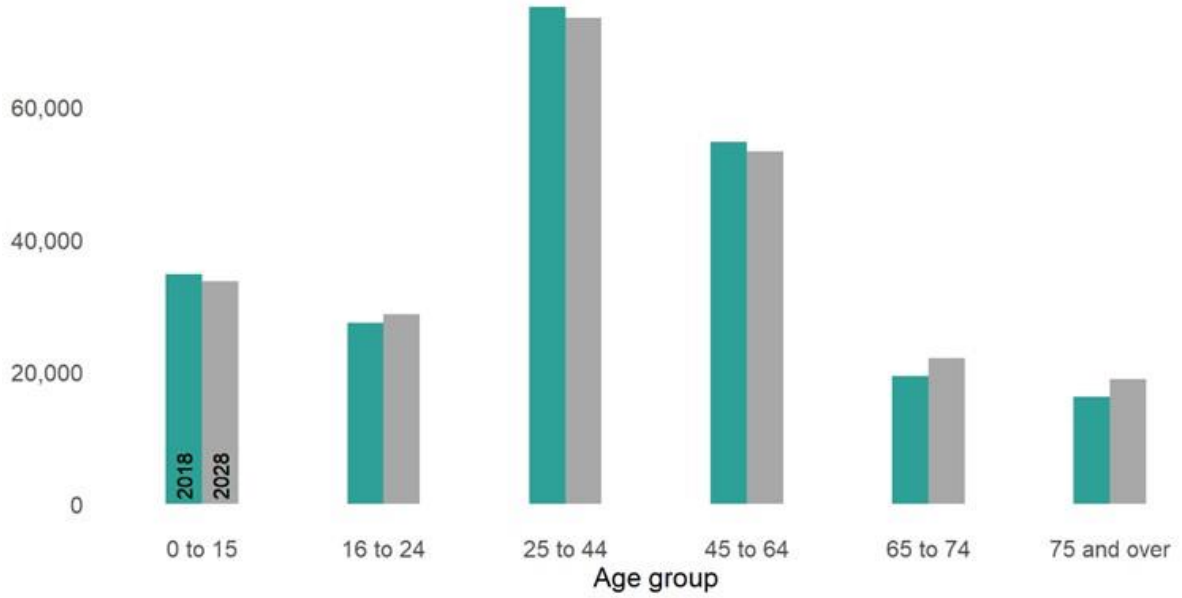


Table 3-4: Projected population change by age group, Aberdeen City, 2018 and 2028

Age group	2018	2028	% change	Scotland % change
All people	227,560	230,170	1.1	1.8
0 to 15	34,833	33,702	-3.2	-6.0
16 to 24	27,357	28,713	5.0	-0.9
25 to 44	75,101	73,500	-2.1	3.1
45 to 64	54,737	53,329	-2.6	-5.5
65 to 74	19,297	22,077	14.4	14.4
75 and over	16,235	18,849	16.1	25.4

In Aberdeen City, life expectancy at birth was higher for females (81.3 years) than for males (76.9 years) in 2018-20.[6]

In Aberdeen City, life expectancy at birth is higher than at Scotland level for both females and males.

[5] https://www.nrscotland.gov.uk/files/statistics/council-area-data-sheets/aberdeen-city-council-profile.html#table_pop_proj_age (Accessed 24/11/2022)
[6] https://www.nrscotland.gov.uk/files/statistics/council-area-data-sheets/aberdeen-city-council-profile.html#life_expectancy (Accessed 24/11/2022)

Over the period between 2001-03 and 2018-20, female life expectancy at birth in Aberdeen City has risen by 1.6%. This is the 2nd lowest percentage change out of all 32 council areas in Scotland and this is lower than the percentage change for Scotland overall (+2.7%).

Over the period between 2001-03 and 2018-20, male life expectancy at birth in Aberdeen City has risen by 3.8%. This is the joint 20th highest percentage change out of all 32 council areas in Scotland and this is lower than the percentage change for Scotland overall (+4.5%).

In Aberdeen City, life expectancy at age 65-69 was higher for females (20.0 years) than for males (17.3 years) in 2018-20. Male life expectancy at age 65-69 has increased more rapidly than female life expectancy at age 65-69 between 2001-03 and 2018-20.

In Aberdeen City, female life expectancy at age 65-69 is higher than at Scotland level and male life expectancy at age 65-69 is lower than at Scotland level.

Over the period between 2001-03 and 2018-20, female life expectancy at age 65-69 in Aberdeen City has risen by 6.6%. This is the 29th highest percentage change out of all 32 council areas in Scotland and this is lower than the percentage change for Scotland overall (+9.2%).

Over the period between 2001-03 and 2018-20, male life expectancy at age 65-69 in Aberdeen City has risen by 11.3%. This is the 2nd lowest percentage change out of all 32 council areas in Scotland and this is lower than the percentage change for Scotland overall (+16.3%).

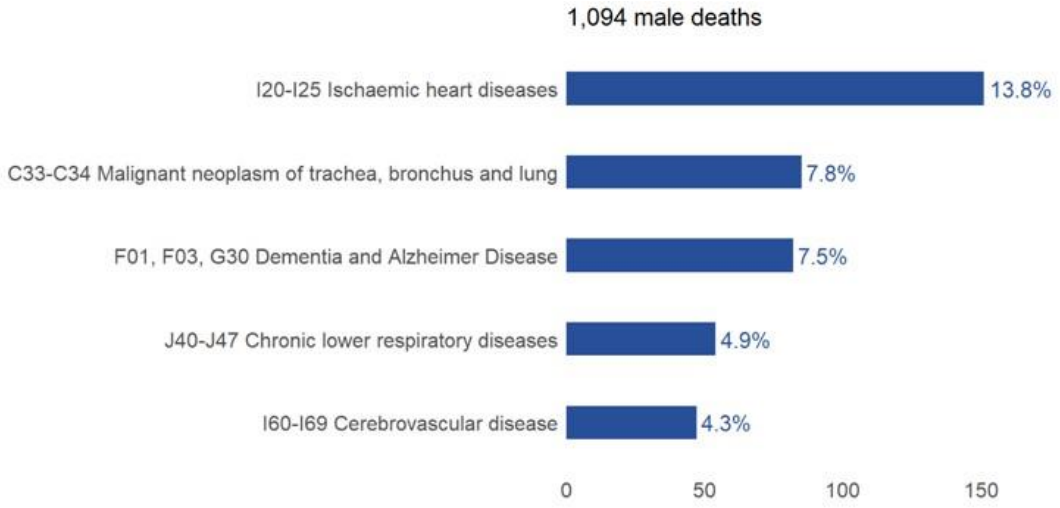
3.7.5 Health

In Aberdeen City, the standardised death rate increased from 10.8 per 1,000 population in 2019 to 11.0 in 2020. In comparison, the rate in Scotland overall increased from 10.6 to 12.0.

In 2020, Aberdeen City was the council area with the 27th highest standardised death rate. Between 2019 and 2020, 2 councils saw a decrease in standardised death rate and 30 councils saw an increase.

In Aberdeen City, the leading cause of death for males in 2020 was ischaemic heart diseases (13.8% of all male deaths), followed by lung cancer (7.8%). In Scotland overall, the leading cause of death for males was also ischaemic heart diseases (14.1%), followed by dementia and Alzheimer's disease (7.7%) (Figure 3-4).[7]

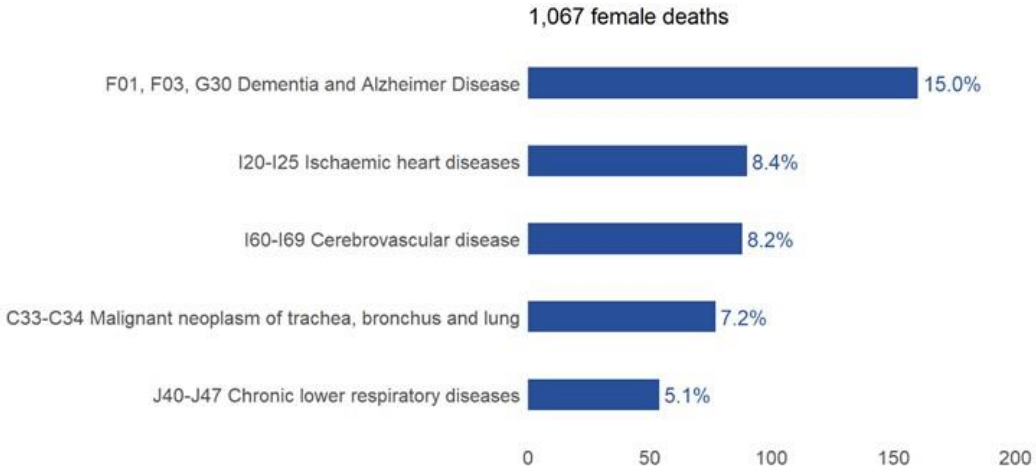
Figure 3-4: Aberdeen City: Male Leading Causes of Death. 2020



[7] https://www.nrscotland.gov.uk/files/statistics/council-area-data-sheets/aberdeen-city-council-profile.html#deaths (Accessed 24/11/2022)

In Aberdeen City, the leading cause of death for females in 2020 was dementia and Alzheimer's disease (15.0% of all female deaths), followed by ischaemic heart diseases (8.4%). In Scotland overall, the leading cause of death for females was also dementia and Alzheimer's disease (14.2%), followed by ischaemic heart diseases (8.6%) (Figure 3-5).

Figure 3-5: Aberdeen City: Female Leading Causes of Death. 2020



Scotland has seen increasing levels of obesity over the past ten years and currently one in four adults (25%) in Aberdeen City are obese.[8] Clinical obesity increases the risk of ill-health and premature death, and is therefore an important driver of life expectancy.

In Aberdeen there are over 55 sites where the Council monitors air quality. These include simple measuring devices and 6 highly sophisticated automatic monitoring sites that work 24 hours a day, 7 days a week. The automatic monitors measure Nitrogen Dioxide (NO_2) and Fine particles (PM_{10} and $PM_{2.5}$) and are located at Union Street, Market Street, Anderson Drive, Errol Place, King Street and Wellington Road.

Air quality in most parts of Aberdeen is good and unlikely to cause any major health problem. However, there are hot spots of raised nitrogen dioxide, PM10 and PM2.5 levels around busy roads and particularly in the city centre. The raised pollution level is caused by traffic congestion and the number and type of vehicles on our roads.

If an air quality objective is exceeded, or predicted to be exceeded, then the authority must declare the affected area an Air Quality Management Area (AQMA). The Council has declared the following AQMA's due to Nitrogen Dioxide (NO_2) and Particulate Matter (PM_{10}) exceedances:

- City Centre
- Anderson Drive/Haudagain/Auchmill Road corridor
- Wellington Road (Queen Elizabeth II Bridge to Balnagask Road)

If health is good, the level of air pollution usually experienced is unlikely to have any serious short-term effects, but on rare occasions when pollution levels are high, some people may feel eye irritation, others may start to cough or have difficulty breathing. Those likely to be more sensitive include people who suffer from heart and lung disease, including asthma and bronchitis, especially young children and the elderly.

Refer to Section 3.7.13 for more details on Air Quality.

[8] Source: Scottish Health Survey, local authority results 2014-17 inclusive, published 2017 https://www.gov.scot/publications/scottish-health-survey-results-local-areas-2014-2015-2016-2017/ (Accessed (Accessed 24/11/2022)

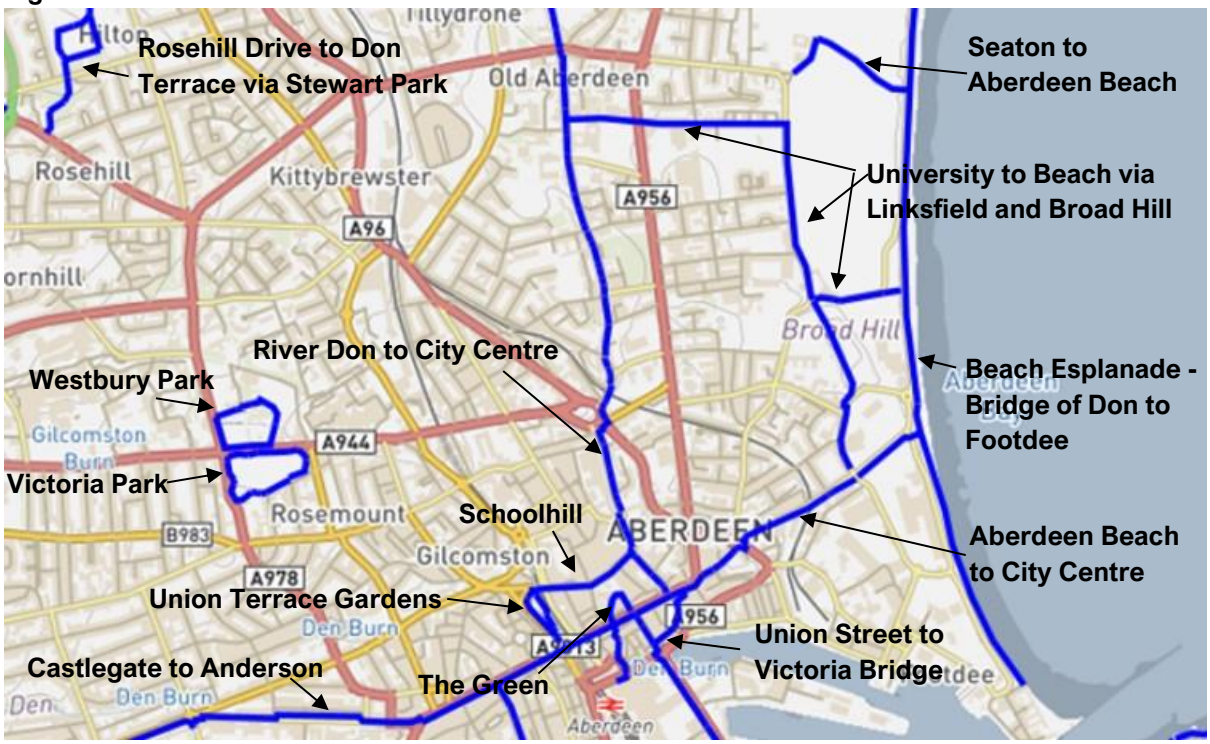
3.7.6 Transport

The area has good access to bus, walking and cycling routes and will provide an excellent opportunity for the provision of new infrastructure. The enhancements will benefit the wider area. Viewed in the context of conventional appraisal techniques and when compared to many other UK cities, the George Street area is not physically distant from the city centre or the key transport corridors that serve it.

3.7.7 Core Paths

There are no core paths within the boundary of the George Street Mini Masterplan boundary, however, the River Don to City Centre and Schoolhill core paths are the closest. The River Don to City Centre core path is located to the east of the masterplan boundary at Gallowgate and Schoolhill core path is to the south at the foot of Harriet Street (Figure 3-6).

Figure 3-6: Core Path Network



3.7.8 Biodiversity, Flora & Fauna

To inform the scoping report a desk study was completed. This involved a search for any statutory and non-statutory designated sites, notable habitats and species within a 5km radius from the site using the following sources:

- NatureScot SiteLink (for information on statutory designated sites);
- National Biodiversity Network's Gateway (NBN Gateway) (for records of protected or notable flora and fauna);
- Scotland's Environment (for information on statutory designated and non-statutory sites);
- Aberdeen City Council Local Development Plan (for non-statutory designated sites); and
- UK Biodiversity Action Plan (BAP) and the North East Scotland Local Biodiversity Action Plan NESLBAP (for priority habitats and species).

The findings of the desk study are presented below.

Desk Study

Special Protection Areas

SPAs are areas which have been identified as being of national and international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds.

The Ythan Estuary, Sands of Forvie and Meikle Loch Special Protection Area (SPA) is located 1.3km to the east of the site. It supports bird populations including Sandwich tern (*Sterna sandvicensis*), common tern (*Sterna hirundo*), little tern (*Sterna albifrons*), pink-footed geese (*Anser brachyrhynchus*), eider (*Somateria mollissima*) and provides a foraging zone for these species. It is ecologically connected to the site via the North Sea.

Special Area of Conservation

Special Areas of Conservation (SACs) are strictly protected high-quality conservation sites that will make a significant contribution to conserving the habitats and species.

The River Dee Special Area of Conservation (SAC) is located 1km south of the site. It contains populations of Otter (*Lutra lutra*), Freshwater pearl mussels (*Margaritifera margaritifera*) and Atlantic Salmon (*Salmo salar*). It is ecologically connected to the site via the North Sea to the east and the green residential garden habitats to the south and west of the site.

National Nature Reserves

National Nature Reserves (NNR) to protect sensitive features and provide suitable areas for research, managing habitats, rare species and significant geology. No NNRs will be affected by the George Street Mini Masterplan.

Sites of Special Scientific Interest (SSSI)

A review of Scotland's Environment Interactive Map indicates that there are no SSSI's in proximity to the George Street Mini Masterplan area.

Local Nature Reserves

A review of Scotland's Environment Interactive Map indicates that there are no Local Nature Reserves in proximity to the area covered by the George Street Mini Masterplan.

The Donmouth Local Nature Reserve 2.25km north-east of the George Street Mini Masterplan at its closes point (straight line) supports waterfowl and seal populations. It is not connected to the Mini Masterplan area.

Ancient Woodland

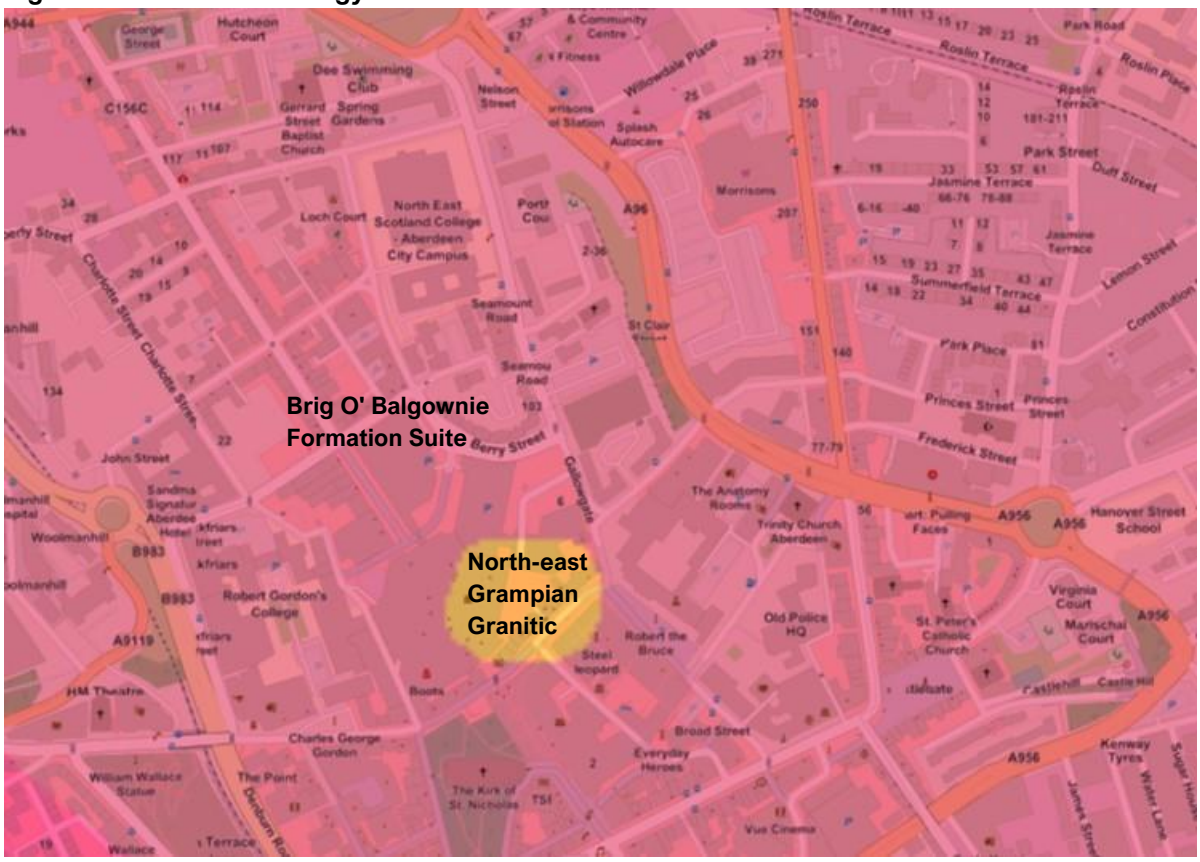
There are no areas of ancient woodland present within the site or within close proximity. The nearest ancient woodland to the site is the long-established (of plantation origin) woodland at Seaton Park approximately 2km north of the site. It is not ecologically connected to the Mini Masterplan.

3.7.9 Geology and Soil

The British Geological Survey "Geology Viewer" indicates the bedrock geology comprises:

1. **Brig O' Balgownie Formation** - mainly a well-rounded conglomerate with clasts of granite and psammite of local provenance, and some sandstone and mudstone interbeds. Sedimentary bedrock was formed approximately 393 to 419 million years ago in the Devonian Period.[9] The local environment was previously dominated by rivers and alluvial fans. These sedimentary rocks are fluvial in origin. They are detrital, generally coarse-grained and form beds and fans of deposits where rivers flow from upland valleys onto lowland plains.
2. **North-east Grampian Granitic Suite (Ordovician)** - Granodiorite. Igneous bedrock formed between 485.4 and 443.8 million years ago during the Ordovician period.

Figure 3-7: Bedrock Geology



Source: BSG Viewer

Superficial Geology

The British Geological Survey "Geology Viewer" indicates. The superficial geology comprises the following:

1. **Lochton Sand and Gravel Formation** - Sand and gravel. Sedimentary superficial deposit formed between 116 and 11.8 thousand years ago during the Quaternary period.
   These are sand and gravel composed predominantly of clasts of Neoproterozoic metamorphic rocks and Caledonian igneous rocks. Unconformable on bedrock or conformable on Banchory Till Formation or Glen Dye Silts Formation.

[9] www.bgs.ac.uk/map-viewers/bgs-geology-viewer/ (Accessed 24/11/2022)

2. **Lacustrine Deposits** - Clay, silt and sand. Sedimentary superficial deposit formed between 2.588 million years ago and the present during the Quaternary period.
   Lacustrine deposits were laid down as deltaic, lake bottom and shore sediments in lakes. They include clastic deposits, composed of coarse-grained bedload and suspended fine-grained material brought by streams flowing into the lake. Under arid and semiarid conditions evaporites form an important component of lake sediments. Includes fine-grained sediments (i.e., clay and silt), commonly laminated, and can contain thin layers of organic material or sand.
3. **Blairdaff Moraine Formation** - Diamicton, sand and gravel. Sedimentary superficial deposit formed between 116 and 11.8 thousand years ago during the Quaternary period.
   Typically, yellowish brown, crudely bedded, angular to well-rounded clasts, with extremely variable sorting, of both matrix- and clast-supported clayey gravel, with boulders and sandy diamicton, composed of psammite, metagreywacke, granite and quartzite, with some gneiss, slate and dolerite, elsewhere locally formed of mainly granite or gabbroic rocks, forming hummocky ground and cross-valley moraine ridges. Generally, a sharp, undulating, unconformable contact with a yellowish brown, gravelly clayey sand diamicton of the Banchory Till Formation and other sandy tills of the East Grampian Glacigenic Subgroup.

Figure 3-8: Superficial Geology

Source: BSG Viewer

Soil

The National soil map of Scotland indicates that the Soil Association within Mini Masterplan area is classed as “Built up Land” and there is no data relating to Generalised Soil Type. Therefore, it is classed as “made ground”

Made ground is land where natural and undisturbed soils have largely been replaced by man-made or artificial materials. It may be composed of a variety of materials including imported natural soils and rocks with or without residues of industrial processes or demolition material (such as crushed brick or concrete).

Contamination

Existing features such as car parking areas could contain localised contamination and therefore any made ground encountered should be tested for chemical contaminants and dealt with accordingly.

3.7.10 Water

Flooding

From a review of SEPA's flood map, which provides an understanding of how the site may be affected by flooding, the following existing impacts have been determined:

Fluvial Flooding (River)

The Flood Map indicates that areas of the mini masterplan site can experiences fluvial flooding during the 1:200 year (0.5%) and 1:1000 year (0.1%) return periods.

Pluvial Flooding (Surface Water)

Surface water flooding, associated with existing hard-standings serving the existing buildings etc. are indicated for the 1:10 year (10%), 1:200 year (0.5%) and 1:1000 year (0.1%) return periods.

Coastal Flooding

The Flood Map indicates that the site does not experience coastal flooding.

Groundwater

Aberdeen is a groundwater (ID: 150491), in the Scotland river basin district. It is 37.8 square kilometres in area. Overall status of the groundwater is good (Table 3-5).

With reference to the SEPA Water Classification Hub, the groundwater has been classified under the Water Framework Directive (WFD) scheme as having good overall status.

Table 3-5: Water Classification

Parameter	2020	2019	2018	2017	2016
2: Overall status	Good	Good	Good	Good	Good
2-1: Quantitative status	Good	Good	Good	Good	Good
2-1-1: Quant - Saline Intrusion	Good	Good	Good	Good	Good
2-1-2: Quant - SW Interaction	Good	Good	Good	Good	Good
2-1-4: Water balance	Good	Good	Good	Good	Good
2-2: Chemical status	Good	Good	Good	Good	Good
2-2-1: Chemical - Saline Intrusion	-	-	-	-	Good
2-2-1-1: CSI - Electrical Conductivity	-	-	-	-	Good
2-2-2: Chem - SW Interaction	Good	Good	Good	Good	Good
2-2-2-3: SWI - Specific pollutants	Good	Good	Good	Good	Good
2-2-2-3-1: SWI - Chromium	Good	Good	Good	Good	Good
2-2-2-3-2: SWI - Iron	-	-	-	-	Good
2-2-2-3-3: SWI - Zinc	Good	Good	Good	Good	Good
2-2-2-3-4: SWI - Manganese	Good	Good	Good	Good	Good
2-2-2-4: SWI - Other Substances	Good	Good	Good	Good	Good
2-2-2-4-1: SWI - Nitrate	Good	Good	Good	Good	Good

2-2-2-5: SWI - Priority substances	Good	Good	Good	Good	Good
2-2-2-5-1: SWI - Cadmium	Good	Good	Good	Good	Good
2-2-2-5-2: SWI - Lead	Good	Good	Good	Good	Good
2-2-3: Drinking Water Protected Area	Good	Good	Good	Good	Good
2-2-3-1: DWPA - Priority substances	Good	Good	Good	Good	Good
2-2-3-1-1: DWPA - Atrazine	Good	Good	Good	Good	Good
2-2-3-1-2: DWPA - Simazine	Good	Good	Good	Good	Good
2-2-3-2: DWPA - Other Substances	Good	Good	Good	Good	Good
2-2-3-2-1: DWPA - Epoxyconazole	Good	Good	Good	Good	Good
2-2-3-2-2: DWPA - Nitrate	Good	Good	Good	Good	Good
2-2-4: Chemical - General tests	Good	Good	Good	Good	Good
2-2-4-4: CGT - Priority substances	Good	Good	Good	Good	Good
2-2-4-4-1: CGT - Atrazine	Good	Good	Good	Good	Good
2-2-4-4-2: CGT - Simazine	Good	Good	Good	Good	Good
2-2-4-4-3: CGT - Trichloroethene	Good	Good	Good	Good	Good
2-2-4-4-4: CGT - Benzene	Good	Good	Good	Good	Good
2-2-4-5: CGT - Specific pollutants	Good	Good	Good	Good	Good
2-2-4-5-1: CGT - Chromium	Good	Good	Good	Good	Good
2-2-4-6: CGT - Other Substances	Good	Good	Good	Good	Good
2-2-4-6-1: CGT - Electrical Conductivity	Good	Good	Good	Good	Good
2-2-4-6-2: CGT - Epoxyconazole	Good	Good	Good	Good	Good
2-2-4-6-3: CGT - Nitrate	Good	Good	Good	Good	Good
2-2-4-6-4: CGT - Free Product	Good	Good	Good	Good	Good
2-2-4-6-5: CGT - Vinyl Chloride	Good	Good	Good	Good	Good
4-1: Water quality	Good	Good	Good	Good	Good

3.7.11 Archaeology and Cultural Heritage

The George Street mini masterplan area has a complex pattern of overlapping use that reflects the establishment, development and growth of the adjacent burghs.

World Heritage Sites

A review of Pastmaps[10] and Scotland's Environment[11] identified there were no World Heritage Sites within the proximity of the area covered by the George Street mini masterplan.

Scheduled Monuments

A review of Pastmaps and Scotland's Environment identified there were no Scheduled monuments within the proximity of the area covered by the George Street mini masterplan.

Conservation Areas

There are eleven Conservation Areas in Aberdeen. Three are in proximity to the area covered by the George Street mini masterplan including, Rosemount Conservation, City Centre Conservation Area and Albyn Place/Rubislaw Conservation Area (Figure 3-9).

[10] https://pastmap.org.uk (Accessed 23/11/2022)
[11] https://map.environment.gov.scot/sewebmap (Accessed 23/11/2022)

All are located outwith the boundary of the area covered by the George Street mini masterplan area (Figure 3-10).

Figure 3-9: Aberdeen Conservation Areas

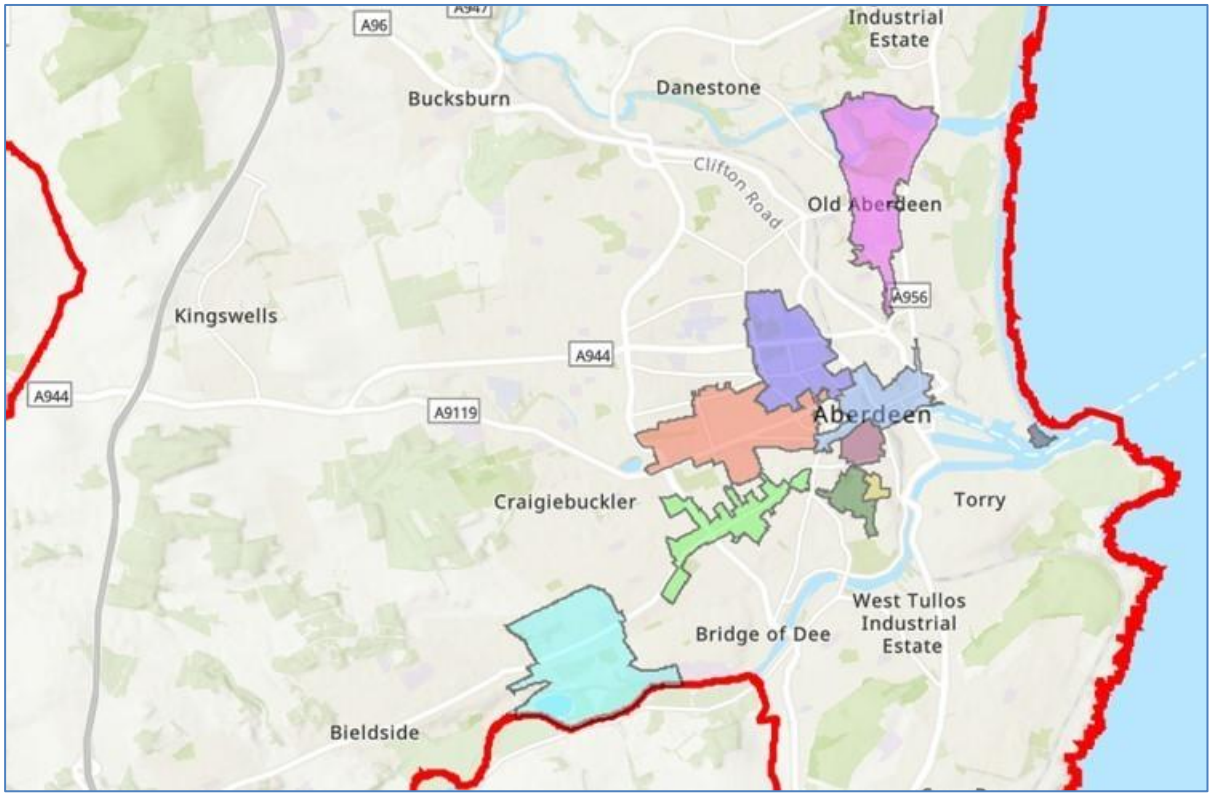
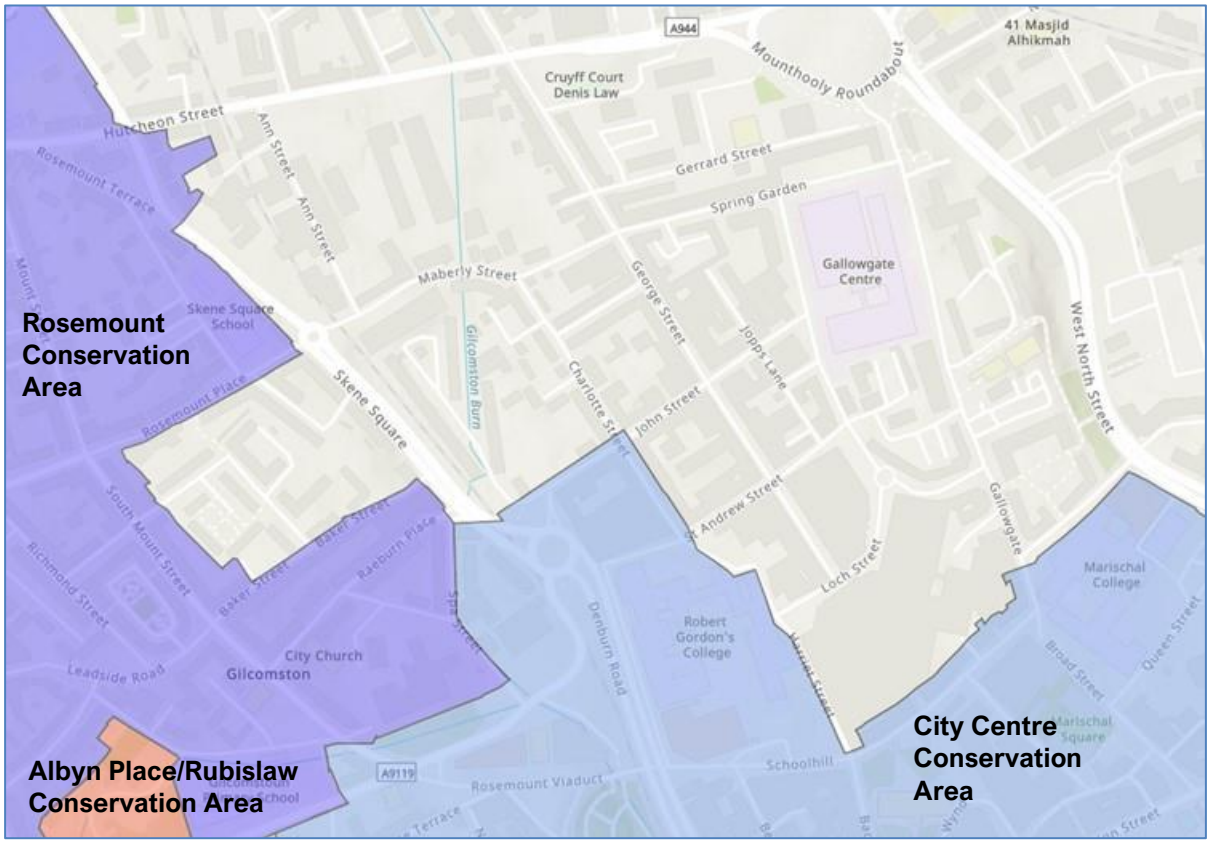


Figure 3-10: Conservation Areas in Proximity to George Street



Garden & Designed Landscapes

There are no 'Garden & Designated Landscapes' within the proximity of the area covered by the George Street mini masterplan.

Battlefields

There are no battlefields within the proximity of the area covered by the George Street Mini Masterplan.

Protected Military Remains, Wrecks

There are no 'Protected Military Remains, Wrecks' within the proximity of the area covered by the George Street mini masterplan.

Listed Buildings

The George Street area sits just north of the City Centre Conservation Area, with Harriet Street and Gallowgate connecting into the George Street mini masterplan area (Figure 3-11). T

There are a number of listed buildings / structures surrounding the George Street area and a small number within including:

Within the George Street mini masterplan area

- Category B listed 230 George Street And 34 John Street (3-storey, 4-bay Classical Bank)
- Category B listed 261-265 (Odd) George Street (former college building with prominent octagonal tower)
- Category C listed 46 Charlotte Street and Arched Gateway
- Category C listed 26 John Street (3-bay warehouse with ornate Dutch gable to John Street elevation)
- Category C listed 119-127 (Odd Nos) George Street (5-bay commercial and residential building with distinctive wallhead stack and flanking crow-step gables).
- Category C listed 111 Gallowgate

Beyond the George Street mini masterplan area

- A number of Category B & C listed buildings along Upperkirkgate
- Category A listed Porthill Court Residential tower blocks
- Category A listed Robert Gordon College
- Category B listed Gerrard Street Baptist Church (former united free church)

There are also a number of buildings identified through the baseline analysis which also add to the overall character and identity of the place, which are identified in the plan adjacent. These buildings have no formal protected designation. The purpose of identifying these is to understand their relationship to George Street and is not intended as a recommendation for formal listing or categorisation.

Figure 3-11: Historical Character

Norco Building

Northern Co-operative Society's Norco House (most recently occupied by as John Lewis) was built in 1966-70 for the (now-defunct) Northern Co-operative Society.

Designed by Covell Matthews Architects, the building is an example of brutalist, modernist architecture and intended to be a showpiece within the city's architectural make-up. The rippling, mound like profile of the massing of the building was particularly striking and unlike anything within the George Street area. The exposed concrete strips take similar design language from other well-known brutalist buildings e.g., Preston Bus Station as well as examples from other department store facades in Europe.

The building was taken over by John Lewis and renovated and converted in 1987. The department store was the organisations northernmost store and was further expanded to the east in 1987 as part of the expansion of the John Lewis Partnership into Aberdeen. John Lewis has since closed (2021) and now used by the NHS as a temporary vaccination hub on the ground floor.

Loch Street Soup Kitchen

Aberdeen Public Soup Kitchen was first established as a charity in 1800 in St Mary's Chapel in St Nicholas Church. It supplied a breakfast of coffee and bread and a lunch of bread, soup and a piece of beef or mutton to the needy of the city.

The Soup Kitchen moved to Loch Street in 1838 and this new building was opened by Lord Provost Stewart in December 1894. The ground floor dining room had accommodation for at least 50 people and the tables were marble topped. In 1926, a total of nearly 27,000 meals were provided with funding still coming from charitable donations since few could afford even the two pence for the lunch.

The building survived major developments in the surrounding area but in recent years its charitable purpose was no longer thought necessary, and it was converted into a café in the mid-1990s. In 2022, the building still stands at 41-43 Loch Street, with the covered walkway for the Bon Accord Centre to its south. It is occupied by an outlet of the Jo Malone London fragrance and candle store.

3.7.12 Landscape

The section of George Street within the mini masterplan area is predominately a mixed use urban high street. George Street is comprised of primarily granite tenement buildings with small local retail shops at ground floor, complemented by small flatted residential units on the upper floors.

Within this retail offer, units are dominated by a variety of independent health and beauty shops, takeaways and repair shops, creating a vitality to the area

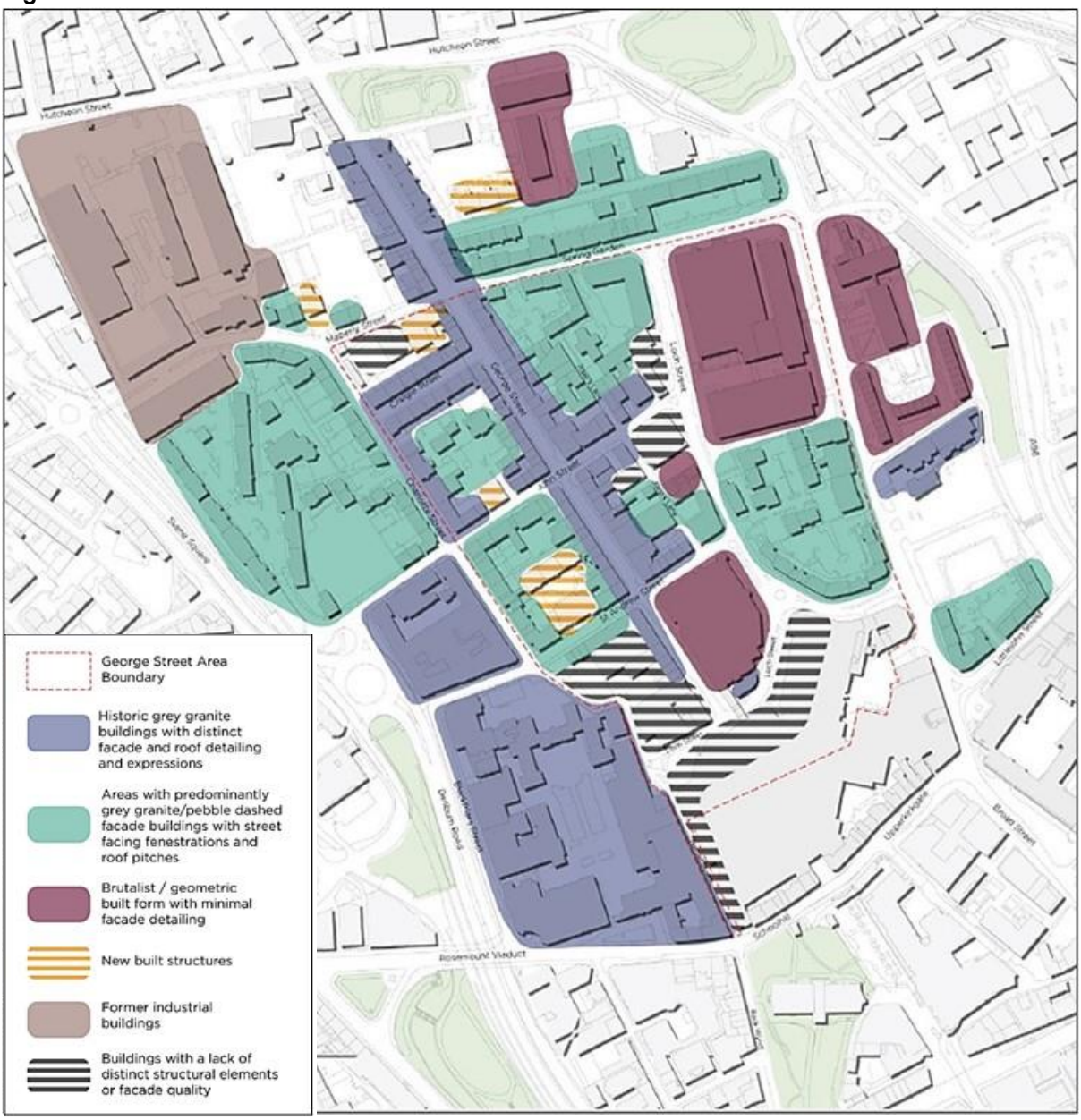
George Street sits to the northern fringes of a dynamic part of Aberdeen City Centre. The area can be broadly characterised into six character areas based on their location and type and uses found across the area (Figure 3-12).

In addition to these immediate characters; to the south lies a number of leisure and cultural destinations and established city quarters (Belmont Quarter Merchants Quarter and Ship Row), some of which are undergoing phased regeneration programmes.

With reference to local townscape character and what it means to the mini masterplan:

- George Street is the focus of character and identity with intact building architectural features and could be reinforced to create a sense of centre;
- John Street & Craigie Street are most visually and architecturally connected to George Street;
- Areas to south and east lack strong, cohesive character and could experience greater degree of intervention;
- Historic texture / materials within intact core add positive character and could be celebrated; and
- Street art works successfully to animate & add colour contrast in areas with poorer quality townscape.

Figure 3-12: Local Character



3.7.13 Air

In order to inform the Scoping Report, the 2022 Air Quality Annual Progress Report (APR) for Aberdeen City Council (the most up-to-date report available) was reviewed.

The main pollutants of concern associated with road traffic emissions are NO_2 and PM_{10}.

Aberdeen City Council has declared three Air Quality Management Areas (AQMA) (Table 3-6). The closest AQMA to the boundary of the George Street mini masterplan is the Aberdeen City Centre AQMA.

Table 3-6: Aberdeen City Council AQMA

AQMA	Description	Pollutants
Aberdeen City Centre AQMA	Market St, Union St, King St between Castle St and Roslin Terrace, Virginia St, Commerce St, Guild St, Bridge St, Holburn St between Great Southern Road and Union St, Victoria Rd, Torry between Queen Elizabeth II bridge and Crombie Rd and West North Street King St to 100m north of junction with Littlejohn St.	Nitrogen dioxide NO_2, Particulate Matter PM_{10}
Anderson Drive AQMA	All of Anderson Drive from the Bridge of Dee including Haudigan roundabout, part of Gt Northern Road from 815 GNR to Auchmill Road, part of Auchmill Rd from GNR to the junction with Howes Road.	Nitrogen dioxide NO_2, Particulate Matter PM_{10}
Wellington Road AQMA	From the Queen Elizabeth II Bridge to Balnagask Road.	Nitrogen dioxide NO_2, Particulate Matter PM_{10}

Continuous Monitoring Sites

There are two automatic monitoring sites in proximity to the George Street area at Errol Place (CM1) and Union Street (CM2) .

The Errol Place and Union Street sites are part of the UK's Automatic Urban Network. All sites are part of the Scottish Government data reporting process and subject to independent audit

Errol Place is representative of typical residential properties close to the city centre but not adjacent to a major road and provides urban background data. Union Street's continuous monitoring site is on a busy city centre road and are representative of population exposure for NO_2, PM_{10} and $PM_{2.5}$. Union Street is the city's main shopping street with shops on the ground level and commercial premises and flats on the 1st, 2nd and 3rd floors. Almost all the city's bus routes pass along at least part of Union Street and the inside lane of both sides of the road are designated bus lanes.

Nitrogen Dioxide (NO_2)

Monitored NO_2 levels at all automatic monitoring sites continue to be below the annual mean air quality objective of 40 µg/m^3. NO_2 levels have been decreasing since 2015. NO_2 levels at all automatic monitoring sites have been below the objective level since 2018

The NO_2 automatic monitoring data collected at all sites in 2021 increased slightly on 2020 levels. This was to be expected following a relaxation of Covid-19 restrictions in relation to the twelve months previous.

There were no exceedances of the hourly mean objective at any automatic or diffusion tube sites in 2021. The hourly mean has not been exceeded at any automatic site in the last 7 years.

Particulate Matter (PM_{10})

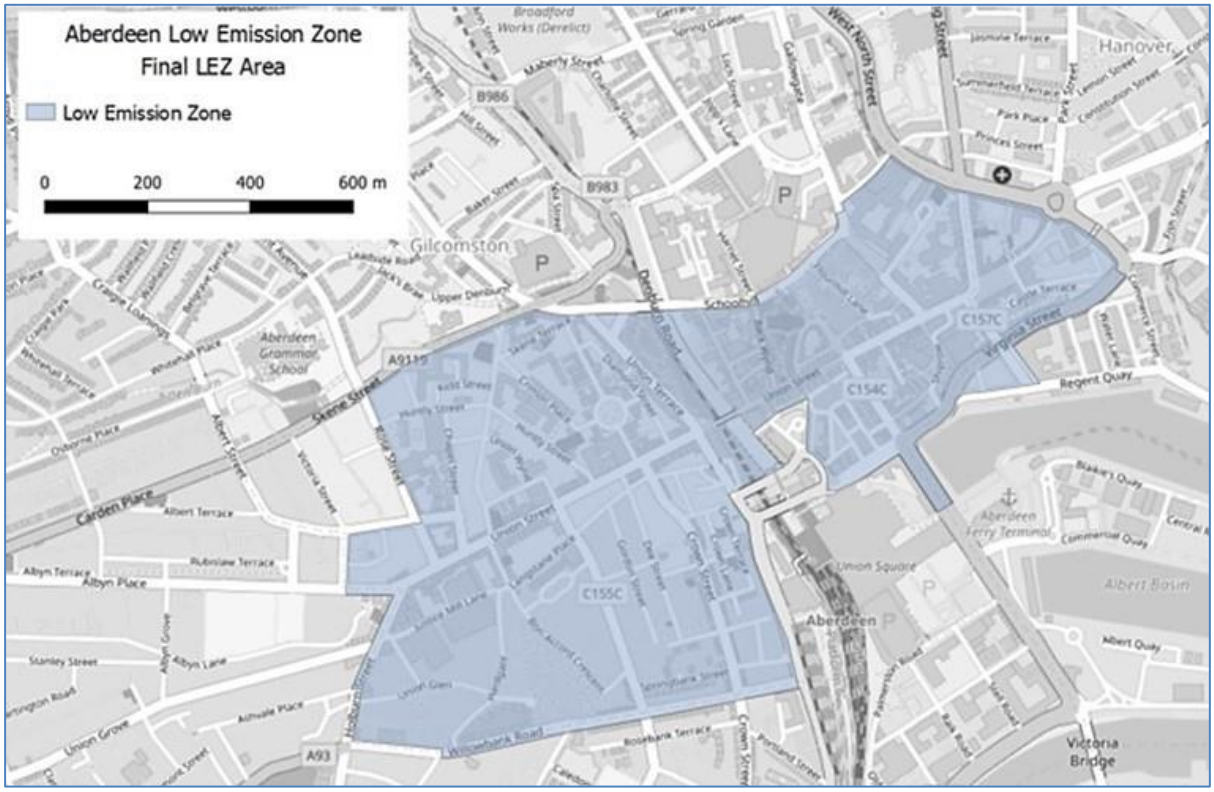
The PM_{10} annual mean measured at each automatic site in 2021 were below the objective level and marginally lower than levels measured in 2020, other than Union Street and King Street which saw marginal increases.

No exceedances of the annual mean were recorded at any of the continuous monitoring sites. No exceedances of the objective have been recorded at any site since 2016

Aberdeen Low Emission Zone (LEZ)

Following approval from Scottish Ministers, Aberdeen City Council is introducing a Low Emission Zone (LEZ) in Aberdeen City Centre (Figure 3-13).

Figure 3-13: Map of the Low Emission Zone (LEZ)



The LEZ is an area of Aberdeen City Centre where the driving of vehicles which do not meet the specified emissions standards is prohibited. The aim of the LEZ is to improve air quality within the City Centre Air Quality Management Area (AQMA) to ensure compliance with the Scottish Government's air quality objectives, particularly for the pollutant nitrogen dioxide (NO_2).

The LEZ came into effect from 30th May 2022 and will operate for 365 days a year, 24 hours a day. A 2-year grace period (during which enforcement of the LEZ will not take place) for both residents and non-residents of the LEZ area and for all non-exempt vehicle types will commence from this date, meaning that enforcement will take place from 1st June 2024.

The LEZ has been introduced in response to longstanding issues of poor air quality in the Aberdeen City Centre AQMA. Air pollution is believed to be a contributing factor in a number of serious health problems suffered by individuals, and the number of health concerns linked to poor air quality is growing every day.[12] This has a disproportionate impact on the most vulnerable members of society, particularly the young, elderly and those with chronic heart, lung and respiratory conditions. Air pollution is therefore a significant Public Health concern and a LEZ is an effective means of responding to this. This accords with the precautionary public health approach to air pollution advocated in the Scottish Government's Air Quality Strategy, *Cleaner Air for Scotland 2* (CAFS2).[13]

The Aberdeen City Council document 'Low Emission Zone (LEZ) Scheme' states that Air Quality modelling has shown that, even with the delivery of ambitious transport improvements in the City Centre,

[12] www.aberdeencity.gov.uk/sites/default/files/2022-05/LEZ%20Summary.pdf
[13] www.gov.scot/publications/cleaner-air-scotland-2-towards-better-place-everyone/

such as those identified in the Aberdeen City Centre Masterplan, emissions exceedances will remain unless tailpipe emissions are also addressed, While the COVID-19 pandemic and resulting travel restrictions led to air quality improvements in 2020 and 2021, the medium to long term impacts of the pandemic on transport and travel remain uncertain, therefore the pandemic is not a reason for delaying action.[18]

The LEZ applies to all vehicle types specified in the table below, unless subject to an exemption (Table 3-7).

Table 3-7: Vehicle types within scope of the LEZ

Vehicle	Vehicle Category	Description
Light passenger vehicles	M1	Vehicles designed and constructed for the carriage of passengers and comprising no more than eight seats in addition to the driver's seat.
Minibus	M2	Vehicles designed and constructed for the carriage of passengers, comprising more than eight seats in addition to the driver's seat, and having a maximum mass not exceeding 5 tonnes.
Bus and coach	M3	Vehicles designed and constructed for the carriage of passengers, comprising more than eight seats in addition to the driver's seat, and having a maximum mass exceeding 5 tonnes.
Light Goods Vehicles (LGVs)	N1	Vehicles designed and constructed for the carriage of goods and having a maximum mass not exceeding 3.5 tonnes.
Heavy Goods Vehicles (HGVs)	N2	Vehicles designed and constructed for the carriage of goods and having a maximum mass exceeding 3.5 tonnes but not exceeding 12 tonnes
	N3	Vehicles designed and constructed for the carriage of goods and having a maximum mass exceeding 12 tonnes.

A number of vehicle types are exempt from LEZs in Scotland, meaning that any restrictions do not apply to them i.e., emergency vehicles, historic vehicles, Vehicles for disabled persons, showman vehicles

Aberdeen City Council can also grant and renew time-limited exemptions to any vehicle type that is not covered by a national exemption, meaning the registered keeper of the vehicle would be exempt from LEZ enforcement for the period of time that the exemption applies.

The legislation allows for the LEZ to be suspended for the duration of events of local or national significance. The LEZ can also be suspended in emergency situations, such as an incident on the wider road network that requires all vehicles to be temporarily diverted through the LEZ area (but only where vehicles follow prescribed diversionary routes).

3.7.14 Noise

Existing noise sources surrounding and within the mini masterplan area include general noise found within a city centre including road traffic noise. There are also a range of cafes, restaurants, public, commercial and retail properties and educational facilities.

There are no Candidate Noise Management Areas (closest being, Littlejohn Street, Mealmarket Street, King Street) or Candidate Quiet Areas within the proposed mini masterplan boundary.

3.7.15 Climatic Factors

Emission reductions set under the Climate Change (Scotland) Act 2009 were updated under the Climate Change Emissions Reduction Targets) (Scotland) Act 2019 to net zero by 2045.

The Mini Masterplan sets out a vision which aims to promote local enterprise, encourage social mobility and respond to the climate change crisis through environmental improvements. The balance and delivery of these will have various positive impacts for the neighbourhood as a whole.

The Mini Masterplan will set out a best practicable sustainable solution to meeting the objectives set out within the strategy. This would be carried out through a Sustainability Assessment, which sets out potential criteria to provide well defined benefits across each of the People, Place and Economy objectives.

Two of the three proposals retain the Norco House building, both its brutalist building envelope and its interior floor slabs and column grids.

This approach allows for a retrofit first approach to Norco House in response to the climate crisis and the increasing demand on our natural resources. It looks at retention and reuse in order to minimise the carbon produced through demolition, landfill and extraction of new materials for new development.

Norco House in particular is a building with high embedded carbon due to its concrete construction. Demolition of this building, the removal and processing of the waste and the redevelopment of the site would all produce more carbon emissions.

Demolition isn't just an environmental problem. It is frequently undesirable on social and economic grounds. Research by the London School of Economics identified that demolition is both costly and unpopular in many instances. Retrofit of existing buildings can be cost-effective, depending upon local market conditions because it conserves and enhances existing places and neighbourhoods. As for carbon emissions, retrofit makes sense because of the substantial embodied energy savings made in re-purposing existing buildings, compared with the ultra-high embodied energy costs of demolition and rebuild.

With regards to restoration, retrofit measures must be sympathetically and responsibly implemented. Inappropriate restoration measures can lead to unintended consequences and actually damage buildings. Design is the most important factor in determining GHG emissions over a building's lifetime. By the time the construction process begins, the majority of decisions affecting the project's GHG emissions are locked in. The ability to influence a building's lifetime emissions is highest very early in a project and before construction has started.

Fundamental design decisions—such as new construction versus upgrading, building size and shape, level of insulation, and floor-space flexibility—can have a significant impact on emissions for decades to come.[14]

The Mini Masterplan also looks to reduce private car use by providing people with a choice on how they travel. Ensure there is adequate transport infrastructure in place, including provision for walking and cycling.

[14] https://www.mckinsey.com/industries/engineering-construction-and-building-materials/our-insights/call-for-action-seizing-the-decarbonization-opportunity-in-construction

3.7.16 Material Assets

The land on which the site is situated is a material asset. It has been zoned for development through the appropriate Development Plan process and as such the use of this material asset in a manner compatible with the zoning designation and the Mini Masterplan, is entirely appropriate.

Other material assets in terms of water services, electricity, other local utilities and the proposed developments within the Mini Masterplan can readily connect to same.

The construction and operation of the proposed development elements will utilise material assets (access road and construction materials) but given the scale of the development this will be considered at the project level.

Significant progress has been made in recent years with regard to waste management in Aberdeen. The Zero Waste Plan establish a framework for reforming the waste management system in Scotland and sets targets for improving the sustainability of waste management up until the year 2025. In 2013 Aberdeen recycled 37% of waste. By 2020 this figure had risen to 45.6% (Table 3-8). Nevertheless 10% of all household waste is destined for landfill.[15]

Table 3-8: Household Waste Generated and Managed in 2021 - Summary Data

Local Authority	Generated (tonnes)	Recycled (tonnes)	Recycled (%)	Other diversion from landfill (tonnes)	Other diversion from Landfill (%)	Landfilled (tonnes)	Landfilled (%)	Carbon Impact (TCO_2e)*	2020 Recycled (%)
Aberdeen City	93,747	42,574	45.4	41,799	44.6	9,376	10.0	224,549	45.6
Total Scotland	**2,483,304**	**1,061,042**	**42.7**	**757,913**	**30.5**	**663,533**	**26.7**	**5,901,520**	**42.0**

Table 3-9 indicates that 0.41 tonnes of household waste was generated per person in 2021, with an associated carbon impact of 0.99 TCO_2e per person.

Table 3-9: Household Waste Generated and Managed Per Person in 2021 - Summary Data

Local Authority	Generated (tonnes per person)	Recycled (tonnes per person)	Other diversion from landfill (tonnes per person)	Landfilled (tonnes per person)	Carbon Impact (TCO_2e per person)
Aberdeen City	0.41	0.19	0.18	0.04	0.99
Total Scotland	**0.45**	**0.19**	**0.14**	**0.12**	**1.08**

In addition, the Aberdeen City Council area also generates 192,155 tonnes of business waste (Figure 3-10).[16] This is selected businesses waste in Scotland, including factories, utility and transport companies, shops, offices, hotels, restaurants, schools and hospitals. As there is no statutory duty for businesses to report to SEPA on the waste they generate, SEPA derives the information from statutory waste data

[15] https://www.sepa.org.uk/environment/waste/waste-data/waste-data-reporting/household-waste-data/ (Accessed 25/11/2022)
[16] https://www.sepa.org.uk/environment/waste/waste-data/waste-data-reporting/business-waste-data/ (Accessed 25/11/2022)

received from operators of licensed and permitted waste management sites, and from operators of activities exempt from full waste management licensing.

Table 3-10: Aberdeen City Business Waste (Tonnes) 2018 (Most Recent)

Waste type	Tonnes
Spent solvents	3,394
Acid, alkaline or saline wastes	601
Used oils	10,750
Chemical wastes	17,609
Industrial effluent sludges	10,977
Health care and biological wastes	1,322
Metallic wastes, ferrous	5,673
Metallic wastes, non-ferrous	1,611
Metallic wastes, mixed ferrous and non-ferrous	81,306
Glass wastes	4,766
Paper and cardboard wastes	2,863
Rubber wastes	39
Plastic wastes	173
Wood wastes	3,985
Textile wastes	3
Discarded equipment (excluding discarded vehicles, batteries and accumulators wastes)	1,381
Discarded vehicles	1,645
Batteries and accumulators wastes	1,122
Animal and mixed food waste	4,920
Vegetal wastes	3,761
Animal faeces, urine and manure	8
Household and similar wastes	22,315
Mixed and undifferentiated materials	1,617
Common sludges	99
Mineral waste from construction and demolition	3
Other mineral wastes	10,018
Combustion wastes	7
Soils	186
Mineral wastes from waste treatment and stabilised wastes	1
Total	**192,155**

3.7.17 Environmental Baseline Appraisal

An Environmental Baseline Appraisal covering the topics above is included in Appendix C

The main environmental considerations are outlined in Table 3-11 below. These issues will be reviewed

in more detail during the SEA and discussed in the Environmental Report.

Table 3-11: Data Sources for Providing Baseline Environmental Assessment

SEA Topic	Environmental Issue	How the Mini Masterplan contributes to tackling the problem?	Relevant Data
Population & Human Health	• Access to social and community facilities and the amenity of the area will have an impact of general wellbeing. The George Street Mini Masterplan can influence the relationship between facilities, amenity and the general vitality of communities. • The form and location of new development within the George Street Mini Masterplan area can contribute to social integration and improved wellbeing opportunities for the whole community.	Promoting access to employment, supporting accessibility and health Improvement. Mini Masterplan aims to identify open space to improve health through increased physical activity, reduce pollution by encouraging walking and cycling as an alternative to the car. Positive effects on mental health and wellbeing.	National Records of Scotland (NRS). https://www.nrscotland.gov.uk/statistics-and-data/statistics/stats-at-a-glance/council-area-profiles Scottish Public Health Observatory (ScotPHO). https://www.scotpho.org.uk/ Health and Wellbeing Profiles (life expectancy and mortality by cause) https://scotland.shinyapps.io/ScotPHO_profiles_tool/ Access to outdoors / open space Sport and recreation participation Physical activity levels Scottish Index of Multiple Deprivation. https://www.gov.scot/collections/scottish-index-of-multiple-deprivation-2020/ Core paths Aberdeen City Council . https://map.environment.gov.scot/sewebmap/
Biodiversity	• Potential impact on nature conservation designations. • Potential impacts on protected species and priority habitats. • Potential loss of green linkages and wildlife corridors. • Pressure on Protected Species from new development through	Protection and enhancement of designated areas, and important habitats. Safeguard and enhance biodiversity.	NatureScot Sitelink. https://sitelink.nature.scot/map Scotland's Environment. https://www.environment.gov.scot/ UK BAP & LBAP priority habitats and species. https://www.nesbiodiversity.org.uk/ https://www.nature.scot/doc/scottish-biodiversity-list

	disturbance or loss of resting places and habitats.		Scottish Ancient Woodland Inventory. https://map.environment.gov.scot/sewebmap/
Soils & Geology	• The potential for impact associated with existing soil contamination. • Impact to existing soil (i.e. removal of topsoil or compaction of soils).	The George Street Mini Masterplan should ensure that soil quality is appropriate for the proposed site use. Sites within the Mini Masterplan area will provide access to open space and recreation facilities. As such existing soils can be protected and enhanced as part of the development. SUDS and green infrastructure are delivered in new development.	Aberdeen City Council Vacant and Derelict Land Survey (2018) https://www.aberdeencity.gov.uk/sites/default/files/2019-03/Scottish%20Vacant%20and%20Derelict%20Land%20Survey%202018_0.pdf#:~:text=Aberdeen%20City%20Council%20carries%20out,for%20vacant%20and%20derelict%20land. Contaminated land. https://www.aberdeencity.gov.uk/services/environment/contaminated-land#:~:text=This%20legislation%20requires%20the%20Local,Authority%20will%20arrange%20for%20remediation. Geology of Britain viewer, https://www.bgs.ac.uk/map-viewers/bgs-geology-viewer/ Scotland's Environment. https://www.environment.gov.scot/ Scotland's Soils website https://soils.environment.gov.scot/
Water	• Impact on existing water and wastewater infrastructure. • The surface water management strategy for the George Street Mini Masterplan will be based on the principles of Sustainable Urban Drainage Systems (SUDs)	Protection and enhancement of water status and avoidance of flood risk areas and areas which would contribute to increased flood risk.	SEPA flood maps. https://map.sepa.org.uk/floodmaps/FloodRisk/PostCode SEPA Water Classification Hub. https://www.sepa.org.uk/data-visualisation/water-classification-hub/

	and green infrastructure to incorporate best management practices for the treatment of surface water. • Geomorphology and morphological erosion pressures.		Local water quality data. https://www.sepa.org.uk/data-visualisation/water-environment-hub/ SEPA River Basin Management Plan Maps SEPA – RBMP Data.
Landscape	• The area may have a direct impact on the quality of the landscape/seascape. • Landscape character. • Design quality and layout. • Sites within the Mini Masterplan area will provide access to open space and recreation facilities and encourage walking and cycling through the provision of designated paths and will thus contribute to health promotion.	The George Street Mini Masterplan should seek to ensure that development takes account of the important landscape characteristics within the George Street area.	Local Development Plan. Landscape Character Assessment. https://www.aberdeencity.gov.uk/sites/default/files/2018-01/Landscape%20Character%20Assessment%20of%20Aberdeen.pdf https://www.nature.scot/doc/landscape-character-assessment-aberdeen-city-landscape-evolution-and-influences Designated landscape areas. https://www.environment.gov.scot/ Inventory and non-inventory Gardens and Designed landscapes. https://www.environment.gov.scot/
Archaeology & Cultural Heritage	• New development can potentially impact on historical features. • The George Street Mini Masterplan can contribute to the overall conservation of the cultural heritage through the protection of listed buildings and sites of historic or archaeological interest conservation areas	The George Street Mini Masterplan should support the protection and enhancement of the cultural heritage resource, including through consideration of the locations and impacts on specific resources and the wider historic landscape.	Buildings at Risk https://www.buildingsatrisk.org.uk/search/keyword/aberdeen Aberdeen City Historic Environment Record (HER) https://online.aberdeenshire.gov.uk/smrpub/master/mapquery.aspx Pastmap. https://pastmap.org.uk/map

			Aberdeen City Council https://www.aberdeencity.gov.uk/services/planning-and-building-standards/building-conservation-and-heritage/conservation-areas Scotland's Environment. https://www.environment.gov.scot/
Air	• Compliance with national and international standards. • Road traffic movements.	One of the main sources of nitrogen dioxide emissions is road traffic; road traffic is also a contributor to PM_{10} emissions. Sustainable transport will be a key issue for the George Street Mini Masterplan.	LAQM Annual Progress Report. https://www.aberdeencity.gov.uk/services/environment/air-quality-aberdeen/air-quality-reports Scottish Air Quality (website). https://www.scottishairquality.scot/
Noise	• The George Street Mini Masterplan proposals could change the noise levels compared to the existing situation due to changes in traffic flow on existing roads, new recreations facilities and stadia.	The George Street Mini Masterplan will encourage minimising noise levels.	https://noise.environment.gov.scot
Climatic Factors	• Climate change could have different impacts on the environment including water resources, flooding, biodiversity, population and health and wellbeing. • Long-term climate trends for Scotland indicate hotter/drier summers and milder/wetter during	The extent of the sites identified should seek to minimise contributions to the emissions of greenhouse gases and seek to avoid locations vulnerable to the effects of climate change.	Department for Business, Energy and Industrial Strategy (BEIS) https://www.data.gov.uk/dataset/723c243d-2f1a-4d27-8b61-cdb93e5b10ff/uk-local-authority-and-regional-greenhouse-gas-emissions Indicative SEPA river and coastal flood maps https://map.sepa.org.uk/floodmaps/FloodRisk/PostCode

	autumn & winter, in addition to sea level rises. Issues such as flooding and landslips are potential issues. • The George Street Mini Masterplan has the potential to affect levels and form of transport use and levels of energy consumption in buildings. • The George Street Mini Masterplan will include measures to enhance existing transport links and accessibility in the area through additional bus services, cycling and walking with associated infrastructure improvements. • Development will be laid out to allow direct and frequent connections throughout the area, to points of interest, neighbourhood centres and public transport. • Opportunities for renewable energy provision and low/zero carbon technologies will be explored.		UKCP18 - https://www.metoffice.gov.uk/research/approach/collaboration/ukcp
Material Assets	• Open space and recreational facilities. • Roads and pavements • Waste minimisation and management.	Waste disposal incurs significant transport implications. Support for increased levels of recycling and composting and waste minimisation.	Aberdeen City Council Action programme and monitoring https://www.aberdeencity.gov.uk/services/planning-and-building-standards/local-development-plan/aberdeen-local-development-plan/action-programme-and-monitoring

	• Drainage and wastewater capacity.	The George Street Mini Masterplan will ensure that maximum use is made of existing infrastructure where practicable (roads, pavements, water treatment, drainage). Where this is at capacity sustainable system will be put in place.	Open Space Audit and Strategy 2011-2016 (amount / type of space). Core Paths. https://www.environment.gov.scot/ Transport and infrastructure data. Cycle routes. https://www.aberdeencity.gov.uk/services/roads-transport-and-parking/cycling-aberdeen/cycling-maps SEPA data. https://www.sepa.org.uk/environment/waste/waste-data/waste-data-reporting/household-waste-data/

4 PROPOSED SEA OBJECTIVES

4.1 SEA Objectives

Through the undertaking of the scoping tasks listed above, some initial existing environmental problems and sensitive areas within the George Street Mini Masterplan boundary area have been identified and allows appropriate draft Objectives (Table 3-2) to be developed as assessment tools against which strategy, policies and proposals contained within the George Street Mini Masterplan can be assessed.

A draft list of key SEA Receptors organised by SEA topic, and objectives identified as relevant to the George Street area are summarised and presented in Table 4-1. Comments are invited from the Consultation Authorities and interested stakeholders. These will be further refined in subsequent stages of the SEA process as and in discussion with Aberdeen City Council and other appropriate stakeholders. The key receptors and objectives will be considered throughout the SEA process and used to inform the development of the draft George Street Mini Masterplan at key decision making stages.

The SEA Regulations require that the Environmental Report identifies, describes and evaluates the likely significant environmental effects of the George Street Mini Masterplan. The Environmental Report will also include measures to avoid, reduce or mitigate any significant effects of the George Street Mini Masterplan.

To assist assessment against the objectives identified within Table 4-1, the following questions will be considered in relation to Mini Masterplan proposals.

Table 4-1: Key Environmental Receptors, SEA Objectives and Questions

SEA Topic	Objectives	Questions
Biodiversity **(Flora and fauna)**	Protect or conserve and, where possible, restore and enhance biodiversity and valued nature conservation habitats and species.	To what extent will the Mini Masterplan affect: • conservation objectives of International, National or local designations? • populations of protected species, their habitats and resting places or roosts? • wider biodiversity, i.e., non-designated/protected sites and species? • existing green network and habitat connectivity? • opportunities for enhancement or expansion of the green network and wider habitat connectivity? • the protection and enhancement of urban trees?
Soil	To maintain or improve soil quality, quantity and function and prevent any further degradation of soils	To what extent will the Mini Masterplan affect • contaminated land? • Impact to existing topsoil and/or subsoils?
Landscape	Protect and enhance landscape character, local distinctiveness and promote access to the wider environment.	To what extent will the Mini Masterplan affect t: • the landscape character and setting of settlements?
Cultural heritage	Protect, conserve and enhance the historic environment.	To what extent will the Mini Masterplan affect: • Listed Buildings, Scheduled Monuments, Archaeological sites, Conservation Areas and

		Gardens and Designed Landscapes and their settings?
Water	To protect and enhance the ecological status of the water environment	To what extent will the Mini Masterplan affect: • the ecological status of identified water bodies, through: • surface water run-off • flood risk in the local and/or wider areas?
Air	To improve or maintain air quality and reduce emissions of key pollutants	To what extent will the Mini Masterplan be likely to reduce/increase air quality, in terms of: • carbon emissions? • levels of Nitrous Dioxide (NO_2) and Particulate Matter (PM_{10})?
Climatic Factors	To reduce greenhouse gas emissions and increase resilience to the consequences of climate change	To what extent will the strategy or policy promote: • renewable energy technologies and energy efficiency? • sustainable transport and active travel? • future proofing of new development? • Green infrastructure provision?
Material Assets	To reduce waste and promote the sustainable use of resources	To what extent will the Mini Masterplan affect: • waste from new development? • the re-use of previously developed land and buildings? • the delivery of renewable energy development?
Population and Human Health	To protect and enhance quality of life, including maintaining and improving opportunities to access public open space and the natural and historic environment	To what extent will the Mini Masterplan affect: • the provision of housing and employment opportunities to meet identified needs? • the provision of appropriate services and community facilities to meet identified needs? • residential amenity, including noise? • access to open spaces, recreational facilities and active travel routes? • access to the historic environment?

5 SCOPE AND METHODOLOGY PROPOSED FOR THE STRATEGIC ENVIRONMENTAL ASSESSMENT

5.1 Introduction

There is potential for all of the SEA issues to be significantly affected by the review of the George Street Mini Masterplan, so all will be scoped in to the SEA.

5.2 Scoping of Likely Significant Environmental Effects

It should be noted that none of the SEA issues have been scoped out of the assessment for the scoping report as it is too early in the George Street Mini Masterplan making process to meaningfully scope SEA issues in or out (Table 5-1).

Table 5-1: SEA Topics for Scoping

SEA Topic	Scoped In	Scoped Out	Justification
Biodiversity, flora and fauna	✓		Development has the potential to affect habitats and species through loss of habitat and disturbance.
Soil	✓		Development has the potential to result in changes to soils and geology.
Landscape	✓		Proposed development has the potential for significant effects on landscape/ townscape quality and character.
Cultural heritage	✓		There are sites such as Listed Buildings, within the area which the proposals have the potential to affect.
Water	✓		Increased run-off from development areas may increase flood risk albeit SUDS/ green infrastructure measures are proposed.
Air	✓		New development may result in traffic at certain times of the day. These indirect effects may give rise to changes in local air quality and noise along affected routes.
Climatic factors	✓		Indirect effects on carbon emissions from demolition/ construction. The proposals offer an opportunity to build with very low carbon emissions through energy efficiency, insulation and microgeneration.
Material assets	✓		The proposals provide an opportunity for sustainable construction methods and materials to minimise waste. The George Street Mini Masterplan will enhance recreational and open space provision.
Population and human health	✓		The George Street Mini Masterplan incorporates open space, community facilities and employment opportunities which offer potential benefits for the population.

5.3 Framework for Assessing the George Street Mini Masterplan

The SEA Regulations require that the Environmental Report identifies, describes and evaluates the likely significant environmental effects of the George Street Mini Masterplan. The Environmental Report will also include measures to avoid, reduce or mitigate any significant effects of the George Street Mini Masterplan.

The George Street Mini Masterplan objectives and proposals will be assessed against the SEA objectives to be agreed through the scoping process. Significant environmental effects of the plan will be predicted to determine whether the George Street Mini Masterplan has negative, positive, uncertain or neutral effects. The proposed approach for the assessment is summarised in Table 5-2 below.

Table 5-2: Assessment sub-tasks and their purpose

Assessment Sub-Tasks	Purpose
1.Taking account of scoping responses	To refine the approach to the SEA and fill essential gaps identified in the environmental baseline.
2. Alternatives	To assist in the development and refinement of the alternatives for achieving the George Street Mini Masterplan objectives.
3. Testing the draft George Street Mini Masterplan objectives against the SEA objectives	To ensure that the overall objectives of the draft George Street Mini masterplan are in accordance with environmental principles and provides a framework for developing options.
4. Predicting and evaluating the effects of the draft George Street Mini masterplan, including alternatives	To predict and evaluate the effects of the George Street Mini masterplan and its alternatives and assist in the refinement of the draft Framework
5. Considering ways of mitigating adverse effects & proposing measures to monitor the environmental effects of draft George Street Mini Masterplan implementation	To ensure all potential mitigation measures and measures for maximising beneficial effects are considered and, as a result, residual effects identified. To propose a monitoring framework to assess the environmental performance of the draft George Street Mini Masterplan.

5.3.1 Taking account of scoping responses

The initial stage of the assessment process will involve taking on-board the responses from the scoping consultation which may involve:

- Refinement of the proposed approach to assessment outlined below
- Suggestions for essential data gaps to be filled in the environmental baseline
- Comments on the proposed approach to consultation on the Environmental Report

5.3.2 Draft SEA Objectives and Indicators

The draft SEA objectives, for each identified SEA topic is provided in Table 4-1. It is likely that these will be further refined in subsequent stages of the SEA process, as more detail is available on the significance of environmental effects.

The key goals, strategies and objectives of the plan will be based on current national Planning Regulations.

In addition to an environmental commentary, the likely significant environmental effects of the key options/ alternatives will be predicted and evaluated. This will be informed by the development of significance criteria and the results will be recorded in an assessment matrix. The purpose of this will be to inform decision-making over selection of options/ alternatives with regards to their potential environmental effects. Proposed criteria with which to assess the significance of predicted effects is shown below in Table 5-3.

Table 5-3: SEA significance criteria

Score	Description
Major positive effect (++)	An action very likely to lead to significant improvement, or a series of long term improvements, leading to large scale and permanent benefits to the SEA objective being appraised. A major effect is also likely to have cumulative and indirect beneficial effects and is also likely to have positive transboundary effects.
Positive effect (+)	An action likely to lead to moderate improvement in both short and long-term, leading to large scale temporary, or medium scale permanent benefits to the objective being assessed, Even when beneficial effects are felt to be temporary, they should not be easily reversable in the long-term (to detriment of the SEA Objective).
Neutral effect (0)	An action which is unlikely to have any beneficial or negative effects on the SEA objective being assessed in either the short or long-term. Neutral scoring should only be used when it is very unlikely that the effect will be neither positive, nor negative. A neutral score is not the same as uncertain where an appraiser is not sure if an effect is likely to be positive or negative, or 'mixed/. Where the appraiser feels that the effects are likely to be both positive and negative(see below for more details).
Negative effect (-)	An action is likely to moderate or loss in both shorth and long-term, leading to large scale temporary, or medium scale permanent negative effect on the objective. An action which may also have limited cumulative and indirect detrimental effects and/or limited degradation of conditions outside the specific strategy area. It is also likely that it will be possible to mitigate or reverse a minor negative effect through policy or project intervention.
Major negative effect (--)	A scheme/measure likely to lead to a significant or severe damage or loss, or series of long term negative effects, leading to large-scale and permanent negative effects on the SEA objective being assessed. A scheme/ measure which may also have significant cumulative and indirect detrimental effect and/or degrade conditions outside the specific scheme area, so will have negative transboundary effects. A scheme/measure which is likely to threaten environmental thresholds or capacities in areas already under threat. The detrimental effects of a scheme/measure which will be hard to reverse and are unlikely to be easily mitigated through policy or project intervention. Any damage or detrimental effect in or to environmentally sensitive areas, issues or landscapes which are recognised and/or protected locally, regionally, nationally or internationally.
Mixed effect (++/- +/-- etc.)	The effect is likely to be a combination of beneficial and detrimental effects, particularly where effects are considered on sub-issue, areas or criterion. For example, a scheme/measure mat enhance the viability of certain protected species or habitats (such as native woodland) but through this, damage existing (non-native) habitats which may themselves be important. Such mixed effects will be hard to predict, but could be significant in the long term, or when taken with others e.g., cumulative or synergistic which may have.
Uncertain effect (?)	The effect of an action is not known, or is too unpredictable to assign a conclusive score. The appraiser is not sure of the effect. This may be the case where an action covers a range of issues, or where the manner in which the action is implemented will have material impact on the effects it will have.

5.3.3 Predicting and evaluating the potential effects of the George Street Mini Masterplan, including alternatives

The George Street Mini Masterplan's objectives and proposals will be assessed against the SEA objectives to be agreed through the scoping process. Significant environmental effects of the plan will be predicted to determine whether the George Street Mini Masterplan has negative, positive, uncertain or neutral effects.

In addition, the effects will further be evaluated to determine damage or otherwise to the receptors in relation to reversibility or irreversibility of effects, risks, duration (permanent, temporary, long-term, short-term and medium term) and cumulative (direct, indirect, secondary and synergetic). Table 5.4 shows the assessment framework that will be used to assess effects of the George Street Mini Masterplan. This will be reported in the Environmental Report.

Proposals will be assessed against the SEA Objectives, in accordance with guidance in planning advice note 1/2010.

To assist assessment against the objectives and questions identified within Table 4-1, the following matrix will be completed based on the significance criteria noted within Table 5-3 (Table 5-4).

Table 5-4: Assessment matrix for plan, strategy and policy issues, and site assessment

Description / summary of option / element / action			
SEA theme	**Impact**	**Comments**	**Mitigation/ enhancement**
Biodiversity, flora and fauna			
Climatic factors			
Air			
Water			
Material assets			
Soil			
Cultural Heritage			
Landscape			
Population and human health			

Key	
++	**Major positive effect**
+	**Positive effect**
0	**Neutral effect**
-	**Negative effect**
--	**Major negative effect**
++/- +/-- etc.	**Mixed effect**
?	**Uncertain effect**
S	**Short term effect**
M	**Medium term effect**
L	**Long term effect**
Imp	**Effect will depend on how the George Street Mini Masterplan is implemented**

In line with the requirements of the requirements for SEA, there are various different types of environmental effects that require consideration in SEA. Predicting and evaluating the potential effects of the draft George Street Mini Masterplan may include consideration of the following types of environmental effects:

- Short/ Medium/ Long-term

- Permanent/ Temporary
- Positive/ Negative
- Secondary/ Cumulative/ Synergistic
- Transboundary

5.4 Reporting

An Environmental Report will be produced for consultation with the George Street Mini Masterplan. The Environmental Report will document the entire SEA process and will include the following:

- Non-technical summary;
- An introduction describing the purpose of the Environmental Report ;
- Background information on the draft George Street Mini Masterplan and how it developed;
- A description of the approach taken to the SEA of the draft George Street Mini Masterplan;
- A detailed summary of the findings of the SEA tasks described in the Scoping Stage (Relevant PPS, Environmental Protection Objectives, SEA Objectives, Key Environmental Problems and Sensitive Areas, etc.);
- A detailed summary of the environmental baseline specific to the George Street Mini Masterplan area including a consideration of how this would be likely to change in the absence of the draft George Street Mini Masterplan;
- An assessment of the draft George Street Mini Masterplan objectives, aims and actions and any reasonable alternatives to the proposed actions and types of projects;
- A description of any proposed mitigation and enhancement measures; and
- A description of the approach that will be taken to monitoring the effects of implementing the George Street Mini Masterplan.

5.5 Mitigation and Monitoring

The Environmental Report will consider measures to prevent, reduce or offset any significant adverse effects as far as possible, before measures are considered to mitigate residual adverse effects. Mitigation measures could include changes to alternatives, changes to a specific proposal, inclusion of new provisions, technical measures to be applied, identifying issues to be addressed at a subsequent stage and proposals for changing other relevant plans, programmes or strategies.

Monitoring is an integral part of SEA and if there are any, significant environmental effects should be monitored to check the predictions made during the assessment. A monitoring framework will be developed with input from the George Street Mini Masterplan stakeholders described above. The choice of indicators for monitoring will be informed by the baseline environment study and outcomes from the evaluation. Responsibility for monitoring will also be determined. The key monitoring tasks and their purpose are summarised below in Table 5-5.

Table 5-5: Monitoring tasks and their purpose

Monitoring Tasks	Purpose
1. Post Implementation Review	To measure the environmental performance of the draft George Street Mini Masterplan in order to determine whether its effects are as anticipated, and thereby inform future revisions.
2. Learning on predictions	Ensure that the adverse effects identified inform future revisions of the George Street Mini Masterplan.

6 NEXT STEPS

The next steps of the SEA will involve:

1. Taking into account the responses to this scoping report;
2. Refining baseline information;
3. Preparing the Environmental Report;
4. Consulting on the draft Environmental Report;
5. Taking account of consultation responses;
6. Updating the assessment where appropriate; and
7. Preparing the Post-Adoption Statement.

6.1 Proposed Consultation Timescales and Methods

Publication of the Environmental Report for public consultation is currently programmed for ***Early – Mid February 2023*** and this will be followed by a proposed 6 week period for consultation on the Environmental Report. Following public consultation, the comments received from the SEA Consultation Authorities and other representatives from the public will be taken into account in the final drafting of the George Street Mini Masterplan, which Aberdeen City Council anticipate being adopted by **tbc** together with the Post Adoption SEA Statement.

6.2 Anticipated Milestones

The key milestones in the development of the SEA are as follows:

- Submission of SEA Scoping Report to the SEA Gateway – Mid December 2022
  - The Consultation Authorities have **35 days** in which to respond.
- Consultation Authorities scoping response to this document Mid-January 2023
- Preparation of Environment Report – December 2022 to Early February 2023
- Publication of the Environmental Report – Mid February 2023
- Consultation on Environmental Report and George Street Mini Masterplan – Mid February 2023
- Submission of SEA Environmental Report to the SEA Gateway – Mid February 2023
  - Typical consultation periods range from 6 to 12 weeks depending on the scale and nature of the plan being assessed.
- Amendments to the George Street Mini Masterplan (and Environmental Report if required) ***– tbc***
- Adoption of the George Street Mini Masterplan and publication of the Post Adoption SEA Statement ***–tbc***

APPENDICES

A GEORGE STREET MINI MASTERPLAN

B RELATIONSHIP WITH OTHER PPS

Other Relevant Plans, Policies and Strategies to be analysed in the Environmental Report for their Relationship to the George Street Mini Masterplan

Level	Main Requirements of the PPS	Implications of the PPS for George Street Mini Masterplan
International Level		
Nature Conservation		
Paris Agreement 2015	The Paris Agreement is a legally binding international treaty on climate change. It was adopted by 196 Parties at COP 21 in Paris, on 12 December 2015 and entered into force on 4 November 2016. Its goal is to limit global warming to well below 2, preferably to 1.5 degrees Celsius, compared to pre-industrial levels.	United Nations. The Agreement includes commitments from all countries to reduce their emissions and work together to adapt to the impacts of climate change, and calls on countries to strengthen their commitments over time.
International UN Agreements - Kyoto Protocol (2005)	Commitment by industrialised countries to reduce four greenhouse gases (carbon dioxide, methane, nitrous oxide, sulphur hexafluoride) plus two groups of gases (hydrofluorocarbons and perfluorocarbons).	United Nations Framework Convention on Climate Change (UNFCCC or FCCC) protocol aimed at fighting climate change.
UN Climate Change Conference of the Parties (COP26) (Glasgow)	The COP26 climate change conference took place in Glasgow from 31 October to 12 November 2021. The main goal was to secure global net zero by mid-century and keep a maximum of 1.5 C degrees of warming within reach.	Net zero aligns with the aims of both the Scottish Government and Aberdeen City Council.
The Habitats Directive 92/43/EEC	Protects habitats and species. Gives basis to classify SACs and SPAs	The George Street Mini Masterplan will aim to protect and enhance the natural habitats of associated flora and fauna.
The Birds Directive 2009/147/EC	Protection of wild birds and their habitats	The George Street Mini Masterplan is designed to protect and conserve ecosystem and biodiversity, specifically rare or vulnerable birds.
Water		
Water Framework Directive 2000/60/EC	The purpose of the Directive is to establish a framework for the protection of inland surface waters (rivers and lakes), transitional waters (estuaries), coastal waters and groundwater. It will ensure all aquatic ecosystems and, with regard to their water needs, terrestrial ecosystems and wetlands meet 'good status'. Addresses groundwater pollution; flooding and droughts; river basin management planning.	Through the development of the George Street Mini Masterplan, account will be taken to protect water bodies from fragmentation, pollution and degradation.
Waste		

The Landfill Directive 99/31/EC	The Landfill Directive aims to reduce, as far as possible. • the negative effects of landfilling waste; and • sets targets and timescales for reducing the amount of biodegradable municipal waste (BMW) sent to landfill	The Framework should reflect the needs of the Landfill Directive, including the infrastructure required to meet municipal biodegradable waste targets.
The Waste Framework Directive 2006/12/EC	Requires the planning system to: • Provide policies and sites for waste disposal. • Recover or dispose of waste without endangering human health and without processes or methods which could harm the environment. • Liaison between planning authorities and SEPA. • Provide the right infrastructure for the new thematic strategy on the prevention and recycling of waste.	The Framework should ensure it utilises waste management facilities identified under higher-tier plans whilst safeguarding the natural and built environment including designated areas, green belts, open countryside and the coast.
National Level		
Overarching Planning Policy		
Town & Country Planning (Scotland) Act 1997	This is the principle piece of legislation governing the use and development of land in Scotland.	The Council must adhere to the requirements of the Act in the preparation and production of the George Street Mini Masterplan.
Planning Etc (Scotland) Act 2006	Amends certain aspects of the 1997 Act, relating to both Development Planning and Development Management. Introduces a new development plan hierarchy: National Planning Framework; Strategic Development Plans; Local Development Plans.	The Council must take account of the requirements of the Act in the preparation and production of the George Street Mini Masterplan, in protecting and enhancing the environment and biodiversity and promoting low carbon economic growth.
National Planning Framework for Scotland 3 (NPF3) (2014)	Provides a framework to guide sustainable growth and development of Scotland. Identifies priorities for strategic investment which will be a material consideration in making sustainable planning policy. It sets out key planning outcomes for Scotland: 1. A successful sustainable place – supporting economic growth, regeneration and the creation of well-designed 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 cultural assets and facilitating their sustainable use 4. A connected place – supporting better transport and digital connectivity	The George Street Mini Masterplan should contribute to each of these planning outcomes: through developing a more coordinated George Street Mini Masterplan, this could create well designed places, such as regenerating natural and cultural assets, this should enhance the area and increase visitor numbers. Additionally, the role of green infrastructure, vegetation and water bodies will help create carbon sinks which contribute to the aesthetics of the natural environment and the variety of biodiversity.

Draft National Planning Framework for Scotland 4 (NPF4)	NPF4 will, when adopted, set out the Scottish Governments priorities and policies for the planning system up to 2045 and how our approach to planning and development will help to achieve a net zero, sustainable Scotland by 2045. NPF4 differs from previous NPFs in two ways. It incorporates Scottish Planning Policy and the NPF into a single document and will form a part of the statutory development plan.	Once NPF4 is adopted, development associated with the George Street Mini Masterplan should be mindful of Part 3, National Planning Policy Handbook which includes the following: • Sustainable Places (Universal policies) • Liveable Places • Productive Places and • Distinctive Places
Scottish Planning Policy 2014	Economic development should raise the quality of life of the Scottish people through increasing economic opportunities for all, on a socially and environmentally sustainable basis. The planning system should provide strong support for economic development, to both new and expanding businesses, where it is consistent with other national and local policies, in particular the promotion of social justice and sustainable development.	The George Street Mini Masterplan should take account of the principles set out in the SPP, and as a result the George Street Mini Masterplan should incorporate elements of the SPP where appropriate.
Strategic Transport Projects Review 2, 2021	The Strategic Transport Projects Review 2 echoes the Scottish Government's Climate Change Plan by identifying the need for a 20% reduction in car kilometres with a modal shift from car to walking, cycling and public transport. The Review also includes a number of recommendations which are pertinent to Aberdeen City Centre, most notably the development of Aberdeen Rapid Transit (ART) – a bus-based rapid transit system for the region which could prioritise buses and connect key destinations on the outskirts of Aberdeen to the city centre. A national development around provision of a new Rapid Transit network for the city is also outlined in the draft NPF4.	The George Street Mini Masterplan should take account of the review and its recommendations.
A New Future for Scotland's Town Centres, 2021	Specifically in relation to city and town centres, the Scottish Government's 'A New Future for Scotland's Town Centres' (Feb 2021) promotes a set of proposals which will strengthen the role of town centres in planning and the role of communities in shaping their town and town centre. Recommendations include Towns and town centres to be included in NPF4 with a requirement to create and implement town plans; and, Expanded and Aligned Funding of Demonstration Projects in Towns and Town Centres.	The George Street Mini Masterplan should take account of the report and its recommendations.

The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997	Primary legislation which sets out the legal requirements for the control of development and alterations that affect buildings that are listed, and the framework by which control is maintained.	If appropriate, the George Street Mini Masterplan should take account of this legislation in relation to Listed Buildings.
Cross- Sectoral		
Transport (Scotland) Act 2019	The Act aims to make Scotland's transport network cleaner, smarter and more accessible by empowering local authorities and establishing consistent standards to tackle current and future challenges. The Act seeks to deliver a more responsive and sustainable transport system for everyone.	The George Street Mini Masterplan shall consider the requirements of the ACT.
National Transport Strategy 2 (2020)	The National Transport Strategy sets out a vision for Scotland's transport system for the next 20 years. The vision is underpinned by four priorities: Reduces Inequalities, Takes Climate Action, Helps Deliver Inclusive Economic Growth and Improves our Health and Wellbeing, each with three associated outcomes.	The George Street Mini Masterplan should consider the integration of LTS objectives, actions and committed projects into project.
Getting the best from our land: A land use strategy for Scotland 2016-2021	Scotland's first land use strategy, which identifies key principles for sustainable land use which reflect Government policies on the priorities which should influence land use choices. Sets out a long term vision towards 2050 with three clear objectives relating to economic prosperity, environmental quality and communities.	The George Street Mini Masterplan should aim to conserve Scotland's biodiversity whilst reducing resource depletion and encouraging responsible use of our natural resources.
Air and Climate Change		
Environment Act 1995	Provides the legal basis for the local air quality management (LAQM) regime, secondary legislation and the UK Air Quality Strategy	The George Street Mini Masterplan should include measures to improve local air quality.
Climate Change (Emissions Reduction Targets) (Scotland) Act 2019	The Climate Change (Emissions Reduction Targets) (Scotland) Act 2019 sets targets to reduce Scotland's emissions of all greenhouse gases to net-zero by 2045.	The George Street Mini Masterplan should promote measures to reduce minimise carbon emissions
UK Climate Change Risk Assessment 2017	The UK Climate Change Risk Assessment 2017 Evidence Report is the most up-to-date and comprehensive analysis of the risks and opportunities posed by climate change to the UK	The George Street Mini Masterplan should promote measures to reduce minimise carbon emissions
Heat in Buildings Strategy (2021)	Sets out how the UK will decarbonise our homes, and our commercial, industrial and public sector buildings, as part of setting a path to net zero by 2050.	Refer to and apply as practicable.
Climate Change Plan 2018-2032	This is the third report on proposals and policies (RPP3). It sets out the path to a low carbon economy while helping to deliver	The George Street Mini Masterplan will contribute to delivering on the policies and proposals set out in the plan.

	sustainable economic growth and secure the wider benefits to a greener, fairer and healthier Scotland in 2032.	
Climate Ready Scotland: climate change adaptation programme 2019-2024	The second Scottish Climate Change Adaptation Programme sets out policies and proposals to prepare Scotland for the challenges that we will face as our climate continues to change in the decades ahead. The Programme is a requirement of the Climate Change (Scotland) Act 2009 and addresses the risks set out in the UK Climate Change Risk Assessment (UK CCRA) 2017, published under section 56 of the UK Climate Change Act 2008	The George Street Mini Masterplan will reflect the changes in the greenhouse gas emissions targets and outline how the Council will contribute to meeting them
Securing a green recovery on a path to net zero: climate change plan 2018–2032 - update	This update to Scotland's 2018-2032 Climate Change Plan sets out the Scottish Government's pathway to new and ambitious targets set by the Climate Change Act 2019. It is a key strategic document on Scotland's green recovery from COVID-19.	The George Street Mini Masterplan will incorporate the updates in the plan
UK Air Quality Strategy for England, Scotland, Wales and Northern Ireland (2011)	The Strategy sets a number of air quality objectives for pollutants to improve and protect ambient air quality in the UK including sulphur dioxide, nitrogen dioxide, particulate matter, lead and ozone.	The George Street Mini Masterplan should provide actions that contribute to reducing air pollution and improving air quality.
Cleaner Air for Scotland 2 (CAFS2) strategy (2021)	Scotland's second air quality strategy, setting out how the Scottish Government and its partner organisations propose to further reduce air pollution to protect human health and fulfil Scotland's legal responsibilities over the period 2021-2026.	The George Street Mini Masterplan should include measures to reduce air pollution
Planning Advice Note 84 Reducing Carbon Emissions in New Development	Provides information on low and zero carbon development through the use of energy efficient and renewable energy systems	The George Street Mini Masterplan should include measures encouraging new development to incorporate low carbon and renewable sources of energy.
Scottish Energy Strategy Position Statement (2021)	The Energy Strategy position statement provides an overview of our key priorities for the short to medium-term in ensuring a green economic recovery, whilst remaining aligned to Scottish Government net zero ambitions.	Refer to and apply "Key Priorities For Energy" as practicable.
Heritage, Design and Regeneration		
Historic Environment Policy for Scotland (HEPS 2019)	HEPS should be taken into account whenever a decision will affect the historic environment. This includes in plans and policies that deal with funding decisions or estate management, or other specific topics such as agriculture or energy. It is also a material consideration for planning proposals that might affect the historic	The HEPS shall be taken into consideration when developing the George Street Mini Masterplan to ensure it serves to promote and improve the historic environment, where relevant.

	environment, and in relation to listed building consent and scheduled monument consent ('material consideration' means that decision-makers should take it into account when coming to a decision). Decisions on scheduled monument consent are made in line with Historic Environment Scotland's policy for determining consents at scheduled monuments.	
Our Place in Time: The Historic Environment Strategy for Scotland (2014)	A high-level framework produced by the Scottish Government which sets out a 10-year vision for the Scotland's historic environment.	The George Street Mini Masterplan should consider the role of carrying forward this strategy at a local level in order to protect and/or enhance of Scotland's historic environment, particularly listed buildings and other locally important sites.
Creating Places - A policy statement on architecture and place for Scotland (2013)	The policy statement sets out the Scottish Government's overarching position on architecture and place. Architecture and place has an established, strong relationship with planning. Therefore, the policies contained in the document are material considerations in determining planning applications and appeals.	The policy framework for how design issues will be considered in relation to development and the different ways of doing things. The design factors and overarching objectives will be considered when selecting sites for play, open space projects and coordinating green network developments as part of the George Street Mini Masterplan.
Designing Streets: A Policy Statement for Scotland (2010)	Sets the context for good street design and the policies for implementation, planning considerations and embraces the six qualities of successful places as promoted in Designing Places	The policy framework for how design issues will be considered in relation to development and the different ways of doing things. The design factors and overarching objectives will be considered when selecting sites for play, open space projects and coordinating green network developments as part of the George Street Mini Masterplan.
Green Infrastructure: Design and Placemaking (2011)	Provides practical guidance to help achieve successful places.	The George Street Mini Masterplan should promote the use of green infrastructure in development.
Soil		
Scottish Soil Framework (2009)	The main aim of the Framework is to promote the sustainable management and protection of soils consistent with the economic, social and environmental needs of Scotland	The George Street Mini Masterplan will take cognisance of soil outcomes.
Landscape		

Scottish Landscape Forum: Scotland's Living Landscape, Places for People (2007)	Considers how to promote good management of all landscapes, to secure benefits for all. It provides seven key recommendations to the Scottish Government and other public bodies as first steps to delivering better care for Scottish landscapes.	Consider how the George Street Mini Masterplan can maintain and restore natural habitats to ensure biodiversity and landscapes
All Our Futures: Planning for a Scotland with an Ageing Population (2007)	The strategy covers topics such as the role of public services, increased opportunities for older people, better intergenerational relationships, improving health and providing lifelong learning opportunities.	The George Street Mini Masterplan should consider the needs of an ageing population.
Let's Make Scotland More Active: A Strategy for Physical Activity (2003)	Aims to increase and maintain the proportion of physically active people in Scotland setting out targets to 2022.	The George Street Mini Masterplan should promote physical activities.
Let's Get Scotland Walking – The National Strategy (2014)	Let's Get Scotland Walking - the National Walking Strategy sets out a vision where everyone benefits from walking as part of their everyday journeys, and everyone has access to welcoming and safe environments to walk in.	The George Street Mini Masterplan will take cognisance of the national walking strategy and improved opportunities to access both formal and informal greenspaces.
Cycling Action Plan for Scotland 2017-2020	The Cycling Action Plan for Scotland (CAPS), sets out a framework aiming to increase cycling across Scotland.	The should encourage cycling and improved opportunities to access cycling infrastructure.
A Long-Term Vision for Active Travel in Scotland 2030	This document sets out how we hope Scotland will look in 2030 if more people are walking and cycling for short, everyday journeys allowing us to reap the benefits of active travel. I would like to offer my thanks to members of the working group and the many stakeholders who have helped develop this vision. However, having a vision is only the first stage, our next challenge is to implement it. I am confident that, with our delivery partners, we will be able to achieve this.	The George Street Mini Masterplan should align with the objectives of the long term vision where practicable.
Equality Act 2010	Sets out a framework which prevents individuals from unfair treatment and promotes a more equal society.	The George Street Mini Masterplan should build the needs of people with protected characteristics into its strategic actions.
Disability Discrimination Acts 1995 and 2005	Ensures that discrimination law covers all the activities of the public sector; and requires public bodies to promote equality of opportunity for disabled people. Aims to end the discrimination that many disabled people face and gives disabled people rights in the areas of employment, education, access to goods, facilities and services and buying or renting land or property.	The George Street Mini Masterplan should build the needs of disabled persons into its strategic actions.

Community Empowerment Act 2015	Provides a framework to increase community empowerment and engagement. Targets regeneration and community participation. Requires local authorities to produce a Food Growing Strategy.	The George Street Mini Masterplan should encourage and promote community involvement in the development of the Mini Masterplan, where appropriate.
Natural Conservation		
Wildlife and Countryside Act 1981 (as amended)	The Wildlife and Countryside Act 1981 is the primary legislation which protects animals, plants and habitats in the UK.	The George Street Mini Masterplan will take cognisance of the Act.
The Nature Conservation (Scotland) Act 2004	The Nature Conservation (Scotland) Act 2004 places a duty on public bodies to further the conservation of biodiversity and increases protection for Sites of Special Scientific Interest.	The George Street Mini Masterplan will take cognisance of the Act.
2020 Challenge for Scotland's Biodiversity - A Strategy for the conservation and enhancement of biodiversity in Scotland (2013)	The 2020 Challenge is a supplement to the Scottish Biodiversity Strategy (2004), focused on desired outcomes for 2020. It shows how the Scottish Government, its public agencies, Scottish business and others can contribute to the Strategy's aims as well as supporting sustainable economic growth.	The George Street Mini Masterplan will take cognisance of this strategy.
The Conservation (Natural Habitats etc.) Regulations 1994 (as amended)	In Scotland, the Habitats Directive is translated into specific legal obligations by the Conservation (Natural Habitats, &c.) Regulations 1994.	The George Street Mini Masterplan will comply with the Regulations by not adversely affecting European sites or any species listed under the Directive.
The Conservation (Natural Habitats) Amendment (Scotland) Regulations	The Habitats Regulations have been amended in Scotland, most recently in 2019 as a result of the UK leaving the EU. These amendments mean that we must continue to apply the requirements of the Habitats and Birds Directives to how European sites are designated and protected	
Water		
Water Environment (Controlled Activities) (Scotland) Regulations 2011, as amended	Outlines the different levels of authorisations to allow for proportionate regulation depending on the risk an activity poses to the water environment. Some activities require authorisation including point source discharges, impoundments and abstractions.	The George Street Mini Masterplan will take cognisance of these regulations
Water Environment and Water Services (Scotland) Act 2003	Sets out the framework for protecting the water environment that integrates the control of pollution, abstractions, dams and engineering activities in the water environment.	The George Street Mini Masterplan will take cognisance of the importance of the water environment
Flood Risk Management (Scotland) Act 2009	Creates a framework in which organisations involved in flood risk management can co-ordinate actions to deliver sustainable and modern approaches to flood risk management	The George Street Mini Masterplan must take into account the provisions of the Act, in particular the assessment of flood risk and the preparation of flood risk management plans.

Scottish Planning Policy - Planning and Flooding	The central purpose is to prevent further development which would have significant probability of being affected by flooding, or which would increase the probability of flooding elsewhere	The George Street Mini Masterplan will contribute to meeting the overall aim of reducing the negative effects of all sources of flooding on the environment.
The river basin management plan for the Scotland river basin district: 2015–2027 (2015)	River basin management plans (RBMPs) set out how organisations, stakeholders and communities will work together to improve the water environment.	The George Street Mini Masterplan will support the protection and enhancement of water bodies.
Scottish Water Strategic Asset and Capacity Development Plan (2012)	Provides a description of Scottish Waters processes and systems for calculating capacity available, at waste/ water treatment works in Scotland.	The George Street Mini Masterplan will take cognisance of the importance of the Plan.
SEPA Groundwater Protection Policy for Scotland v3: Environmental Policy 19 (SEPA)	This policy aims to provide a sustainable future for Scotland's groundwater resources by protecting legitimate uses of groundwater and providing a common SEPA framework to: • Protect groundwater quality by minimising the risks posed by point and diffuse sources of pollution; • Maintain the groundwater resource by authorising abstractions and by influencing developments, which could affect groundwater quantity.	The George Street Mini Masterplan will take cognisance of the Policy.
Waste		
Scotland's Zero Waste Plan (2010)	The plan outlines Scotland's key objectives in relation to waste prevention, recycling and reducing the amount of waste sent to landfill on the journey to a zero waste Scotland. The plan proposes targets for Scotland's waste	The George Street Mini Masterplan will take cognisance of this plan and the importance of a circular economy in tackling climate change.
Cross- Sector Guidance		
PAN 60: Planning for Natural Heritage	Provides advice on how the land use planning system can contribute to the conservation and enhancement of Scotland's natural environment. It describes the planning system in Scotland as it was at the time when it was published and makes reference to the way that Natural Heritage is considered in both plan-making and decision-making.	The George Street Mini Masterplan should contribute to the conservation, enhancement, enjoyment and understanding of the natural environment.
PAN 61: Planning and Sustainable Urban Drainage Systems	Describes how planning policy should set the framework for implementing Sustainable Urban Drainage Systems (SUDS) through the development control process.	The George Street Mini Masterplan should consider the role of sustainable urban drainage.
Planning and Waste Management Advice (2015)	The Planning Advice complements the National Planning Framework (NPF3), Scottish Planning Policy (SPP) and Scotland's	The George Street Mini Masterplan should consider waste management from the inception

	Zero Waste Plan (ZWP). A low carbon place and 'circular economy' are alternatives to the 'make, use, dispose' culture which means re-using products and materials continually and growing a low carbon economy. The advice provides step-by-step advice on development planning and development management.	process. It should promote integrated waste management.
PAN 65: Planning and Open Space	Planning Advice Note (PAN) 65 provides advice on the role of the planning system in protecting and enhancing existing open spaces and providing high quality new spaces. Raises the profile of open space as a planning issue. Sets out how local authorities can prepare open space strategies and gives examples of good practice in providing, managing and maintaining open spaces.	The George Street Mini Masterplan aims to improve the quality of open spaces in the city and will set out measures to improve the quality / quantity of publicly accessible open spaces.
PAN 75: Transport and Planning	The PAN aims to create greater awareness of how linkages between planning and transport can be managed. It highlights the roles of different bodies and professions in the process and points to other sources of information. Establishes linkages between planning and transport and how it can be managed.	The George Street Mini Masterplan should promote the use of existing transportation networks and develop new cycling and walking alternatives.
PAN 77: Designing Safer Places	Planning Advice Note (PAN) 77 provides advice on how planning can help to create attractive well-managed environments which help to discourage antisocial and criminal behaviour.	The George Street Mini Masterplan should safeguard safety.
PAN 78: Inclusive Design	Looks at how to improve the design of places so that they can be used by everyone - regardless of age, gender or disability. Makes it a legal requirement to consider the needs of disabled people under the terms of Disability Discrimination legislation	The George Street Mini Masterplan should promote high standard of design.
Regional Level		
Overarching Planning Policy		
Aberdeen City and Shire Strategic Development Plan 2020	Creates a long-term sustainable framework of settlements in a hierarchy, which focuses major development on the main settlements in the North East. Sets the strategic context for Aberdeen City Local Development Plan which in turn sets the framework for land use development.	By setting the spatial development strategy and supporting policies at a regional level, the Aberdeen City and Shire Strategic Development Plan aims to achieve alignment with the Scottish Governments national outcomes and helps to direct and inform the local interpretation for planning. This will need to be fully reflected within the George Street Mini Masterplan.
Cross- Sectoral		

Regional Economic Strategy – Securing the Future of the North East (2015)	Sets the context for economic prosperity in the North East. The four key strands are investment in infrastructure innovation, inclusive economic growth and internationalisation.	The George Street Mini Masterplan should support sustainable economic growth.
The Economic Action Plan for Aberdeen City and Shire to 2025	Sets out objectives identifying actions to be undertaken towards the longer term economic ambitions for Aberdeen City and Shire.	The George Street Mini Masterplan should support sustainable economic growth.
Nestrans 2040 Regional Transport Strategy (RTS)	The Regional Transport Strategy is a long-term strategy for the areas of Aberdeen and Aberdeenshire, which sets the vision and direction for transport in the region up to the year 2040.	The George Street Mini Masterplan should contribute to meeting objectives set out in the Regional Transport Strategy.
Nature Conservation		
North East of Scotland Biodiversity Partnership - Action Plan	North East Scotland Local Biodiversity Action Plan (NESLBAP) takes action to conserve important species and habitats for our benefit and for future generations.	The George Street Mini Masterplan should promote and protect biodiversity.
River Dee Catchment Management Plan (2007)	The management plan records the current state of the Dee catchment, including water quality, the type and extent of habitats and species in the catchment, and important land management activities, and identifies key issues and puts identifies potential solutions through a series of actions.	The George Street Mini Masterplan should contribute to delivering the actions proposed in the Catchment Management Plan.
Local Level		
Aberdeen Local Development Plan 2022	The local development plan is reviewed every five years. Aberdeen City Council intend the next local development plan to be the Aberdeen Local Development Plan 2022. On 22 July 2021 Aberdeen City Council submitted to Scottish Ministers the Aberdeen Local Development Plan Proposed Plan 2020 to Scottish Ministers for examination. During November 2021 the reporter commenced the examination of conformity with the planning authority's participation statement as required by Section 19(4) of the Town and Country Planning Scotland Act 1997 (as amended).	Future development associated with the George Street Mini Masterplan should be mindful of the policies set out within the LDP which are likely to have a direct influence on development.
Aberdeen Local Development Plan 2017	The Aberdeen LDP sets the framework for the growth and development and establishes a presumption in favour of development that contributes to sustainable development as defined in Scottish Planning Policy.	The policies set out within the LDP have a direct influence on the development and implementation of the George Street Mini Masterplan in regard to connecting green networks and developing active travel routes.

Policy NE1 - Green Space Network	the Council will protect, promote and enhance the wildlife, access, recreation, ecosystem services and landscape value of the Green Space Network, which is identified on the Proposals Map. Proposals for development that are likely to destroy or erode the character and/or function of the Green Space Network will not be permitted. Where major infrastructure projects or other developments necessitate crossing the Green Space Network, such developments should maintain and enhance the coherence of the network. In doing so, provision should be made for access across roads for wildlife and outdoor recreation. Masterplanning of new developments should consider the existing areas of Green Space Network and identify new areas incorporating Green Space Network. Masterplans will determine the location, extent and configuration of the Green Space Network within the area, and its connectivity with the wider network. Development which has a negative impact on existing wildlife habitats and connections, or other features of value to natural heritage, open space, landscape and recreation, should be mitigated through enhancement of the Green Space Network.	The George Street Mini Masterplan should contribute to delivering Policy NE1
Policy NE3 - Urban Green Space	Permission will not be granted to redevelop any parks, playing fields, sports pitches, woods, allotments or all other areas of urban green space (including smaller spaces not identified on the Proposals Map) for any use other than recreation and sport. Exceptions will be made when an equivalent and equally convenient and accessible area for public space is laid out and made available in the locality by the applicant for urban green space purposes, for example through the replacement of school buildings. In all cases, development will only be acceptable provided that: 1. There is no significant loss to the landscape character and amenity of the site and adjoining area; 2. Public access is either maintained or enhanced; 3. The site is of no significant wildlife or heritage value; 4. There is no loss of established or mature trees; 5. Replacement green space of similar or better quality is located in or immediately adjacent to the same community, providing similar or improved health benefits to the replaced area and is	The George Street Mini Masterplan should contribute to delivering Policy NE3 With reference to Section 3.10.3 the badger sett and foraging area needs to be protected and disturbance kept to a minimum. Carefully designed planting should be considered for both badgers and bats to create natural screens and buffer zones to minimise disturbance, whilst providing a green network corridor.

	accessible to that community, taking into account public transport, walking and cycling networks and barriers such as major roads. 6. They do not impact detrimentally on lochs, ponds, watercourses or wetlands in the vicinity of the development; and 7. Proposals to develop outdoor sports facilities, including playing fields and sports pitches should also be consistent with the terms of Scottish Planning Policy.	
Policy NE4 - Open Space Provision in New Development	The Council will require the provision of at least 2.8ha per 1,000 people of meaningful and useful open space in new residential development. Please see relevant Supplementary Guidance Open Space & Green Infrastructure, detailed below, for information on how to calculate open space requirements, as well as different types of provision and the expected accessibility and quality standards. Public or communal open space should be provided in all residential developments, including on brownfield sites. However, on some brownfield sites it may not be possible to increase the amount of open space, for example where existing buildings on the site are being retained. In these cases, commuted sums towards off-site provision or enhancement of existing open spaces will be sought instead. In areas where the Open Space Audit has shown that existing open space is of poor quality, contributions may be sought to enhance existing provision instead of new provision being required	Policy NE4 does not only apply to residential developments, but also covers green space network and general open space in non-residential developments. Within Supplementary Guidance section 12 it mentions masterplanning/development frameworks that they should make use of the open space typologies set out in the Planning Advice Note 65 wherever possible. An open space plan with the functions and types could be useful.
Policy NE6 - Flooding, Drainage and Water Quality	Development will not be permitted if: 1. It would increase the risk of flooding: a) by reducing the ability of the functional flood plain to store and convey water; b) through the discharge of additional surface water; or c) by harming flood defences. 2. It would be at risk itself from flooding; 3. Adequate provision is not made for access to waterbodies for maintenance; or 4. It would require the construction of new or strengthened flood defences that would have a significantly damaging effect on the natural heritage interests within or adjacent to a watercourse.	The George Street Mini Masterplan should contribute to delivering Policy NE6

	5. Development on the functional floodplain will only be permitted where its location is essential for operational reasons, and it must be designed and constructed to remain operational during floods and not to impede water flow. Applicants will be required to provide a Flood Risk Assessment where a development is likely to result in a material increase in the number of buildings at risk of flooding, or where it has been indicated in the opportunity sites schedule that one will be prepared. Windfall sites may also require a Flood Risk Assessment. Drainage Impact Assessment (DIA) will be required for new development proposals comprising 5 or more homes or 250 square metres non-residential floorspace. DIA will also be required for developments of any size that affect sensitive areas. DIA should detail how surface water and waste water will be managed. Surface water drainage associated with development must: 6. Be the most appropriate available in terms of SuDS; and 7. Avoid flooding and pollution both during and after construction. There is a presumption against excessive engineering and culverting of waterbodies. Natural treatments of floodplains and other water storage features will be preferred wherever possible. There will be a requirement to restore existing culverted or canalised water bodies to a naturalised state where this is possible. Where the Council agrees that culverts are unavoidable for technical reasons, they should be designed to maintain existing flow conditions and aquatic life. Any proposals for new culverts should have a demonstrably neutral impact on flood risk and be linked to long term maintenance arrangements to ensure they are not the cause of flooding in the future. Connection to the public sewer will be a prerequisite of all development where this is not already provided. Private wastewater treatment systems in sewered areas will not be permitted. In areas not served by the public sewer, a private sewer treatment system for individual properties will be permitted provided that the developer demonstrates that there will be no adverse effects on the environment, amenity and public health.	

Policy NE9 - Access and Informal Recreation	New development should not compromise the integrity of existing or potential recreational opportunities including general access rights to land and water, Core Paths, other paths and rights of way. This includes any impacts on access during the construction phase of a development. Applicants should provide detail on how public access and safety will be maintained during construction, for example through temporary diversions. Wherever possible, developments should include new or improved provision for public access, permeability and/or links to green space for recreation and active travel.	The George Street Mini Masterplan should contribute to delivering Policy NE9
Policy D4 - Historic Environment	The Council will protect, preserve and enhance the historic environment in line with Scottish Planning Policy, SHEP and its own Supplementary Guidance and Conservation Area Character Appraisals and Management Plan. There will be a presumption in favour of the retention and reuse of listed buildings and buildings within conservation areas that contribute to their character. High quality design that respects the character, appearance and setting of the historic environment and protects the special architectural or historic interest of its listed buildings, conservation areas and historic gardens and designed landscapes, will be supported. The physical in situ preservation of all scheduled monuments and archaeological sites will be supported. Developments that would adversely impact upon archaeological remains, including battlefields, of either national or local importance, or on their setting will only be permitted in exceptional circumstances, where there is no practical alternative site and where there are imperative reasons of over-riding public need. In any such case, the applicant must at their own expense: • take satisfactory steps to mitigate adverse development impacts; and • where the preservation of the site in its original location is not possible, arrange for the full excavation and recording of the site in advance of development and the publication/ curation of finding	The George Street Mini Masterplan should contribute to delivering Policy D4

Policy I1 - Infrastructure Delivery and Planning Obligations	Development must be accompanied by the infrastructure, services and facilities required to support new or expanded communities and the scale and type of developments proposed. Where development either individually or cumulatively will place additional demands on community facilities or infrastructure that would necessitate new facilities or exacerbate deficiencies in existing provision, the Council will require the developer to meet or contribute to the cost of providing or improving such infrastructure or facilities. Infrastructure requirements relating to Masterplan Zone sites and other allocated sites outwith the Masterplan Zones are set out in Appendices 3 and 4. Actions for delivering infrastructure are described in the Local Development Plan Action Programme. Infrastructure requirements and the level of contributions for other development will be assessed using the criteria set out in Supplementary Guidance. The precise level of infrastructure requirements and contributions will need to be agreed with the Council, in consultation with other statutory agencies where appropriate. The level of provision or contribution required will relate to the development proposed either directly or to the cumulative impact of development in the area and be commensurate to its scale and impact. Masterplans will be expected to reflect the infrastructure requirements and contributions identified and should include a Delivery Statement setting out details of how the proposed development and supporting infrastructure will be delivered. New infrastructure will either be provided by the developer or through financial contributions. It will need to be compatible with other Local Development Plan policies.	The George Street Mini Masterplan should contribute to delivering Policy I1
Policy T2 - Managing the Transport Impact of Development	Commensurate with the scale and anticipated impact, new developments must demonstrate that sufficient measures have been taken to minimise traffic generated and to maximise opportunities for sustainable and active travel. Transport Assessments and Travel Plans will be required for developments which exceed the thresholds set out in Supplementary Guidance.	The George Street Mini Masterplan should contribute to delivering Policy T2

	The development of new communities should be accompanied by an increase in local services and employment opportunities that reduce the need to travel and include integrated walking, cycling and public transport infrastructure to ensure that, where travel is necessary, sustainable modes are prioritised. Where sufficient sustainable transport links to and from new developments are not in place, developers will be required to provide such facilities or a suitable contribution towards implementation. Further information is contained in the relevant Supplementary Guidance which should be read in conjunction with this policy.	
Policy T3 - Sustainable and Active Travel	New developments must be accessible by a range of transport modes, with an emphasis on active and sustainable transport, and the internal layout of developments must prioritise walking, cycling and public transport penetration. Links between residential, employment, recreation and other facilities must be protected or improved for non-motorised transport users, making it quick, convenient and safe for people to travel by walking and cycling. Street layouts will reflect the principles of Designing Streets and meet the minimum distances to services as set out in the Supplementary Guidance. Existing access rights, including core paths, rights of way and paths within the wider network will be protected and enhanced. Where development proposals impact on the access network, the principle of the access must be maintained at all times by the developer through provision of suitable alternative routes. Recognising that there will still be instances in which people will require to travel by car, initiatives such as like car sharing, alternative fuel vehicles and Car Clubs will also be supported where appropriate.	The George Street Mini Masterplan should contribute to delivering Policy T3
Policy T4 - Air Quality	Development proposals which may have a detrimental impact on air quality will not be permitted unless measures to mitigate the impact of air pollutants are proposed and agreed with the Planning Authority. Planning applications for such proposals should be accompanied by an assessment of the likely impact of development on air quality and any mitigation measures proposed. Supplementary Guidance sets out the likely circumstances in which applicants must submit an assessment of the potential impact of	The George Street Mini Masterplan should contribute to delivering Policy T4

	particular types of development on existing and future air quality, particularly in and around Air Quality Management Areas. It also provides guidance on the process of air quality assessment and how mitigation measures will be assessed and implemented.	
Policy T5 – Noise	In cases where significant exposure to noise is likely to arise from development, a Noise Impact Assessment (NIA) will be required as part of a planning application. There will be a presumption against noise generating developments, as identified by a NIA, being located close to noise sensitive developments, such as existing or proposed housing, while housing and other noise sensitive developments will not normally be permitted close to existing noisy land uses without suitable mitigation measures in place to reduce the impact of noise. Development within or near to Candidate Noise Management Areas (CNMAs) and Candidate Quiet Areas (CQAs) will not be permitted where this is likely to contribute to a significant increase in exposure to noise or a deterioration of noise conditions in these areas, or where this will reduce the size of, or cause an increase in the noise level within, the CQA. Further information on NIAs, CNMAs and CQAs, including maps of these areas, can be found in the relevant Supplementary Guidance which should be read in conjunction with this policy.	The George Street Mini Masterplan should contribute to delivering Policy T5
Aberdeen City Council Supplementary Guidance	To provide guidance on policy implementation and forms part of the Development Plan and is a material consideration in the determination of planning applications.	Much of the Supplementary Guidance are relevant to the George Street Mini Masterplan. A full list can be found on the Aberdeen City Council website at https://www.aberdeencity.gov.uk/services/planning-and-building/local-development-plan/aberdeen-local-development-plan/supplementary-guidance-and-technical-advice#995
Destination Aberdeen & Aberdeenshire Tourism Strategy (2018-2023)	Destination Aberdeen and Aberdeenshire Tourism Strategy 2018-2023 outlines the region's tourism ambition.	The George Street Mini Masterplan should contribute to Tourism Strategy.
Aberdeen City Centre Masterplan	The Aberdeen City Centre Masterplan (CCMP) is a regeneration blueprint that is transforming the city centre while conserving its heritage. The goal is greater prosperity and a better quality of life for all.	The George Street Mini Masterplan should contribute to delivering the actions proposed in the City Centre Masterplan

Aberdeen City Local Transport Strategy 2016 - 2021	Ensures the Local Development Plan takes full account of the environment, social and economic implications of transport; Promotes the maximisation of accessibility for all to services and jobs; sustainable and active travel, efficient resource use, as well as safety in delivering transportation.	The George Street Mini Masterplan should consider the integration of LTS objectives, actions and committed projects into project.
Aberdeen Active Travel Action Plan 2021-2026	The Aberdeen Active Travel Action Plan 2021-2026 identifies the actions and interventions that the Council will pursue to make walking and cycling safer and more attractive choices, and to increase the number of active journeys in our city in order to make Aberdeen a healthier, more attractive and economically vibrant place in which to live, work and to visit.	The George Street Mini Masterplan should contribute to delivering the actions proposed in the Active .Travel Action Plan
Aberdeen City Air Quality Action Plan	To reduce nitrogen dioxide within the Air Quality Management Area (AQMA) in Aberdeen City Centre, and to a lesser extent reduce particulates (PM_{10}) through short, medium and long term infrastructure and other projects.	The George Street Mini Masterplan should contribute to delivering the actions proposed in the Action Plan in order to improve air quality with the AQMA and ensure land required to implement the Action Plan is provided timeously
Aberdeen City Health & Social Care Partnership Strategic Plan 2019-2022	Obesity is one of the contributing factors to the development of type 2 diabetes which can lead to other negative impacts on a person's health. Promoting a healthy diet and weight and increasing opportunities for physical activity will go some way to offsetting these effects.	The George Street Mini Masterplan will contribute to the encouragement of physically activity.
Local Outcome Improvement Plan 2016-26	The vision is for Aberdeen to be 'a place where all people prosper'. Four themes are set out: Prosperous Economy, Prosperous People, Prosperous Place and Enabling Technology. It focuses on four priority areas for strategic partnership working: • Aberdeen prospers • Children are our future • People are resilient, included and supported when in need • Empowered, resilient and sustainable communities • Creating a digital place	The George Street Mini Masterplan should support the themes and priority aims set out in the LOIP.
Aberdeen Socio-Economic Rescue Plan 2020/21	The Plan is an immediate and dynamic response to the impact of Covid19, and aligns to the LOIP strategic themes of Economy, People and Place. While it focuses on immediate actions, it informs the scheduled refresh of the LOIP in 2021.	The George Street Mini Masterplan will take cognisance of the Rescue Plan.
Net Zero Aberdeen Routemap - towards becoming a net zero emissions city by 2045	The Net Zero Aberdeen Routemap - towards becoming a net zero emissions city by 2045 outlines how the city will adapt to changing climate conditions in the coming decades, focusing on six key	The George Street Mini Masterplan should support the theme strategies set out in the Net Zero Routemap

	theme strategies: mobility; buildings and heat; the circular economy; energy supply; the natural environment; and community empowerment.	
Aberdeen City Council Climate Change Plan 2012-25	The Plan sets out the approach, pathway and actions towards net zero and climate resilient Council assets and operations, by 2045.	The George Street Mini Masterplan should support the themes and priority aims set out in the Climate Change Plan.
Aberdeen Adapts: Climate Adaptation Framework	Aberdeen Adapts is a framework for city-wide working on adaptation. Incorporating the views of local organisations and communities, it sets the direction to build long term city resilience.	The George Street Mini Masterplan should ensure the Climate Adaption Framework is considered.
Aberdeen Electric Vehicle Framework	The purpose of the EV framework for Aberdeen from 2020 to 2030 is to encourage and actively cater for a greater uptake of electric vehicles in the city and will support relevant national, regional and local strategies.	The George Street Mini Masterplan should ensure the EV framework is considered.
Aberdeen Rapid Transit (ART), Our Vision	The ART proposal is a key component to supporting long term sustainable growth, but will also prove fundamental to addressing local priorities and challenges experienced across the City Region	https://www.nestrans.org.uk/wp-content/uploads/2021/06/Aberdeen-Rapid-Transit-Our-Vision.pdf
Granite City Growing, Aberdeen's food-growing strategy	'Granite City Growing: Aberdeen Growing Food Together 2020' is Aberdeen's first food growing strategy and has been co-produced with a range of community groups and key stakeholders.	The George Street Mini Masterplan should ensure the EV framework is considered.
Aberdeen Nature Conservation Strategy	The strategy aims To conserve Aberdeen City's natural heritage for the benefit of our biodiversity, citizens and visitors, for current and future generations	The George Street Mini Masterplan will consider the Granite City Growing strategy where practicable.
Open Space Audit and Strategy 2011-2016	Aberdeen City's Open Space Strategy sets out a vision and aims to improve the quality of our open spaces in the city. There is growing evidence that quality and accessible open spaces contribute towards improving health, economy, environment and wellbeing. It promotes sustainable development and helps in mitigating the impacts of climate change such as flooding and air pollution and provide green networks by linking various habitats benefiting bio diversity.	Ensure that the George Street Mini Masterplan incorporates the findings of the Open Space Strategy audit and supports the aims of the strategy.
Landscape Character Assessment: Aberdeen City - Landscape Evolution and Influences	This document provides information on how the landscape of the local authority area has evolved. It complements the Landscape Character Type descriptions of the 2019 dataset. The original character assessment reports, part of a series of 30, mostly for a local authority area.	The George Street Mini Masterplan should take account of landscape character and promote good landscape design.

Aberdeen City Waste Strategy 2014-25	Sets out the long term plans to reduce the social, economic and environmental consequences of waste. It aims for Aberdeen to see waste a resource and not a problem, and for it to be a zero waste city, providing long term social, economic and environmental benefits to all.	The George Street Mini Masterplan could attract an increase quantity of visitors and tourists which makes it more prone to litter and waste. The George Street Mini Masterplan should be cognisant of the objectives outlined in the ZWS plan, and adapt accordingly in order to contribute to them.

C ENVIRONMENTAL BASELINE APPRAISAL

George Streen Mini Masterplan
Environmental Baseline Appraisal

November 2022

CONTROL SHEET

Client: Aberdeen City Council
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1 INTRODUCTION

1.1 Terms of Reference

This Environmental Baseline Appraisal provides a desk-based study of the potential for the Aberdeen City Council George Street Mini Masterplan to have significant environmental effects on the site and surrounding environment. The baseline appraisal is supplemented by the initial findings of the ecological fieldwork.

1.2 Scope of Report

The information and recommendations contained within this report have been prepared in the specific context stated above and should not be utilised in any other context without prior written permission from EnviroCentre Limited.

If this report is to be submitted for regulatory approval more than 12 months following the report date, it is recommended that it is referred to EnviroCentre Limited for review to ensure that any relevant changes in data, best practice, guidance or legislation in the intervening period are integrated into an updated version of the report.

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2 SITE SETTING AND PROPOSED DEVELOPMENT FRAMEWORK

2.1 Location

The area identified for the Mini Masterplan is outlined in Figures 2-1 and 2-2 below. The development of the masterplan will focus primarily within the study area.

However, in order for wider benefits to be leveraged from the investment within the George Street area, the masterplan must acknowledge and respond to opportunities beyond the study boundary, understanding the influence of planned investment / development.

The George Street neighbourhood is located towards the northern boundary of the masterplan area. George Street itself runs North to South, forming a once historic link between the city centre core and areas to the North of the city. The area is defined to the south by the Bon Accord Centre, which servers the historic connection to the City Centre. It is bounded to the south west by Robert Gordon College and by Gallowgate, Spring Garden and North East Scotland College (NES).

George Street hosts a diversity of uses which give the area its own distinct character all of which sit within the wider context of Aberdeen's economy and cultural offer.

Figure 2-1: Mini Masterplan Area

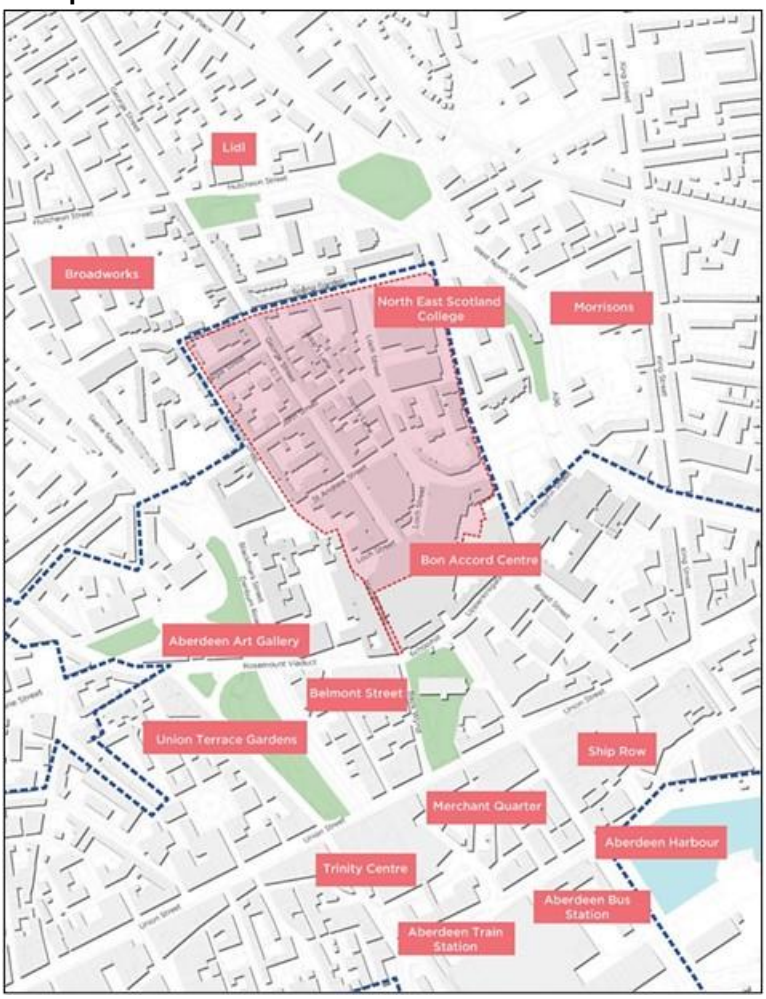


Figure 2-2: Mini Masterplan Area (Aerial Image)

2.2 George Street Mini Masterplan

The Mini Masterplan has set out a vision and objectives to deliver change across George Street. It aims to promote and deliver change from the outset, through short term or medium term interventions whilst longer term opportunities are being developed in greater detail.

Each intervention is to be delivered through projects (both physical and non physical) which will have positive impact on improving the vitality of George Street.

The Council have the ability to both stimulate change and deliver change in areas across George Street; however, the interventions will require collaboration, mobilisation and coordination across community, private and a variety of other stakeholders in order to determine and deliver change.

The potential projects will continue to be co-developed by local stakeholders, community members and Council officers. It is intended to be a 'live' resource which can be updated and reviewed as opportunities emerge, so long as they support the vision and objectives of the Mini Masterplan

3 ENVIRONMENTAL BASELINE

The George Street Mini Masterplan has been considered against the environmental setting of the site and its surrounds. This has been undertaken through a review of publicly available desktop information.

The specific topic areas which have been considered are as follows:

- Population and Human Health
- Biodiversity;
- Land;
- Soil and Geology;
- Water;
- Cultural Heritage;
- Landscape;
- Air;
- Climate; and
- Material Assets and Waste.

The following sections note some of the local sensitivities apparent from a high review of available information and data.

4 POPULATION AND HUMAN HEALTH

4.1.1 Description of Local Environment

4.1.2 Scottish Index of Multiple Deprivation (SIMD)

The Scottish Index of Multiple Deprivation (SIMD) is the Scottish Government's official tool for identifying small area concentrations of multiple deprivation across all of Scotland

The Scottish Index of Multiple Deprivation (SIMD) uses several measures to understand the relative deprivation of areas across Scotland. This is not only in terms of 'low income' but can be people who have fewer resources or opportunities in health and education. SIMD ranks data zones from most deprived (ranked 1) to least deprived (ranked 6,976), where 1 is within '10% most deprived areas' and 10 is within '10% least deprived area.

Aberdeen City is one of six Council Areas which includes North Lanarkshire, Moray, East Lothian, Highland and North Ayrshire which have a larger share of the 20% most deprived data zones in Scotland Compared with SIMD 2016. levels of deprivation have increased in Aberdeen City. None of these increases are greater than 2 percentage points.

The George Street Mini Mastrplan area comprises two data zones (S01006646 and S01006648) (Figure 4-1). Data zone S01006646 is ranked 3,888 out of Scotland's 6,976 data zones, while S01006648 is ranked 3,506.

Figure 4-1: Scottish Index of Multiple Deprivation Data Zones

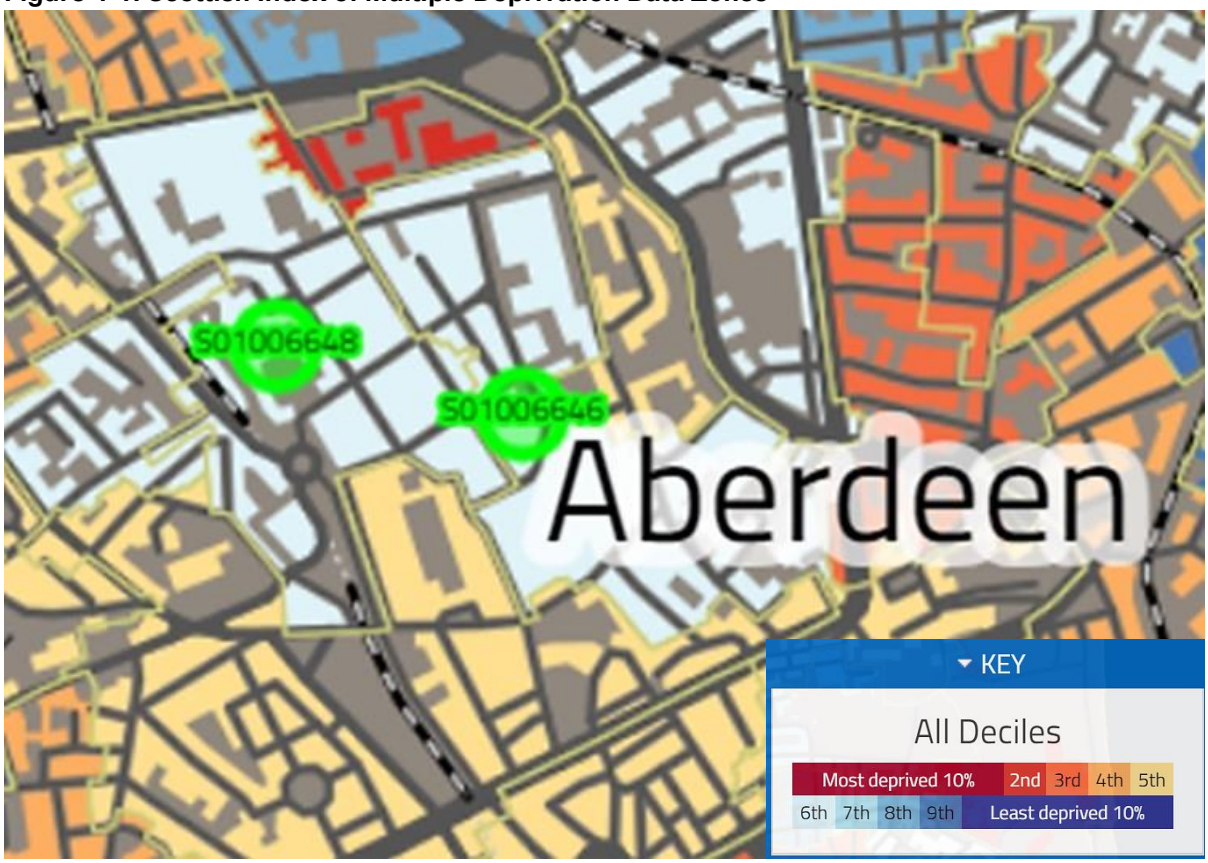


Figure 4-2 and Table 4-1 indicates that both George Street S01006646 and S01006648 are within Decile 6,Quintile 3 which is one of the least deprived areas.[1]

Figure 4-2: Scottish Index of Multiple Deprivation Zones – George Street

Table 4-1: Scottish Index of Multiple Deprivation Zones - George Street

Data Zone	Intermediate Zone	Total population	Working age population	SIMD 2020 Rank	Income Domain Rank	Employment Domain Rank	Health Domain Rank	Education Domain Rank	Access Domain Rank	Crime Domain Rank
S01006646	George Street	861	762	3888	4871	5686	4431	1775	4665	311
S01006648	George Street	1751	1611	3506	4103	3531	4607	2898	4732	599

4.1.3 Aberdeen City Population

On 30th June 2020, the population of Aberdeen City was 229,060[2] over an area of 186 km^2 (18,600 ha). This results in a population density of 12.3 people per hectare.

[1] **Deciles** split the datazones into 10 groups, each containing 10% of Scotland's datazones
Quintiles split the datazones into 5 groups, each containing 20% of Scotland's datazones
[2] https://www.nrscotland.gov.uk/statistics-and-data/statistics/statistics-by-theme/population/population-estimates/mid-year-population-estimates/mid-2020 (Accessed 24/11/2022)

There was an increase of 0.2% from 228,670 in 2019. Aberdeen City had the 8th highest population in 2020, out of all 32 council areas in Scotland.[3]

Between 1998 and 2020, the population of Aberdeen City has increased by 6.2%. This is the 16th highest percentage change out of the 32 council areas in Scotland. Over the same period, Scotland's population rose by 7.7% (Table 4-2).

Table 4-2: Total population, Aberdeen City, 1998-2020

Year	Population	% change from 1998	Scotland % change from 1998
1998	215,650	0.0	0.0
1999	214,630	-0.5	-0.1
2000	213,340	-1.1	-0.3
2001	211,910	-1.7	-0.3
2002	210,680	-2.3	-0.2
2003	209,280	-3.0	-0.2
2004	207,820	-3.6	0.1
2005	208,690	-3.2	0.7
2006	209,630	-2.8	1.1
2007	212,470	-1.5	1.8
2008	214,020	-0.8	2.5
2009	217,020	0.6	3.0
2010	219,730	1.9	3.6
2011	222,460	3.2	4.4
2012	224,910	4.3	4.7
2013	227,070	5.3	4.9
2014	228,920	6.2	5.3
2015	230,350	6.8	5.8
2016	229,840	6.6	6.5
2017	228,800	6.1	6.8
2018	227,560	5.5	7.1
2019	228,670	6.0	7.6
2020	229,060	6.2	7.7

In 2020, there were more females (50.2%) than males (49.8%) living in Aberdeen City. There were also more females (51.2%) than males (48.8%) living in Scotland overall.

Between 2018 and 2028, the population of Aberdeen City is projected to increase from 227,560 to 230,170. This is an increase of 1.1%, which compares to a projected increase of 1.8% for Scotland as a whole.

Over the next 10 years, the population of Aberdeen City is projected to increase by 0.1% due to natural change (more births than deaths). Total net migration (net migration within Scotland, from overseas and from the rest of the UK) is projected to result in a population increase of 1.0% over the same period.

Between 2018 and 2028, the 0 to 15 age group is projected to see the largest percentage decrease (-3.2%) and the 75 and over age group is projected to see the largest percentage increase (+16.1%). In terms of size, however, 25 to 44 is projected to remain the largest age group.

[3] https://www.nrscotland.gov.uk/files/statistics/council-area-data-sheets/aberdeen-city-council-profile.html#:~:text=Population%20Estimates,-Last%20updated%3A%20June&text=On%2030%20June%202020%2C%20the,of%20Scotland%20increased%20by%200.0%25.&text=Aberdeen%20City%20had%20the%208th,32%20council%20areas%20in%20Scotland. (Accessed 24/11/2022)

The development framework proposals will provide long term significant benefits for the area that will arise through the provision of high quality amenities. Other benefits include the provision of employment and community facilities, integrated transport links, environmental improvements and contributions to the regeneration of related areas. This will ensure the key elements of a sustainable community are looked at holistically.

4.1.4 Migrant Population

In 2019-20, Aberdeen City had the 12th highest level of net migration out of the 32 council areas in Scotland, with a net total of 500 people. This is a decrease of 310 from 810 people in 2018-19[4].

Net migration is the difference between in-migration (those coming into an area) and out-migration (those leaving an area). Positive net migration means in-migration is higher than out-migration. Negative net migration means out-migration is higher than in-migration.

In Aberdeen City, the net migration rate decreased from 3.5 people per 1,000 population in 2018-19 to 2.2 in 2019-20. In comparison, the rate in Scotland overall decreased from 5.5 to 3.1 people per 1,000 population.

In 2019-20, Aberdeen City was the council area with the 17th highest net migration rate, out of all 32 council areas in Scotland. Between 2018-19 and 2019-20, 24 councils saw a decrease in net migration rates per 1,000 population and 8 councils saw an increase.

In the period 2019-20, net migration in Aberdeen City was higher for females (322) than for males (180). The age group with the highest level of total net migration was 15 to 19 (1,034). In contrast, the age group with the lowest level of net migration was 30 to 34 (-310).

4.1.5 Ageing Population

In terms of overall size, the 25 to 44 age group was the largest in 2020, with a population of 75,582. In contrast, the 75 and over age group was the smallest, with a population of 16,241. In 2020, more females than males lived in Aberdeen City in 4 out of 6 age groups.

Between 1998 and 2020, the 16 to 24 age group saw the largest percentage decrease (-16.5%). The 45 to 64 age group saw the largest percentage increase (+16.4%).

Between 2018 and 2028, the 0 to 15 age group is projected to see the largest percentage decrease (-3.2%) and the 75 and over age group is projected to see the largest percentage increase (+16.1%). In terms of size, however, 25 to 44 is projected to remain the largest age group (Figure 4-3 and Table 4-3).[5]

[4] https://www.nrscotland.gov.uk/files/statistics/council-area-data-sheets/aberdeen-city-council-profile.html#migration (Accessed 24/11/2022)
[5] https://www.nrscotland.gov.uk/files/statistics/council-area-data-sheets/aberdeen-city-council-profile.html#table_pop_proj_age (Accessed 24/11/2022)

Figure 4-3: Aberdeen City: Birth by Age Group by Year 2018 and 2028

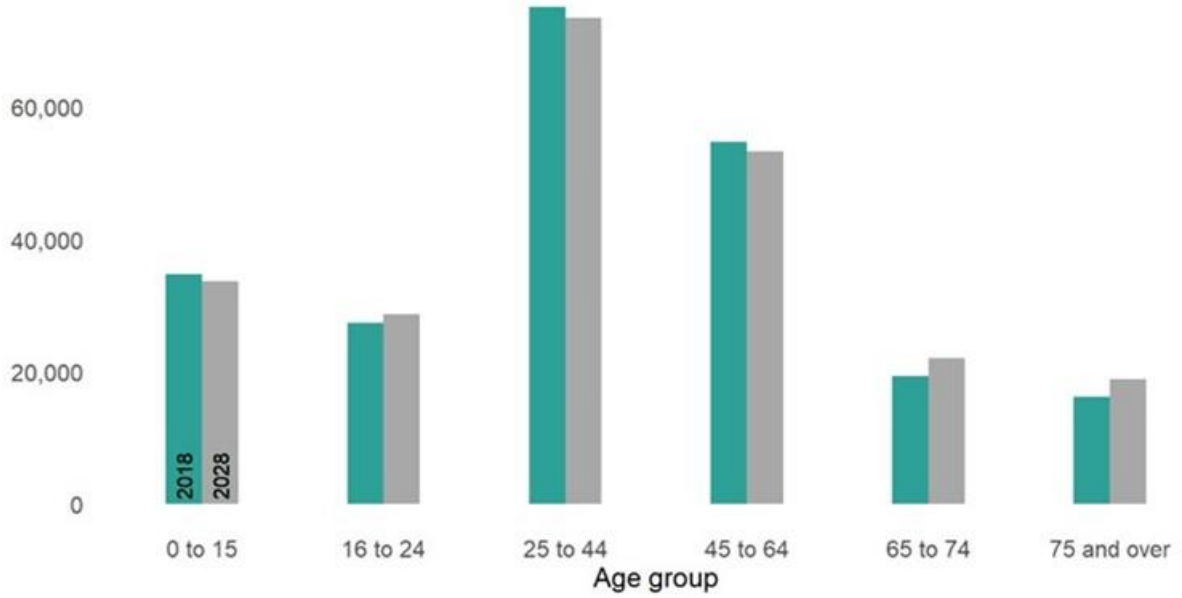


Table 4-3: Projected population change by age group, Aberdeen City, 2018 and 2028

Age group	2018	2028	% change	Scotland % change
All people	227,560	230,170	1.1	1.8
0 to 15	34,833	33,702	-3.2	-6.0
16 to 24	27,357	28,713	5.0	-0.9
25 to 44	75,101	73,500	-2.1	3.1
45 to 64	54,737	53,329	-2.6	-5.5
65 to 74	19,297	22,077	14.4	14.4
75 and over	16,235	18,849	16.1	25.4

In Aberdeen City, life expectancy at birth was higher for females (81.3 years) than for males (76.9 years) in 2018-20.[6]

In Aberdeen City, life expectancy at birth is higher than at Scotland level for both females and males.

Over the period between 2001-03 and 2018-20, female life expectancy at birth in Aberdeen City has risen by 1.6%. This is the 2nd lowest percentage change out of all 32 council areas in Scotland and this is lower than the percentage change for Scotland overall (+2.7%).

Over the period between 2001-03 and 2018-20, male life expectancy at birth in Aberdeen City has risen by 3.8%. This is the joint 20th highest percentage change out of all 32 council areas in Scotland and this is lower than the percentage change for Scotland overall (+4.5%).

In Aberdeen City, life expectancy at age 65-69 was higher for females (20.0 years) than for males (17.3 years) in 2018-20. Male life expectancy at age 65-69 has increased more rapidly than female life expectancy at age 65-69 between 2001-03 and 2018-20.

In Aberdeen City, female life expectancy at age 65-69 is higher than at Scotland level and male life expectancy at age 65-69 is lower than at Scotland level.

Over the period between 2001-03 and 2018-20, female life expectancy at age 65-69 in Aberdeen City has risen by 6.6%. This is the 29th highest percentage change out of all 32 council areas in Scotland and this is lower than the percentage change for Scotland overall (+9.2%).

[6] https://www.nrscotland.gov.uk/files/statistics/council-area-data-sheets/aberdeen-city-council-profile.html#life_expectancy (Accessed 24/11/2022)

Over the period between 2001-03 and 2018-20, male life expectancy at age 65-69 in Aberdeen City has risen by 11.3%. This is the 2nd lowest percentage change out of all 32 council areas in Scotland and this is lower than the percentage change for Scotland overall (+16.3%).

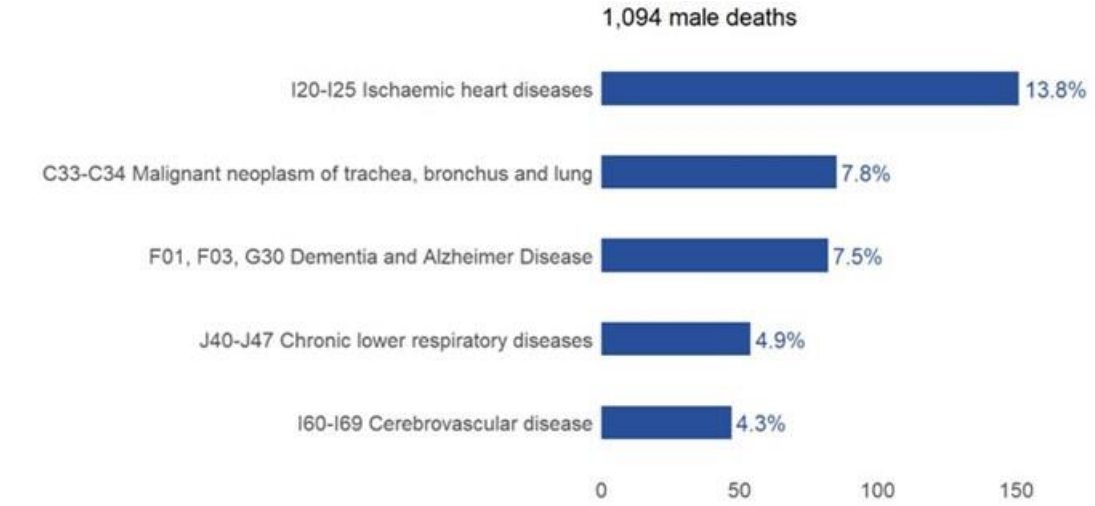
4.1.6 Health

In Aberdeen City, the standardised death rate increased from 10.8 per 1,000 population in 2019 to 11.0 in 2020. In comparison, the rate in Scotland overall increased from 10.6 to 12.0.

In 2020, Aberdeen City was the council area with the 27th highest standardised death rate. Between 2019 and 2020, 2 councils saw a decrease in standardised death rate and 30 councils saw an increase.

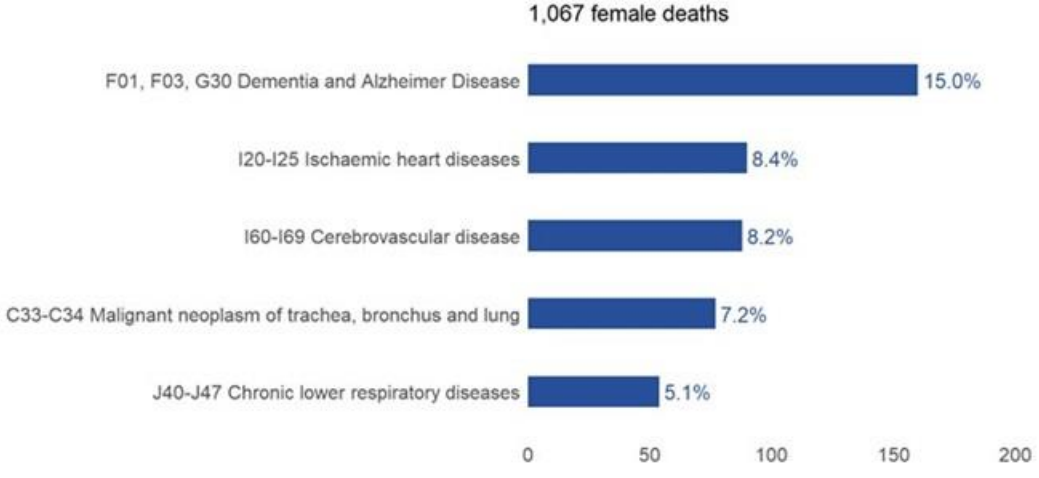
In Aberdeen City, the leading cause of death for males in 2020 was ischaemic heart diseases (13.8% of all male deaths), followed by lung cancer (7.8%). In Scotland overall, the leading cause of death for males was also ischaemic heart diseases (14.1%), followed by dementia and Alzheimer's disease (7.7%) (Figure 4-4).[7]

Figure 4-4: Aberdeen City: Male Leading Causes of Death. 2020



In Aberdeen City, the leading cause of death for females in 2020 was dementia and Alzheimer's disease (15.0% of all female deaths), followed by ischaemic heart diseases (8.4%). In Scotland overall, the leading cause of death for females was also dementia and Alzheimer's disease (14.2%), followed by ischaemic heart diseases (8.6%) (Figure 4-5).

Figure 4-5: Aberdeen City: Female Leading Causes of Death. 2020



[7] https://www.nrscotland.gov.uk/files/statistics/council-area-data-sheets/aberdeen-city-council-profile.html#deaths (Accessed 24/11/2022)

Scotland has seen increasing levels of obesity over the past ten years and currently one in four adults (25%) in Aberdeen City are obese.[8] Clinical obesity increases the risk of ill-health and premature death, and is therefore an important driver of life expectancy.

In Aberdeen there are over 55 sites where the Council monitors air quality. These include simple measuring devices and 6 highly sophisticated automatic monitoring sites that work 24 hours a day, 7 days a week. The automatic monitors measure Nitrogen Dioxide (NO_2) and Fine particles (PM_{10} and $PM_{2.5}$) and are located at Union Street, Market Street, Anderson Drive, Errol Place, King Street and Wellington Road.

Air quality in most parts of Aberdeen is good and unlikely to cause any major health problem. However, there are hot spots of raised nitrogen dioxide, PM10 and PM2.5 levels around busy roads and particularly in the city centre. The raised pollution level is caused by traffic congestion and the number and type of vehicles on our roads.

If an air quality objective is exceeded, or predicted to be exceeded, then the authority must declare the affected area an Air Quality Management Area (AQMA). The Council has declared the following AQMA's due to Nitrogen Dioxide (NO_2) and Particulate Matter (PM_{10}) exceedances:

- City Centre
- Anderson Drive/Haudagain/Auchmill Road corridor
- Wellington Road (Queen Elizabeth II Bridge to Balnagask Road)

If health is good, the level of air pollution usually experienced is unlikely to have any serious short-term effects, but on rare occasions when pollution levels are high, some people may feel eye irritation, others may start to cough or have difficulty breathing. Those likely to be more sensitive include people who suffer from heart and lung disease, including asthma and bronchitis, especially young children and the elderly.

Refer to Section 10 for more details on Air Quality.

4.1.7 Transport

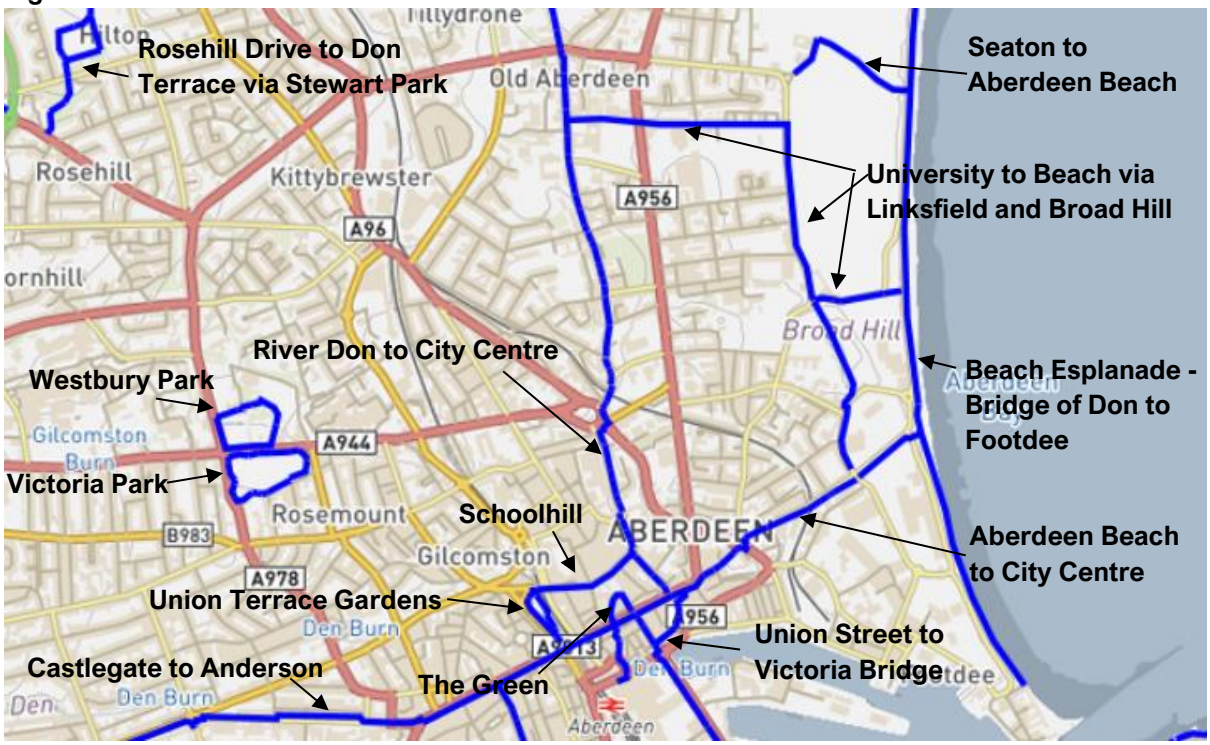
The area has good access to bus, walking and cycling routes and will provide an excellent opportunity for the provision of new infrastructure. The enhancements will benefit the wider area. Viewed in the context of conventional appraisal techniques and when compared to many other UK cities, the George Street area is not physically distant from the city centre or the key transport corridors that serve it.

4.1.8 Core Paths

There are no core paths within the boundary of the George Street Mini Masterplan boundary, however, the River Don to City Centre and Schoolhill core paths are the closest. The River Don to City Centre core path is located to the east of the masterplan boundary at Gallowgate and Schoolhill core path is to the south at the foot of Harriet Street.

[8] Source: Scottish Health Survey, local authority results 2014-17 inclusive, published 2017 https://www.gov.scot/publications/scottish-health-survey-results-local-areas-2014-2015-2016-2017/ (Accessed (Accessed 25/11/2022)

Figure 4-6: Core Path Network



4.1.9 Potential Environmental Effects

The Mini Masterplan proposals will provide potential long term health and economic benefits for the area that will arise through the provision of high quality amenities and the promotion of active travel and tourism. The development principle is to revitalise the George Street area and reconnect it to the city centre. Other benefits include the provision of employment and community facilities, integrated transport links, environmental improvements and contributions to the regeneration of related areas. This will ensure the key elements of a sustainable community are looked at holistically.

The Mini Masterplan incorporates open space, recreation and community facilities which offer potential benefits for the population.

Use of core paths will not be restricted as a result of the proposed Mini Masterplan.

5 BIODIVERSITY

5.1 Description of Local Environment

To inform the scoping report a desk study was completed. This involved a search for any statutory and non-statutory designated sites, notable habitats and species within a 5km radius from the site using the following sources:

- NatureScot SiteLink (for information on statutory designated sites);
- National Biodiversity Network's Gateway (NBN Gateway) (for records of protected or notable flora and fauna);
- Scotland's Environment (for information on statutory designated and non-statutory sites);
- Aberdeen City Council Local Development Plan (for non-statutory designated sites); and
- UK Biodiversity Action Plan (BAP) and the North East Scotland Local Biodiversity Action Plan NESLBAP (for priority habitats and species).

The findings of the desk study are presented below.

Desk Study

Special Protection Areas

The Ythan Estuary, Sands of Forvie and Meikle Loch Special Protection Area (SPA) is located approximately approximately 1.2 km east of the George Street Mini Masterplan area at its closest point (straight line). The Ythan Estuary, Sands of Forvie and Meikle Loch SPA covers a complex area in the north east of Scotland that contains the long, narrow estuary of the River Ythan, the Sands of Forvie on the east bank of the estuary; and the eutrophic Meikle Loch.

Ythan Estuary, Sands of Forvie and Meikle Loch SPA qualifies under Article 4.1 by regularly supporting populations of European importance of the following Annex 1 species:

- Sandwich *tern Sterna sandvicensis* (1989 to 1991, up to 1125 pairs, up to 7% of the GB population);
- Common tern *Sterna hirundo* (1989 to 1993, up to 265 pairs, up to 2% of the GB population); and
- Little tern *Sterna albifrons* (1989 to 1993, up to 41 pairs, up to 2% of the GB population).

The marine component, immediately offshore of the terrestrial area forms the foraging zone for both Sandwich terns and little terns

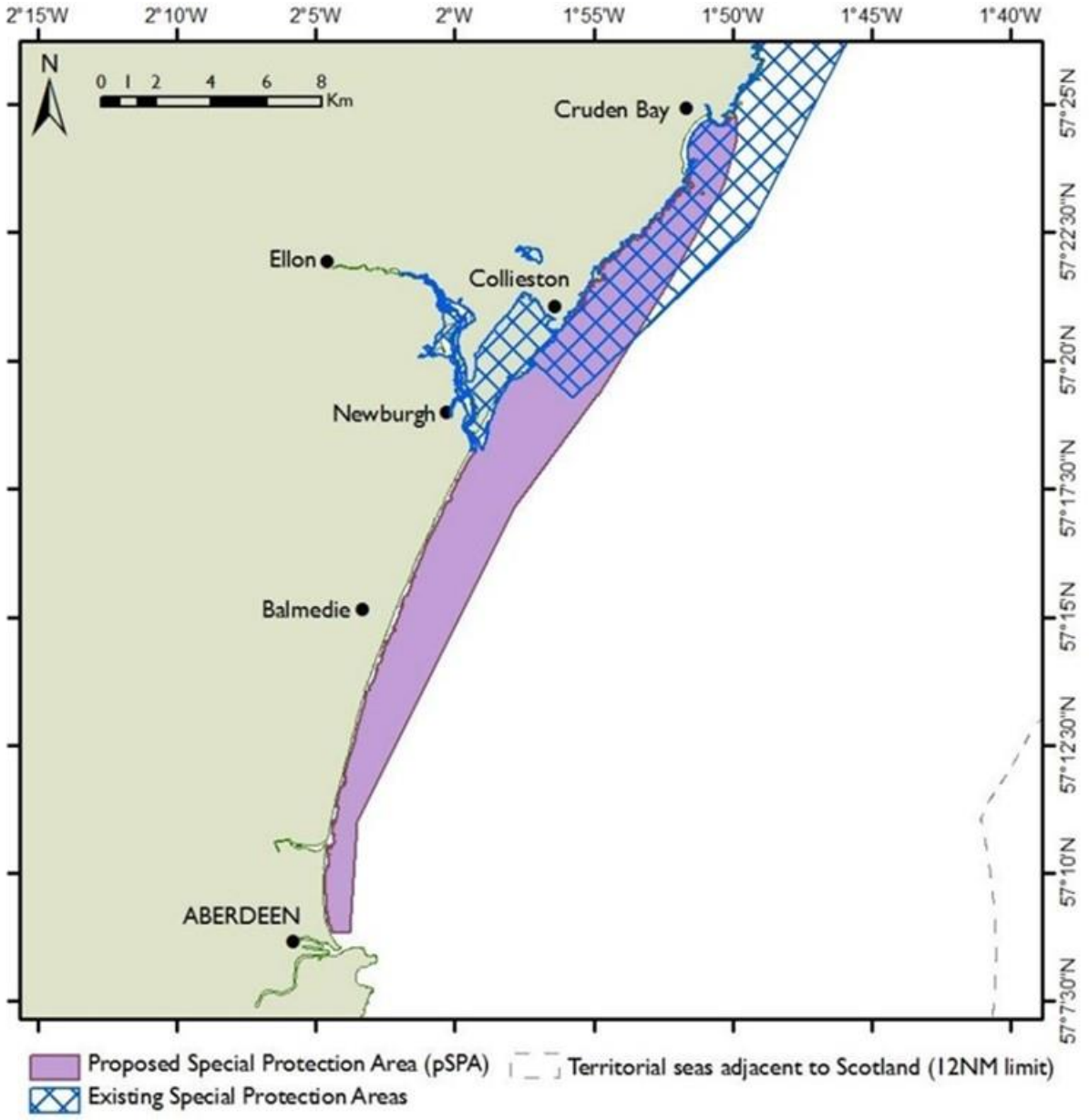
Ythan Estuary, Sands of Forvie and Meikle Loch SPA further qualifies under Article 4.2 by regularly supporting populations of European importance of the migratory species: pinkfooted goose *Anser brachyrhynchus* (1988/89 to 1992/93 winter peak mean of 17,213 individuals, 9% of the Eastern Greenland/Iceland/UK biogeographic population).

Ythan Estuary, Sands of Forvie and Meikle Loch SPA also qualifies under Article 4.2 by regularly supporting in excess of 20,000 individual waterfowl. During 1988/89 to 1992/93 the site supported a winter peak mean of 26,400 individual waterfowl, comprising 8,000 waders and 18,400 wildfowl including nationally important populations of the following species: pink-footed goose (17,213 individuals, 9% of the GB population) and eider *Somateria mollissima* (winter peak mean of 1,860 individuals, 2% of the GB population).

In the five-year period 1991/92 to 1995/96, a winter peak mean of 51,265 individual waterfowl was recorded with the assemblage additionally including nationally important populations of: redshank *Tringa totanus* (1,149 individuals, 1% of the GB population) and lapwing *Vanellus vanellus* (2,542 individuals, 0.2% of the GB population).

The SPA encompasses foraging areas potentially used by these terns breeding at this colony (Figure 5-1).

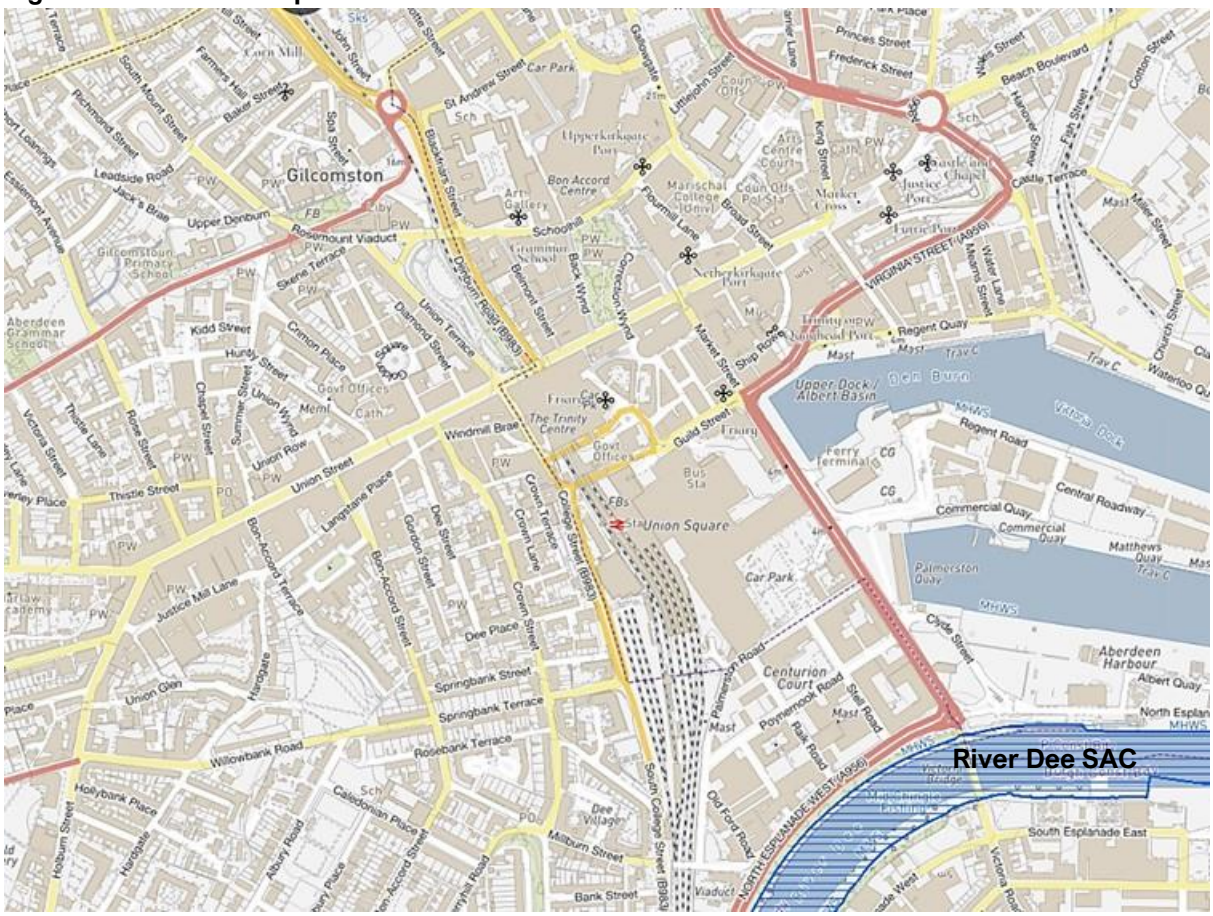
Figure 5-1: Ythan Estuary, Sands of Forvie and Meikle Loch SPA and extension



Special Area of Conservation

Approximatley 1km south of the George Street Mini Masterplan area at its closest point (Harriet Street) is the River Dee Special Area of Conservation (Figure 5-2).

Figure 5-2: River Dee Special Area of Conservation



Source: Scotland's Environment[9]

Annex II species that are a primary reason for selection of this site are:

- Freshwater pearl mussel (*Margaritifera margaritifera*);
- Atlantic salmon (*Salmo salar*); and
- Otter (*Lutra lutra*).

Freshwater pearl mussel

The River Dee is a major east coast Scottish river, which flows uninterrupted for some 130 km from its upland reaches in the high Cairngorms to the North Sea. It supports a functional population of freshwater pearl mussel, which is common in the Dee, recorded from a location approximately 30 km from the river source to approximately 6-7 km upstream from its mouth. Juveniles make up approximately 30% of the recorded population, among the highest proportions recorded in Scotland. This indicates that the population is recruiting strongly and is one of the most important in the UK.

Atlantic salmon

The River Dee supports a high-quality Atlantic salmon population in a river draining a large catchment on the east coast of Scotland. There is a weak nutrient gradient along its length, but it is essentially a nutrient-poor river. The high proportion of the river accessible to salmon has resulted in it supporting the full range of life-history types found in Scotland, with sub-populations of spring, summer salmon and grilse all being present. The headwaters which drain the southern Cairngorm and northern Grampian mountains are particularly important for multi sea-winter spring salmon, but there has been a significant

[9] https://map.environment.gov.scot/sewebmap (Accessed 25/11/2022)

decline in their abundance in recent years. The extensive areas accessible to salmon means the River Dee supports a significant proportion of the Scottish salmon resource. In recent years it has contributed about 4 or 5% of all salmon caught in Scotland.

Otter

The Dee is a major east coast Scottish river, which flows uninterrupted for some 130 km from its upland reaches in the high Cairngorms to the North Sea. Surveys have indicated that the otter is found throughout Dee catchment, from its mouth at Aberdeen to many of the high-altitude lochs. The river system contains extensive areas of suitable habitat for otter feeding, resting and breeding, including watercourses with a high fish biomass and islands and marshy areas for resting. This is a strong, high quality population, representative of north-east Scotland.

Sites of Special Scientific Interest (SSSI)

A review of Scotland's Environment Interactive Map indicates that there are no SSSI's in proximity to the George Street Mini Masterplan area.

Local Nature Reserves

A review of Scotland's Environment Interactive Map indicates that there are no Local Nature Reserves in proximity to the area covered by the George Street Mini Masterplan.

The Donmouth Local Nature Reserve 2.25km north-east of the George Street Mini Masterplan at its closes point (straight line) supports waterfowl and seal populations. It is not connected to the Mini Masterplan area.

Ancient Woodland

There are no areas of ancient woodland present within the site or within close proximity. The nearest ancient woodland to the site is the long-established (of plantation origin) woodland at Seaton Park approximately 2km north of the site. It is not ecologically connected to the Mini Masterplan.

5.2 Potential Effects

The Mini Masterplan area is of intrinsic low ecological and nature conservation value. The Mini Masterplan proposals will have a cumulative positive impact by providing new green networks, particularly SUDs which will benefit biodiversity.

Faunal interest is limited to bat roost potential which will require assessment prior to the commencement of works on site which involve removal of trees, demolition, renovation etc. The Mini Masterplan includes proposals for tree planting, mini habitats, street greening features such as shrub planting, wild-flowers, edibles and sensory planting to provide ecological enhancement. These measures will have beneficial positive impacts and will assist in increasing biodiversity interest of the area in the long term.

6 GEOLOGY AND SOIL

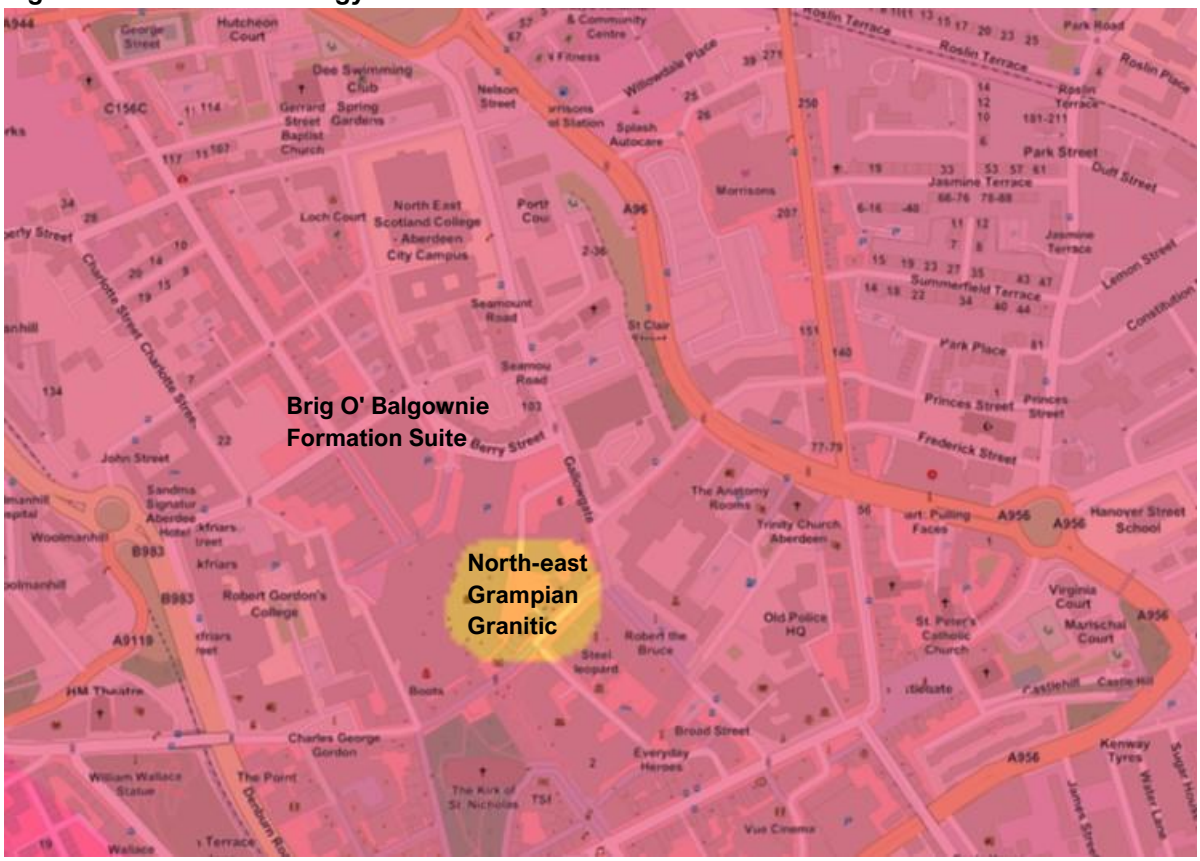
6.1 Description of Local Environment

Bedrock Geology

The British Geological Survey "Geology Viewer" indicates the bedrock geology comprises:

1. **Brig O' Balgownie Formation** - mainly a well-rounded conglomerate with clasts of granite and psammite of local provenance, and some sandstone and mudstone interbeds. Sedimentary bedrock was formed approximately 393 to 419 million years ago in the Devonian Period.[10] The local environment was previously dominated by rivers and alluvial fans. These sedimentary rocks are fluvial in origin. They are detrital, generally coarse-grained and form beds and fans of deposits where rivers flow from upland valleys onto lowland plains.
2. **North-east Grampian Granitic Suite (ordovician)** - Granodiorite. Igneous bedrock formed between 485.4 and 443.8 million years ago during the Ordovician period.

Figure 6-1: Bedrock Geology



Source: BSG Viewer

[10] www.bgs.ac.uk/map-viewers/bgs-geology-viewer/ (Accessed 24/11/2022)

Superficial Geology

The British Geological Survey "Geology Viewer" indicates. The superficial geology comprises the following:

1. **Lochton Sand and Gravel Formation** - Sand and gravel. Sedimentary superficial deposit formed between 116 and 11.8 thousand years ago during the Quaternary period.
   These are sand and gravel composed predominantly of clasts of Neoproterozoic metamorphic rocks and Caledonian igneous rocks. Unconformable on bedrock or conformable on Banchory Till Formation or Glen Dye Silts Formation.
2. **Lacustrine Deposits** - Clay, silt and sand. Sedimentary superficial deposit formed between 2.588 million years ago and the present during the Quaternary period.
   Lacustrine deposits were laid down as deltaic, lake bottom and shore sediments in lakes. They include clastic deposits, composed of coarse-grained bedload and suspended fine-grained material brought by streams flowing into the lake. Under arid and semiarid conditions evaporites form an important component of lake sediments. Includes fine-grained sediments (i.e. clay and silt), commonly laminated, and can contain thin layers of organic material or sand.
3. **Blairdaff Moraine Formation** - Diamicton, sand and gravel. Sedimentary superficial deposit formed between 116 and 11.8 thousand years ago during the Quaternary period.
   Typically yellowish brown, crudely bedded, angular to well-rounded clasts, with extremely variable sorting, of both matrix- and clast-supported clayey gravel, with boulders and sandy diamicton, composed of psammite, metagreywacke, granite and quartzite, with some gneiss, slate and dolerite, elsewhere locally formed of mainly granite or gabbroic rocks, forming hummocky ground and cross-valley moraine ridges. Generally, a sharp, undulating, unconformable contact with a yellowish brown, gravelly clayey sand diamicton of the Banchory Till Formation and other sandy tills of the East Grampian Glacigenic Subgroup.

Figure 6-2: Superficial Geology

Source: BSG Viewer

Soil

The National soil map of Scotland indicates that the Soil Association within Mini Masterplan area is classed as “Built up Land” and there is no data relating to Generalised Soil Type. Therefore, it it is classed as “made ground”

Made ground is land where natural and undisturbed soils have largely been replaced by man-made or artificial materials. It may be composed of a variety of materials including imported natural soils and rocks with or without residues of industrial processes or demolition material (such as crushed brick or concrete).

Contamination

Existing features such as car parking areas could contain localised contamination and therefore as part of the development the potential for land contamination should be appropriately assessed and remediated (if required).

6.2 Potential Effects

The Mini Masterplan area is located within the Aberdeen urban area and of therefore has the potential to leach contaminants into the surrounding areas. Without knowing how contaminated material, if any, was dealt with when the site was first developed, it is not possible to discount the possibility that contaminated material will be encountered on site.

During construction excavation of existing fill, subsoil and bedrock may be required for site levelling, for the installation of building foundations, service trenching etc. This will result in a permanent relocation of soil and subsoil at most excavation locations. The excavated materials are expected to include existing fill material, topsoil/subsoil, and some bedrock.

Similar to all construction sites, plant and machinery will require refuelling and so fuel and oil may be stored on site. Managed incorrectly, there is the risk of spills and leaks associated with these operations impacting on land and soils.

No impacts on soils and geology are anticipated during the operational phase. The operational stage of the development will not involve further disturbance to the topsoil, subsoils and geology of the area.

7 WATER

7.1 Groundwater and Hydrogeology

The Geological Survey of Scotland map series indicate conglomerate and sandstone bedrock, of the Brig O'Balgownie Formation, overlain by predominantly raised tidal flat deposits of clay, silt and sand. Some blown sand fronting marine beach deposits, which is consistent with the coastal location of the site, are also present.

7.1.1 Flooding

From a review of SEPA's flood map, which provides an understanding of how the site may be affected by flooding, the following existing impacts have been determined:

Fluvial Flooding (River)

The Flood Map indicates that areas of the Mini Masterplan site can experiences fluvial flooding during the 1:200 year (0.5%) and 1:1000 year (0.1%) return periods.

Pluvial Flooding (Surface Water)

Surface water flooding, associated with existing hard-standings serving the existing buildings etc. are indicated for the 1:10 year (10%), 1:200 year (0.5%) and 1:1000 year (0.1%) return periods.

Coastal Flooding

The Flood Map indicates that the site does not experience coastal flooding.

7.1.2 Groundwater

Aberdeen is a groundwater (ID: 150491), in the Scotland river basin district. It is 37.8 square kilometres in area. Overall status of the groundwater is good (Table 7-1).

With reference to the SEPA Water Classification Hub, the groundwater has been classified under the Water Framework Directive (WFD) scheme as having good overall status.

Table 7-1: Water Classification

Parameter	2020	2019	2018	2017	2016
2: Overall status	Good	Good	Good	Good	Good
2-1: Quantitative status	Good	Good	Good	Good	Good
2-1-1: Quant - Saline Intrusion	Good	Good	Good	Good	Good
2-1-2: Quant - SW Interaction	Good	Good	Good	Good	Good
2-1-4: Water balance	Good	Good	Good	Good	Good
2-2: Chemical status	Good	Good	Good	Good	Good
2-2-1: Chemical - Saline Intrusion					Good
2-2-1-1: CSI - Electrical Conductivity					Good
2-2-2: Chem - SW Interaction	Good	Good	Good	Good	Good
2-2-2-3: SWI - Specific pollutants	Good	Good	Good	Good	Good
2-2-2-3-1: SWI - Chromium	Good	Good	Good	Good	Good

2-2-2-3-2: SWI - Iron					Good
2-2-2-3-3: SWI - Zinc	Good	Good	Good	Good	Good
2-2-2-3-4: SWI - Manganese	Good	Good	Good	Good	Good
2-2-2-4: SWI - Other Substances	Good	Good	Good	Good	Good
2-2-2-4-1: SWI - Nitrate	Good	Good	Good	Good	Good
2-2-2-5: SWI - Priority substances	Good	Good	Good	Good	Good
2-2-2-5-1: SWI - Cadmium	Good	Good	Good	Good	Good
2-2-2-5-2: SWI - Lead	Good	Good	Good	Good	Good
2-2-3: Drinking Water Protected Area	Good	Good	Good	Good	Good
2-2-3-1: DWPA - Priority substances	Good	Good	Good	Good	Good
2-2-3-1-1: DWPA - Atrazine	Good	Good	Good	Good	Good
2-2-3-1-2: DWPA - Simazine	Good	Good	Good	Good	Good
2-2-3-2: DWPA - Other Substances	Good	Good	Good	Good	Good
2-2-3-2-1: DWPA - Epoxyconazole	Good	Good	Good	Good	Good
2-2-3-2-2: DWPA - Nitrate	Good	Good	Good	Good	Good
2-2-4: Chemical - General tests	Good	Good	Good	Good	Good
2-2-4-4: CGT - Priority substances	Good	Good	Good	Good	Good
2-2-4-4-1: CGT - Atrazine	Good	Good	Good	Good	Good
2-2-4-4-2: CGT - Simazine	Good	Good	Good	Good	Good
2-2-4-4-3: CGT - Trichloroethene	Good	Good	Good	Good	Good
2-2-4-4-4: CGT - Benzene	Good	Good	Good	Good	Good
2-2-4-5: CGT - Specific pollutants	Good	Good	Good	Good	Good
2-2-4-5-1: CGT - Chromium	Good	Good	Good	Good	Good
2-2-4-6: CGT - Other Substances	Good	Good	Good	Good	Good
2-2-4-6-1: CGT - Electrical Conductivity	Good	Good	Good	Good	Good
2-2-4-6-2: CGT - Epoxyconazole	Good	Good	Good	Good	Good
2-2-4-6-3: CGT - Nitrate	Good	Good	Good	Good	Good
2-2-4-6-4: CGT - Free Product	Good	Good	Good	Good	Good
2-2-4-6-5: CGT - Vinyl Chloride	Good	Good	Good	Good	Good
4-1: Water quality	Good	Good	Good	Good	Good

7.2 Potential Effects

Sensitive Receptors

The following receptors have been identified:

- Neighbouring properties and roads;
- Existing drainage infrastructure; and
- Proposed development.

Key Potential Impacts

The potential effects of the proposed development could arise through either the construction or operational phases. These include:

Construction Phase

1. Earthworks, temporary bunding or material stockpiles may alter runoff, hydrology or morphology of water features resulting in changes to flood risk or habitats; and
2. New drainage systems, temporary or permanent, may alter runoff, hydrology or morphology of water features resulting in changes to flood risk or habitats.

Operational Phase

1. Changes in volume and rate of surface runoff from impermeable surfaces such as roofs, car parking areas and access roads may effect flow characteristics resulting in changes to flood risk;
2. Changes to the permeability of surface cover may impact on the underlying hydraulic regime and groundwater recharge; and
3. Surface drainage schemes may alter the flow characteristics of nearby watercourses and flooding characteristics.

8 ARCHAEOLOGY AND CULTURAL HERITAGE

8.1 Description of Local Environment

The George Street Mini Masterplan area has a complex pattern of overlapping use that reflects the establishment, development and growth of the adjacent burghs.

World Heritage Sites

A review of Pastmaps[11] and Scotland's Environment[12] identified there were no World Heritage Sites within the proximity of the area covered by the George Street Mini Masterplan.

Scheduled Monuments

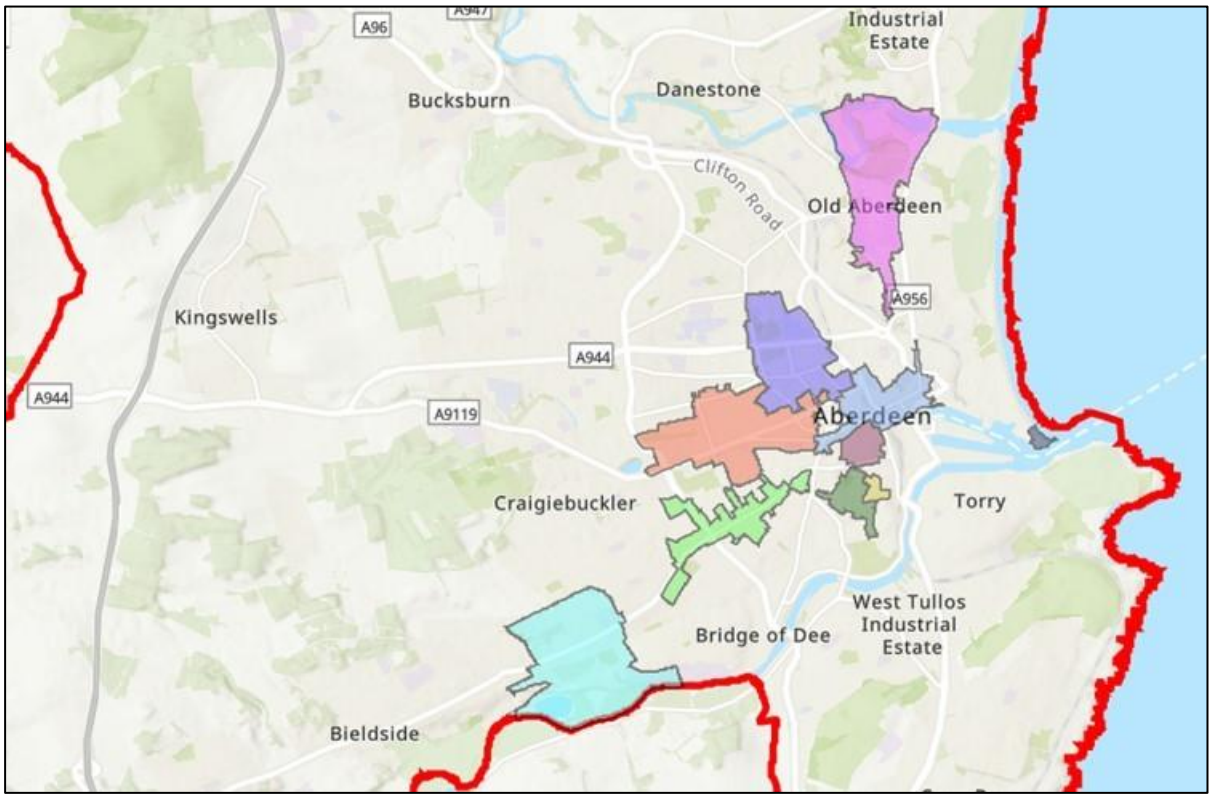
A review of Pastmaps and Scotland's Environment identified there were no Scheduled monuments within the proximity of the area covered by the George Street Mini Masterplan.

Conservation Areas

There are eleven Conservation Areas in Aberdeen. Three are in proximity to the area covered by the George Street Mini Masterplan including, Rosemount Conservation Area, City Centre Conservation Area and Albyn Place/Rubislaw Conservation Area.

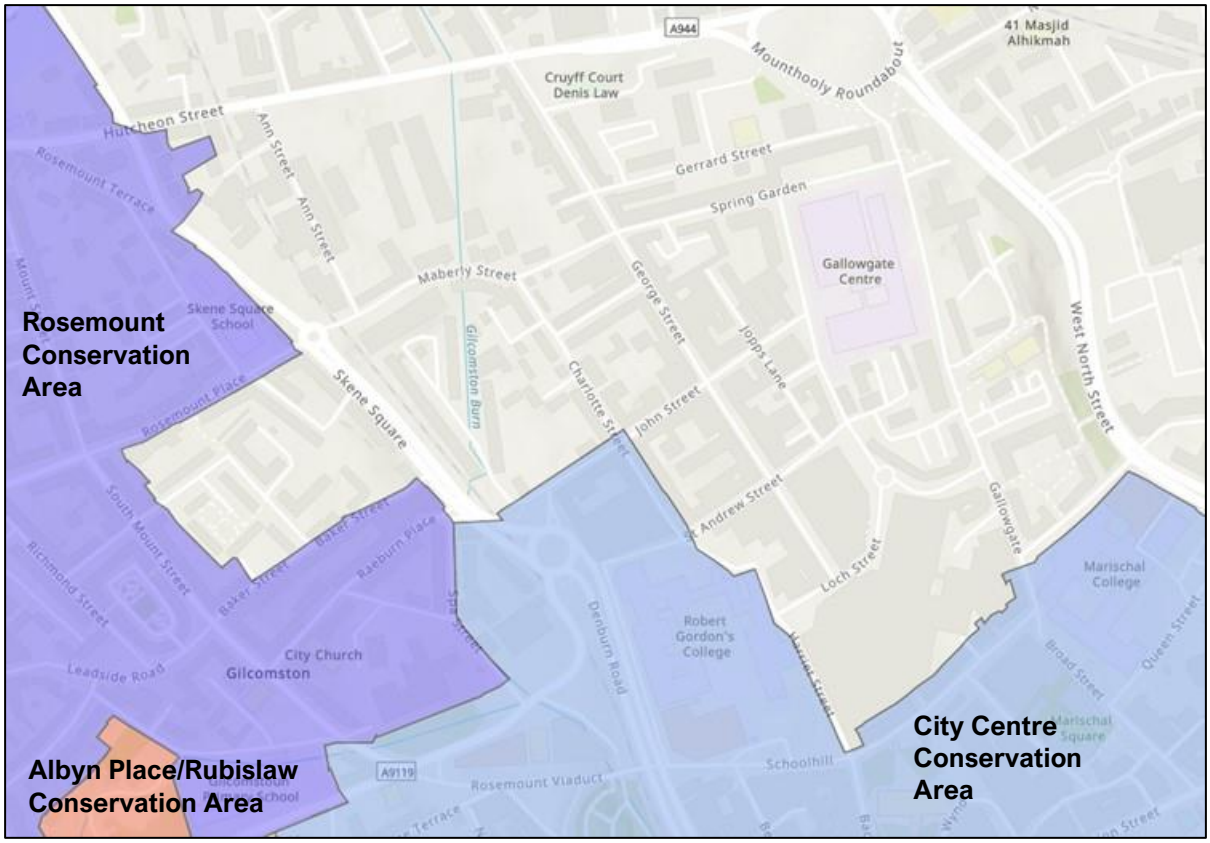
All are located outwith the boundary of the area covered by the George Street Mini Masterplan.

Figure 8-1: Aberdeen Conservation Areas



[11] https://pastmap.org.uk (Accessed 23/11/2022)
[12] https://map.environment.go.scot/sewebmap (Accessed 23/11/2022)

Figure 8-2: Conservation Areas in Proximity to George Street



Garden & Designed Landscapes

There are no 'Garden & Designated Landscapes' within the proximity of the area covered by the George Street Mini Masterplan.

Battlefields

There are no battlefields within the proximity of the area covered by the George Street Mini Masterplan.

Protected Military Remains, Wrecks

There are no 'Protected Military Remains, Wrecks' within the proximity of the area covered by the George Street Mini Masterplan.

Listed Buildings

The George Street area sits just north of the City Centre Conservation Area, with Harriet Street and Gallogate connecting into the Geore Street Mini Masterplan area. There are a number of listed buildings / structures surrounding the George Street area and a small number within including:

Within the Geore Street Mini Masterplan area

- Category B listed 230 George Street And 34 John Street (3-storey, 4-bay Classical Bank)
- Category B listed 261-265 (Odd) George Street (former college building with prominent octagonal tower)
- Category C listed 46 Charlotte Street and Arched Gateway

- Category C listed 26 John Street (3-bay warehouse with ornate Dutch gable to John Street elevation)
- Category C listed 119-127 (Odd Nos) George Street (5-bay commercial and residential building with distinctive wallhead stack and flanking crow-step gables).
- Category C listed 111 Gallowgate

Beyond the Geore Street Mini Masterplan area

- A number of Category B & C listed buildings along Upperkirkgate
- Category A listed Porthill Court Residential tower blocks
- Category A listed Robert Gordon College
- Category B listed Gerrard Street Baptist Church (former united free church)

Figure 8-3: Historical Character

There are a number of buildings identified through the baseline analysis which also add to the overall character and identity of the place, which are identified in the plan adjacent. These buildings have no formal protected designation. The purpose of identifying these is to understand their relationship to George Street and is not intended as a recommendation for formal listing or categorisation.

Norco Building

Northern Co-operative Society's Norco House (most recently occupied by as John Lewis) was built in 1966-70 for the (now-defunct) Northern Co-operative Society.

Designed by Covell Matthews Architects, the building is an example of brutalist, modernist architecture and intended to be a showpiece within the city's architectural make-up. The rippling, mound like profile of the massing of the building was particularly striking and unlike anything within the George Street area. The exposed concrete strips take similar design language from other well known brutalist buildings e.g Preston Bus Station as well as examples from other department store facades in Europe.

The building was taken over by John Lewis and renovated and converted in 1987. The department store was the organisations northernmost store and was further expanded to the east in 1987 as part of the expansion of the John Lewis Partnership into Aberdeen. John Lewis has since closed (2021) and now used by the NHS as a temporary vaccination hub on the ground floor.

Loch Street Soup Kitchen

Aberdeen Public Soup Kitchen was first established as a charity in 1800 in St Mary's Chapel in St Nicholas Church. It supplied a breakfast of coffee and bread and a lunch of bread, soup and a piece of beef or mutton to the needy of the city.

The Soup Kitchen moved to Loch Street in 1838 and this new building was opened by Lord Provost Stewart in December 1894. The ground floor dining room had accommodation for at least 50 people and the tables were marble topped. In 1926, a total of nearly 27,000 meals were provided with funding still coming from charitable donations since few could afford even the two pence for the lunch.

The building survived major developments in the surrounding area but in recent years its charitable purpose was no longer thought necessary, and it was converted into a café in the mid 1990s. In 2022, the building still stands at 41-43 Loch Street, with the covered walkway for the Bon Accord Centre to its south. It is occupied by an outlet of the Jo Malone London fragrance and candle store.

8.2 Potential Effects

New development has the potential to put pressure on, or be constrained by, built and cultural sites.

Development pressures can put pressure on listed buildings, especially those in a poor state of repair and considered at risk.

It is important to note, that previously unknown archaeological artefacts can emerge, and as such, a watching brief may be required.

9 LANDSCAPE

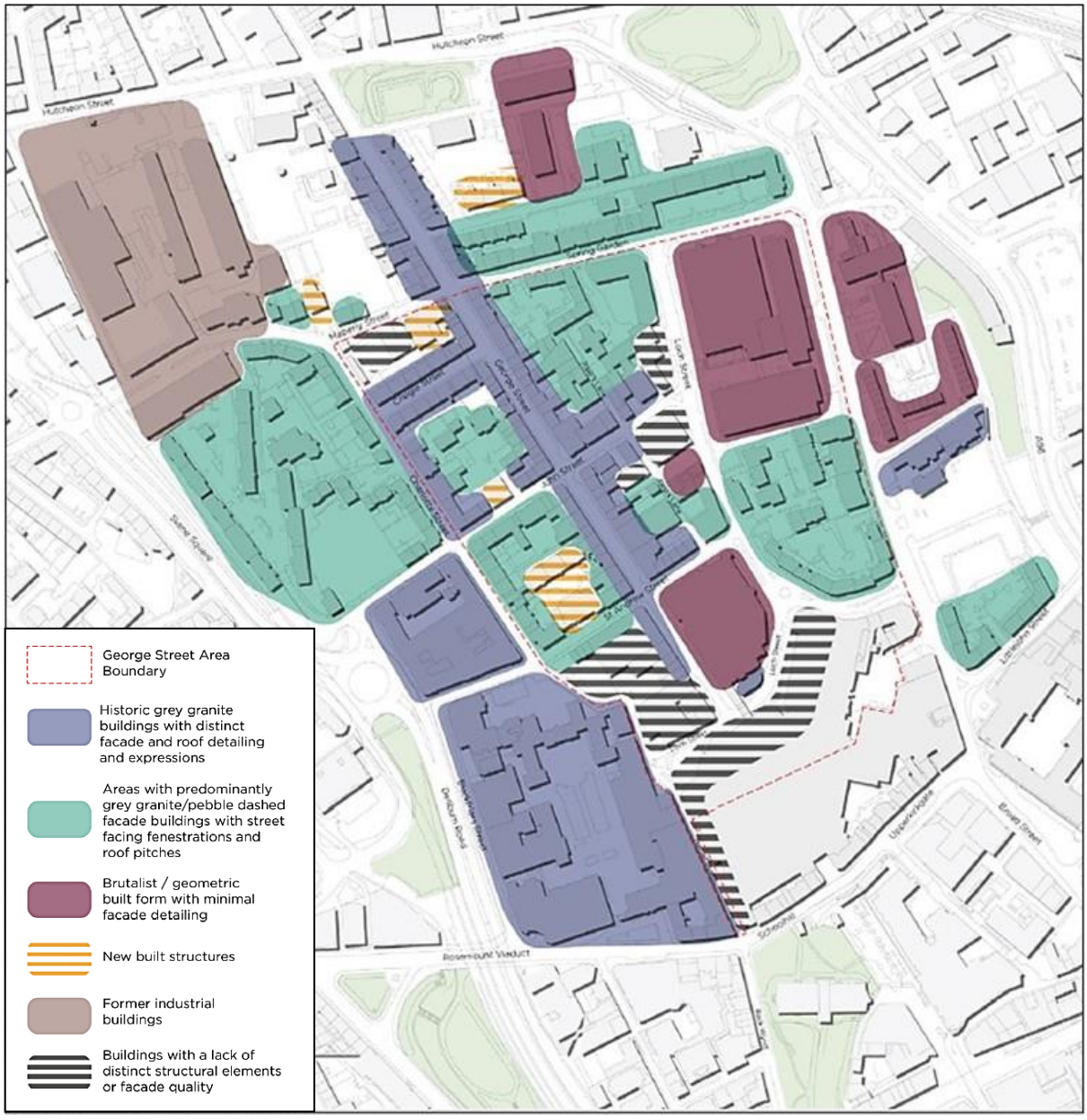
9.1 Description of Local Environment

The section of George Street within the Mini Masterplan area is predominately a mixed use urban high street. George Street is comprised of primarily granite tenement buildings with small local retail shops at ground floor, complemented by small flatted residential units on the upper floors.

Within this retail offer, units are dominated by a variety of independent health and beauty shops, takeaways and repair shops, creating a vitality to the area

George Street sits to the northern fringes of a dynamic part of Aberdeen City Centre. The area can be broadly characterised into six character areas based on their location and type and uses found across the area (Figure 9-1).

Figure 9-1: Local Character



In addition to these immediate characters; to the south lies a number of leisure and cultural destinations and established city quarters (Belmont Quarter Merchants Quarter and Ship Row), some of which are undergoing phased regeneration programmes.

With reference to local townscape character and what it means to the Mini Masterplan:

- George Street is the focus of character and identity with intact building architectural features and could be reinforced to create a sense of centre;
- John Street & Craigie Street are most visually and architecturally connected to George Street;
- Areas to south and east lack strong, cohesive character and could experience greater degree of intervention;
- Historic texture / materials within intact core add positive character and could be celebrated; and
- Street art works successfully to animate & add colour contrast in areas with poorer quality townscape.

9.2 Potential Effects

The inappropriate scale and insensitive siting of future new development may adversely affect landscape / townscape characteristics (e.g., changing its landscape/ townscape character type, not respecting local topography/contours).

New development not fitting in with the landscape's capacity to absorb further developments (e.g. design, layout and sense of place), therefore, there is a need to promote suitable development capacity.

There could be mixed effect for landscape/townscape.

10 AIR

10.1 Description of Local Environment

In order to inform the Scoping Report, the 2022 Air Quality Annual Progress Report (APR) for Aberdeen City Council (the most up-to-date report available) was reviewed.

The main pollutants of concern associated with road traffic emissions are NO_2 and PM_{10}.

Aberdeen City Council has declared three Air Quality Management Areas (AQMA) (Table 10-1).

Table 10-1: Aberdeen City Council AQMA

AQMA	Description	Pollutants
Aberdeen City Centre AQMA	Market St, Union St, King St between Castle St and Roslin Terrace, Virginia St, Commerce St, Guild St, Bridge St, Holburn St between Great Southern Road and Union St, Victoria Rd, Torry between Queen Elizabeth II bridge and Crombie Rd and West North Street King St to 100m north of junction with Littlejohn St.	Nitrogen dioxide NO_2, Particulate Matter PM_{10}
Anderson Drive AQMA	All of Anderson Drive from the Bridge of Dee including Haudigan roundabout, part of Gt Northern Road from 815 GNR to Auchmill Road, part of Auchmill Rd from GNR to the junction with Howes Road.	Nitrogen dioxide NO_2, Particulate Matter PM_{10}
Wellington Road AQMA	From the Queen Elizabeth II Bridge to Balnagask Road.	Nitrogen dioxide NO_2, Particulate Matter PM_{10}

The closest AQMA to the boundary of the George Street Mini Masterplan is the Aberdeen City Centre AQMA (Figure 10-1). The location of diffusion tubes are also identified in Figure 10-1.

Continuous Monitoring Sites

There are two automatic monitoring sites in proximity to the George Street area at Errol Place (CM1) and Union Street (CM2) (Figure 10-2).

The Errol Place and Union Street sites are part of the UK's Automatic Urban Network. All sites are part of the Scottish Government data reporting process and subject to independent audit

Errol Place is representative of typical residential properties close to the city centre but not adjacent to a major road and provides urban background data. Union Street continuous monitoring site is on busy city centre road and are representative of population exposure for NO_2, PM_{10} and $PM_{2.5}$. Union Street is the city's main shopping street with shops on the ground level and commercial premises and flats on the 1st, 2nd and 3rd floors. Almost all the city's bus routes pass along at least part of Union Street and the inside lane of both sides of the road are designated bus lanes.

Figure 10-1: Aberdeen City Council AQMA and Location of Diffusion Tubes

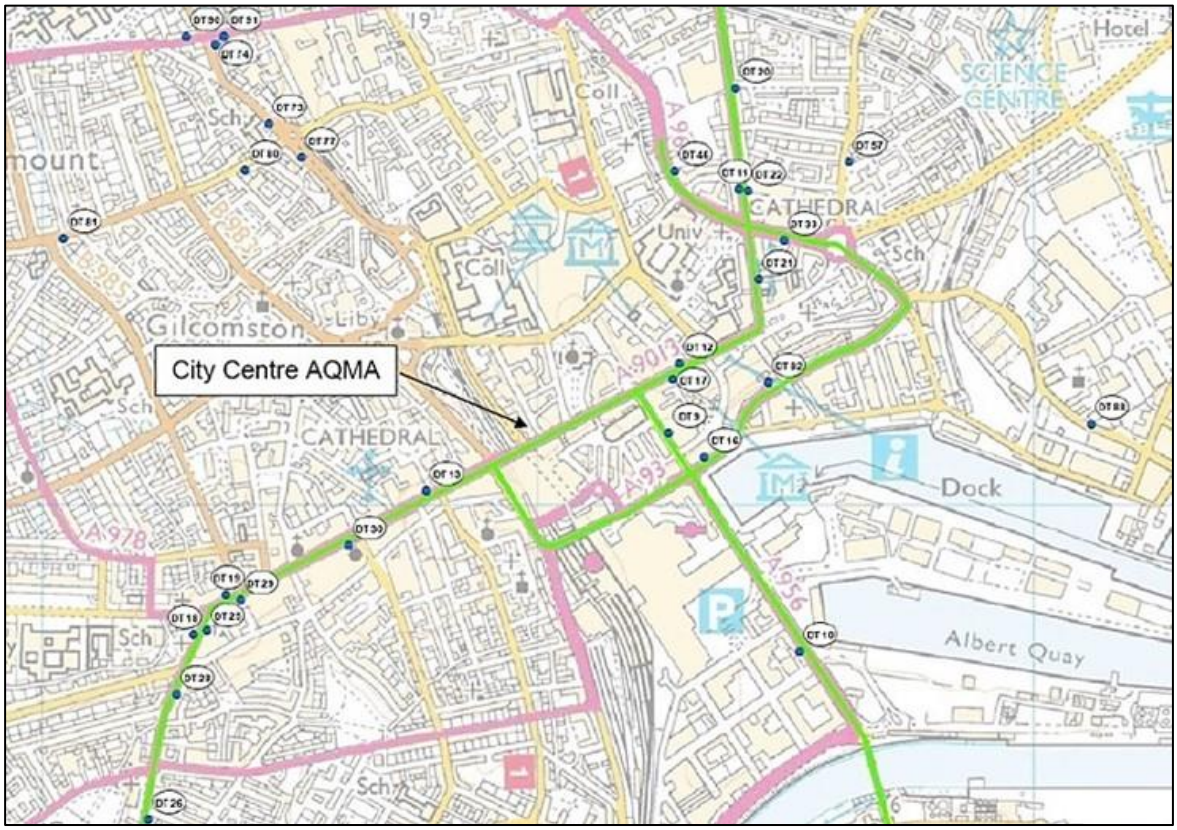
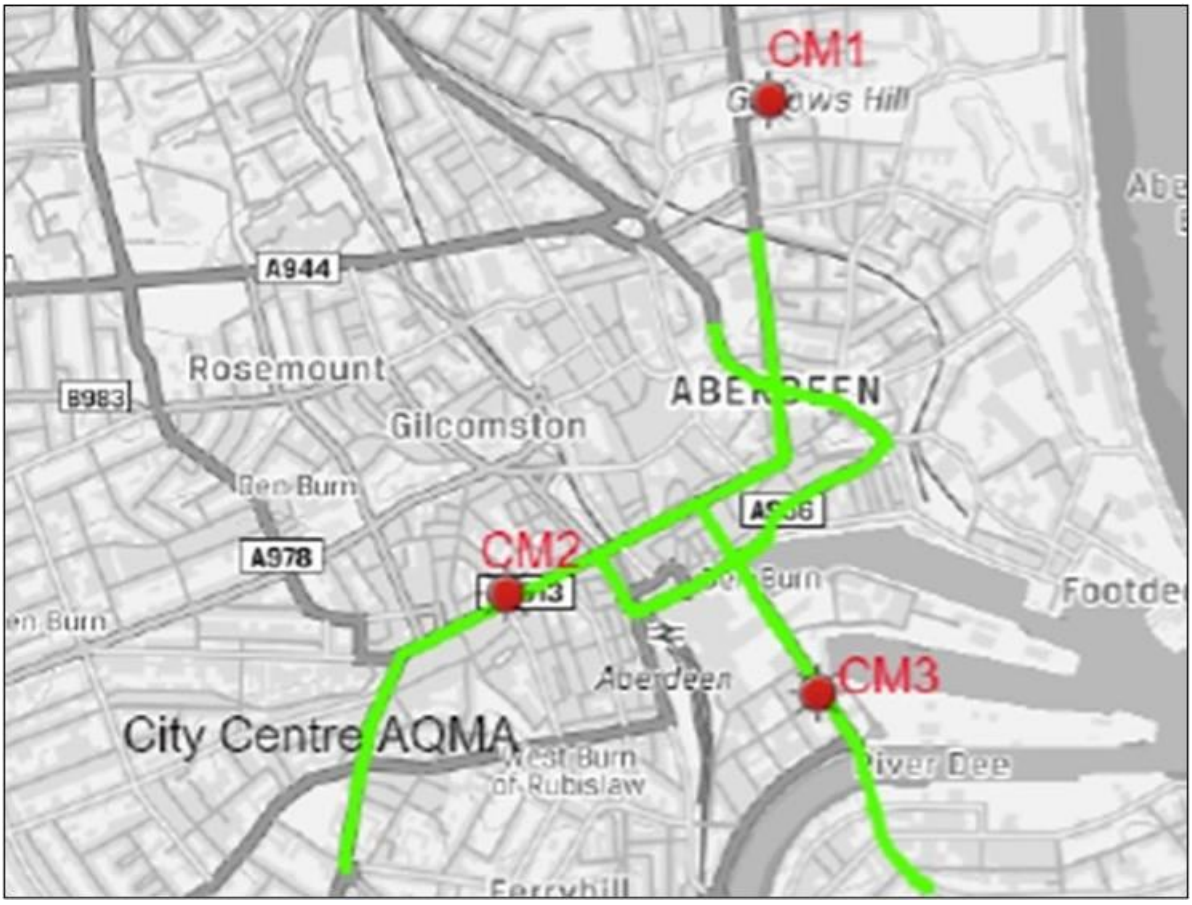


Figure 10-2: Aberdeen City Council AQMA and Location of Continuous Monitoring Sites



Nitrogen Dioxide (NO_2)

Monitored NO_2 levels at all automatic monitoring sites continue to be below the annual mean air quality objective of 40 µg/m^3. NO_2 levels have been decreasing since 2015. NO_2 levels at all automatic monitoring sites have been below the objective level since 2018

The NO_2 automatic monitoring data collected at all sites in 2021 increased slightly on 2020 levels. This was to be expected following a relaxation of Covid-19 restrictions in relation to the twelve months previous

There were no exceedances of the hourly mean objective at any automatic or diffusion tube sites in 2021. The hourly mean has not been exceeded at any automatic site in the last 7 years.

Particulate Matter (PM_{10})

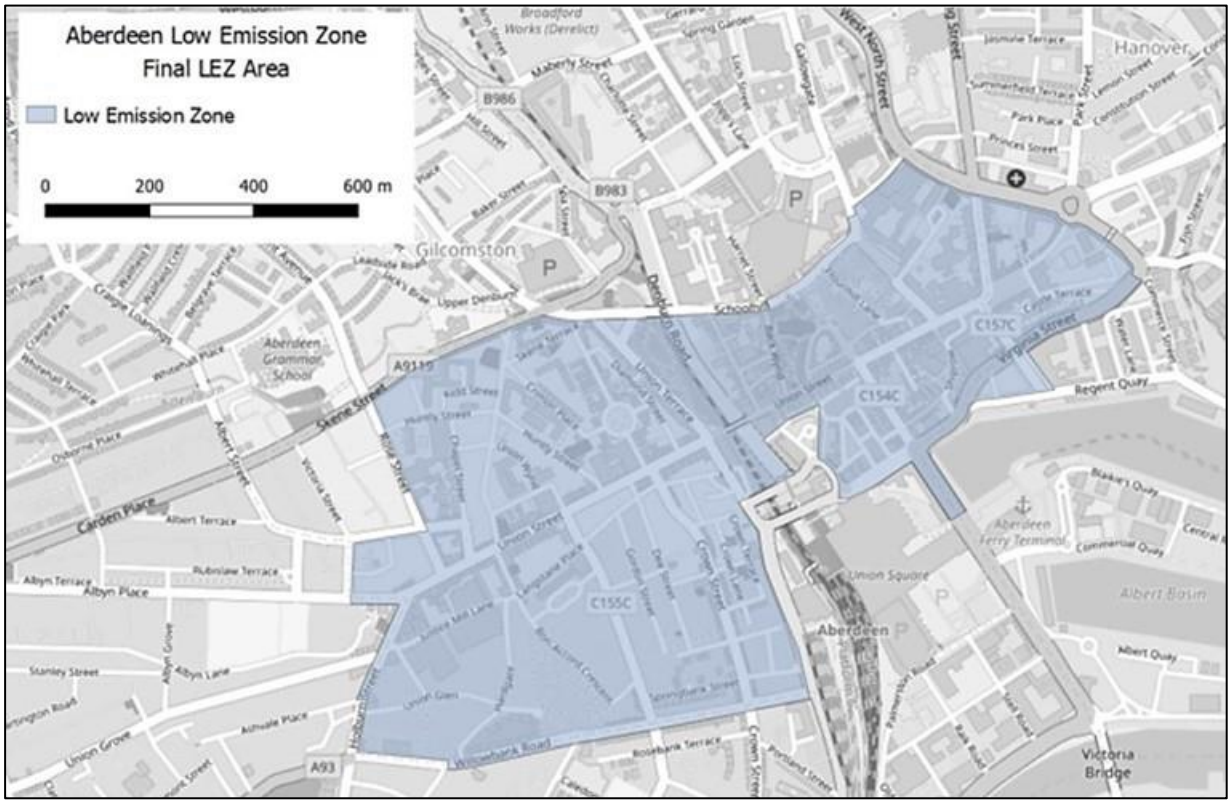
The PM_{10} annual mean measured at each automatic site in 2021 were below the objective level and marginally lower than levels measured in 2020, other than Union Street and King Street which saw marginal increases.

No exceedances of the annual mean were recorded at any of the continuous monitoring sites. No exceedances of the objective have been recorded at any site since 2016

Aberdeen Low Emission Zone (LEZ)

Following approval from Scottish Ministers, Aberdeen City Council is introducing a Low Emission Zone (LEZ) in Aberdeen City Centre (Figure 10-3).

Figure 10-3: Map of the Low Emission Zone (LEZ)



The LEZ is an area of Aberdeen City Centre where the driving of vehicles which do not meet the specified emissions standards is prohibited. The aim of the LEZ is to improve air quality within the City Centre Air

Quality Management Area (AQMA) to ensure compliance with the Scottish Government's air quality objectives, particularly for the pollutant nitrogen dioxide (NO_2).

The LEZ came into effect from 30th May 2022 and will operate for 365 days a year, 24 hours a day. A 2-year grace period (during which enforcement of the LEZ will not take place) for both residents and non-residents of the LEZ area and for all non-exempt vehicle types will commence from this date, meaning that enforcement will take place from 1st June 2024.

The LEZ has been introduced in response to longstanding issues of poor air quality in the Aberdeen City Centre AQMA. Air pollution is believed to be a contributing factor in a number of serious health problems suffered by individuals, and the number of health concerns linked to poor air quality is growing every day.[13] This has a disproportionate impact on the most vulnerable members of society, particularly the young, elderly and those with chronic heart, lung and respiratory conditions. Air pollution is therefore a significant Public Health concern and a LEZ is an effective means of responding to this. This accords with the precautionary public health approach to air pollution advocated in the Scottish Government's Air Quality Strategy*, Cleaner Air for Scotland 2* (CAFS2).[14]

The Aberdeen City Council document 'Low Emission Zone (LEZ) Scheme' states that Air Quality modelling has shown that, even with the delivery of ambitious transport improvements in the City Centre, such as those identified in the Aberdeen City Centre Masterplan, emissions exceedances will remain unless tailpipe emissions are also addressed, While the COVID-19 pandemic and resulting travel restrictions led to air quality improvements in 2020 and 2021, the medium to long term impacts of the pandemic on transport and travel remain uncertain, therefore the pandemic is not a reason for delaying action.[18]

The LEZ applies to all vehicle types specified in the table below, unless subject to an exemption (Table 10-2).

Table 10-2: Vehicle types within scope of the LEZ

Vehicle	Vehicle Category	Description
Light passenger vehicles	M1	Vehicles designed and constructed for the carriage of passengers and comprising no more than eight seats in addition to the driver's seat.
Minibus	M2	Vehicles designed and constructed for the carriage of passengers, comprising more than eight seats in addition to the driver's seat, and having a maximum mass not exceeding 5 tonnes.
Bus and coach	M3	Vehicles designed and constructed for the carriage of passengers, comprising more than eight seats in addition to the driver's seat, and having a maximum mass exceeding 5 tonnes.
Light Goods Vehicles (LGVs)	N1	Vehicles designed and constructed for the carriage of goods and having a maximum mass not exceeding 3.5 tonnes.
Heavy Goods Vehicles (HGVs)	N2	Vehicles designed and constructed for the carriage of goods and having a maximum mass exceeding 3.5 tonnes but not exceeding 12 tonnes
	N3	Vehicles designed and constructed for the carriage of goods and having a maximum mass exceeding 12 tonnes.

[13] www.aberdeencity.gov.uk/sites/default/files/2022-05/LEZ%20Summary.pdf
[14] www.gov.scot/publications/cleaner-air-scotland-2-towards-better-place-everyone/

A number of vehicle types are exempt from LEZs in Scotland, meaning that any restrictions do not apply to them (Table 10-3).

Aberdeen City Council can also grant and renew time-limited exemptions to any vehicle type that is not covered by a national exemption, meaning the registered keeper of the vehicle would be exempt from LEZ enforcement for the period of time that the exemption applies.

The legislation allows for the LEZ to be suspended for the duration of events of local or national significance. The LEZ can also be suspended in emergency situations, such as an incident on the wider road network that requires all vehicles to be temporarily diverted through the LEZ area (but only where vehicles follow prescribed diversionary routes).

Table 10-3: National Exemptions

Vehicle type or classification	Description
Emergency vehicles	The vehicle is being driven by any person who is: • undertaking their duty as a constable; • providing a response to an emergency at the request of the Scottish Ambulance Service Board; • exercising the functions of the Scottish Ambulance Service Board, the Scottish Fire and Rescue Service, Her Majesty's Coastguard or the National Crime Agency.
Historic vehicles	• The vehicle was manufactured or registered under the Vehicle Excise and Registration Act 1994 for the first time at least 30 years ago; • The vehicle is no longer in production; and • The vehicle has been historically preserved or maintained in its original state and has not undergone substantial changes in the technical characteristics of its main components
Vehicles for disabled persons	The vehicle is being driven by any person who is in receipt of a badge (a blue badge) that has been issued under Section 21(2) of the Chronically Sick and Disabled Persons Act 1970, • a passenger in the vehicle has been issued with a badge under that Section of that Act; or • a badge for the vehicle has been issued under Section 21(4) of that Act; or • a reduction in annual rate of vehicle excise duty applies because the vehicle is being used by a disabled person in receipt of personal independence payment at the standard rate; or • Vehicles registered with a 'disabled' or 'disabled passenger vehicles' tax class e.g., the vehicle is exempt from payment of vehicle excise duty under paragraph 19(1) or 20(1) of schedule 2 of the Vehicle Excise and Registration Act 1994 (exemption s from excise duty for vehicles used by disabled persons).
Showman vehicles	• Vehicles described as either “showman’s goods vehicle” or “showman’s vehicle” according to Section 62(1) of the Vehicle Excise and Registration Act 1994. Note: these are highly specialised vehicles used for the purposes of travelling showmen, where the vehicle is used during the performance, used for the purpose of providing the performance or used for carrying performance equipment.

10.2 Potential Effects

Potential exists for an increase in traffic in the vicinity of the surrounding road network and in turn increases in the pollutants NO_2, PM_{10} and $PM_{2.5}$ which are most commonly associated with traffic emissions.

Future activities have the potential to impact the adjacent City Centre AQMA, however, the George Street Mini Masterplan aims to encourage infrastructure, including traffic management that reduces the impact of the existing road network to promote alternative forms of travel, including walking and cycling, whilst improving public realm. The promotion of active travel and public transport may positively benefit the City Centre AQMA.

11 NOISE

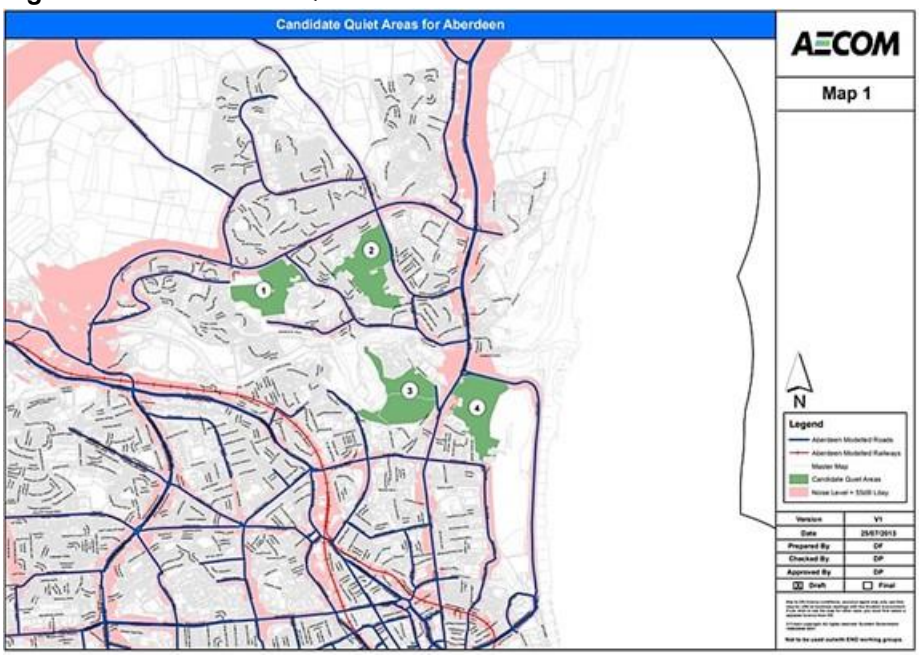
11.1 Description of Local Environment

Existing noise sources surrounding and within the Mini Masterplan area include general noise found within a city centre including road traffic noise. There are also a range of cafes, restaurants, public, commerical and retail properties and educational facilities.

There are no Candidate Noise Management Areas (closest being, 8- Littlejohn Street, Mealmarket Street, King Street) (Figure 11-1) or Candidate Quiet Areas (Figure 11-2) within the proposed Mini Masterplan boundary.

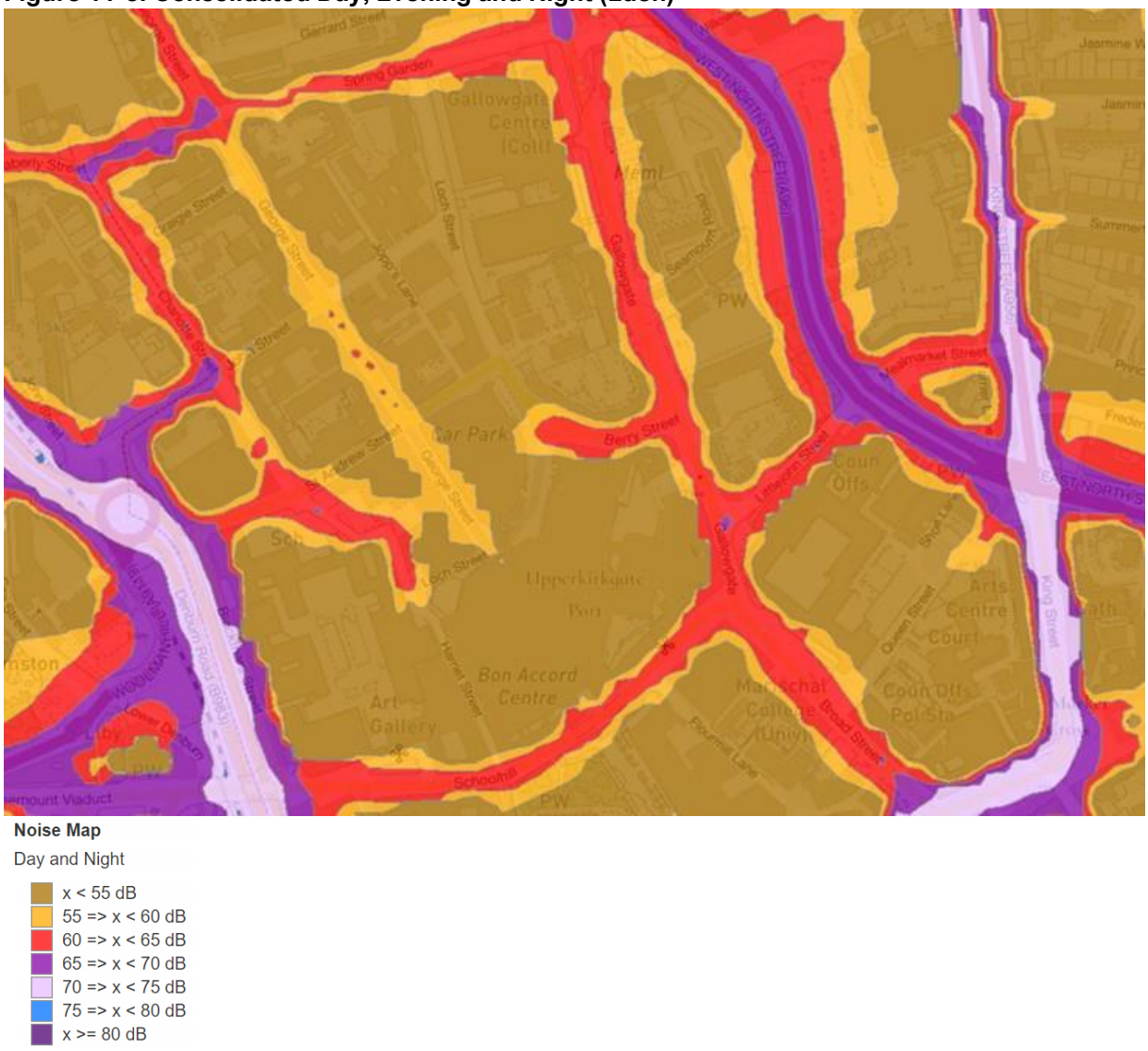
Figure 11-1: Candidate Noise Management Area in Proximity to George Street

Figure 11-2: Candidate Quiet Areas



George Street Mini Masterplan area is characterised by an urban noise environment. Figure 11-3 provides a strategic overview of the annual average noise levels at 4m above ground level on a 10m calculation grid associated with road, rail, industrial and aircraft within Scottish agglomerations such as Aberdeen City.[15]

Figure 11-3: Consolidated Day, Evening and Night (Lden)



On review of the noise map above (Figure 11-3), it is noted that noise levels vary in the surrounding area, with the variations largely associated with road transport links. George Street is shown to have relatively low noise levels when compared with the surrounding area with the road network itself being slightly higher.

11.2 Potential Effects

The Mini Masterplan proposals have the potential to change noise levels compared to the existing situation due to potential changes in traffic flow on existing roads. Development specific noise impacts resulting from the masterplan proposals could be reported further to support future planning applications by way of Noise Impact Assessments.

[15] https://noise.environment.gov.scot/noisemap/ (Accessed 24/11/2022)

Key Potential Impacts

The key potential noise impacts at each area in the development can be summarised as follows:

- Potential road traffic noise generated by the development has the potential to impact on existing noise sensitive receptors; and
- Potential for commercial and entertainment noise from proposed attractions to impact on existing sensitive receptors.

12 CLIMATE CHANGE

Emission reductions set under the Climate Change (Scotland) Act 2009 were updated under the Climate Change Emissions Reduction Targets) (Scotland) Act 2019 to net zero by 2045.

Total CO_2e emissions data for Aberdeen City is set out in Figure 12-1, with the change in CO_2e emissions from 2018 to 2020 indicated by sector in Table 12-1 and Figure 12-2.[16] Table 12-1 indicates 2018 is the first year agriculture and waste management are included within the data,

Figure 12-1: UK Government, Local Authority CO_2e emissions estimates 2018-2020

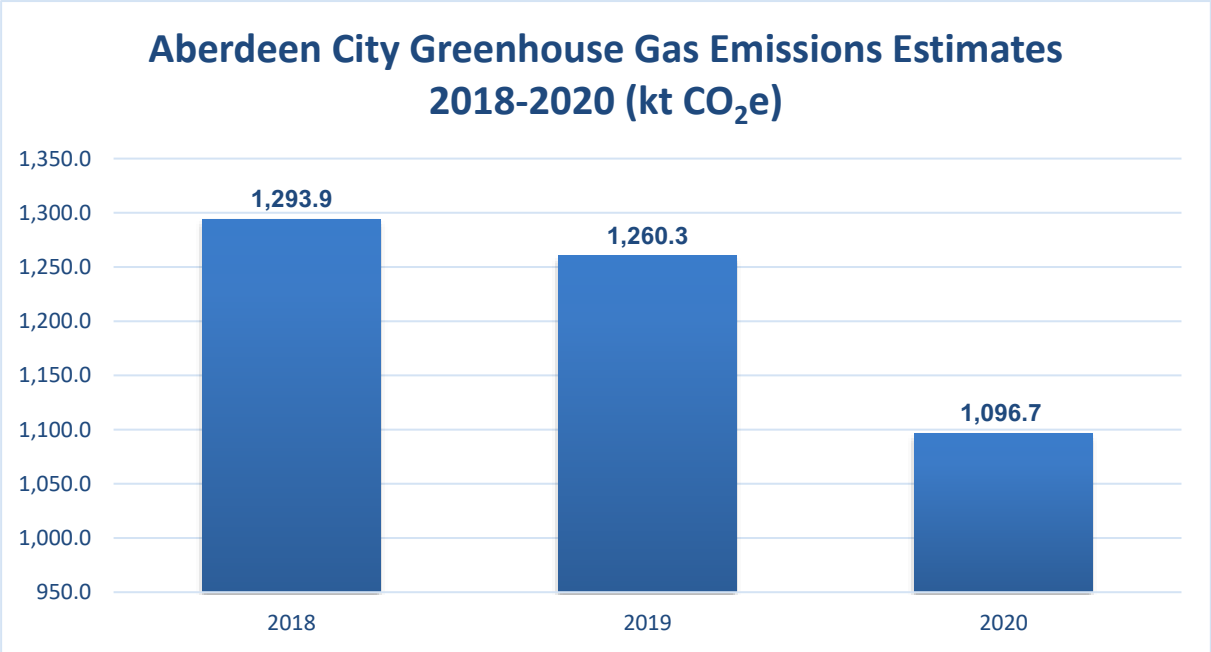
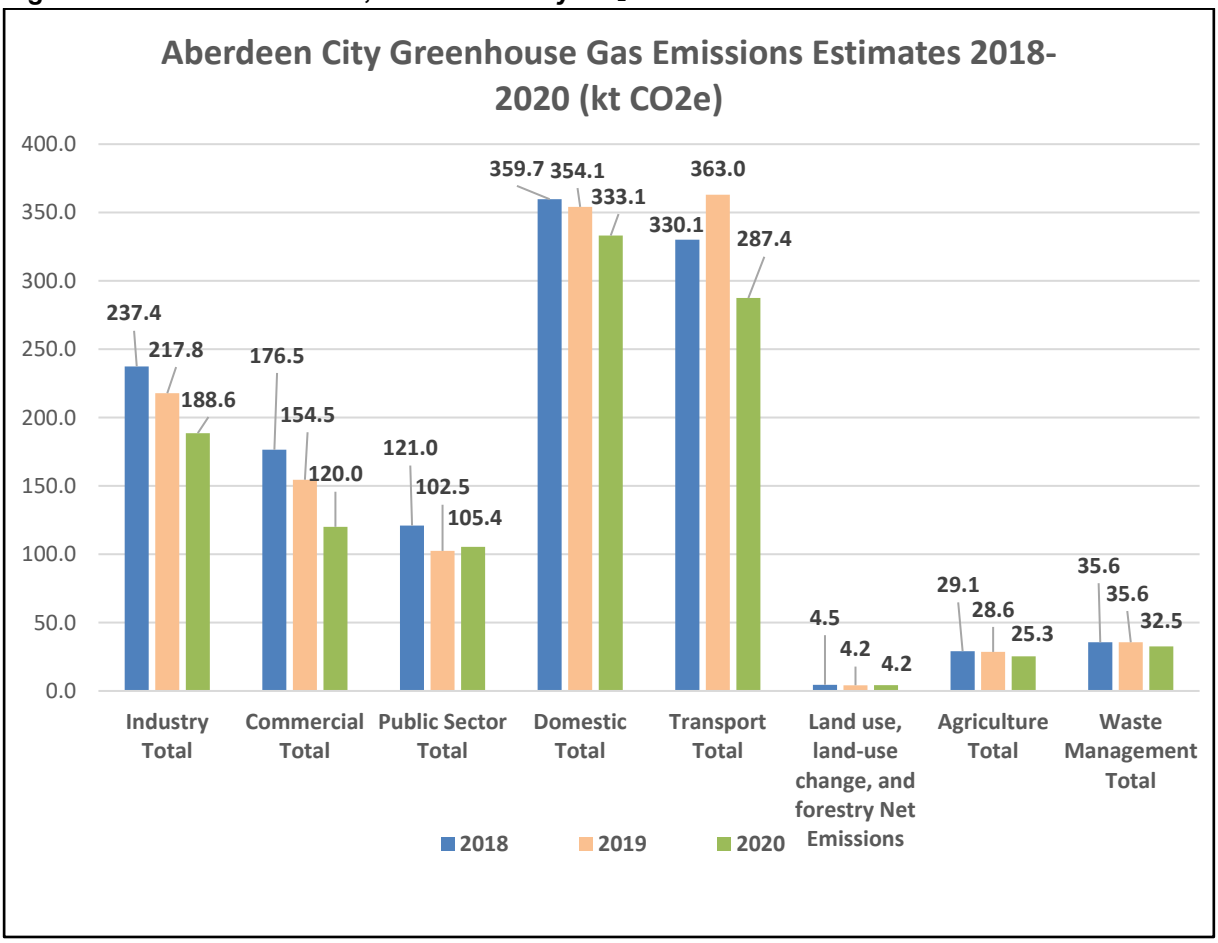


Table 12-1: Aberdeen City Greenhouse Gas Emissions estimates 2018-2020 (kt CO_2e)

Calendar Year	Industry Total	Commercial Total	Public Sector Total	Domestic Total	Transport Total	LULUCF Net Emissions	Agriculture Total	Waste Management Total	Grand Total	Population ('000s, mid-year estimate)	Per Capita Emissions (tCO_2e)	Area (km^2)	Emissions per km^2 (kt CO_2e)
2018	237.4	176.5	121.0	359.7	330.1	4.5	29.1	35.6	**1,293.9**	227.6	**5.7**	205.6	**6.3**
2019	217.8	154.5	102.5	354.1	363.0	4.2	28.6	35.6	**1,260.3**	228.7	**5.5**	205.6	**6.1**
2020	188.6	120.0	105.4	333.1	287.4	4.2	25.3	32.5	**1,096.7**	229.1	**4.8**	205.6	**5.3**

[16] https://www.data.gov.uk/dataset/723c243d-2f1a-4d27-8b61-cdb93e5b10ff/uk-local-authority-and-regional-greenhouse-gas-emissions (Accessed 29/11/2022)

Figure 12-2: UK Government, Local Authority CO_2e emissions 2018-2020



12.1.1 Potential Environmental Effects

The Mini Masterplan sets out a vision which aims to promote local enterprise, encourage social mobility and respond to the climate change crisis through environmental improvements. The balance and delivery of these will have various positive impacts for the neighbourhood as a whole.

The Mini Masterplan will set out a best practicable sustainable solution to meeting the objectives set out within the strategy. This would be carried out through a Sustainability Assessment, which sets out potential criteria to provide well defined benefits across each of out People, Place and Economy objectives.

Two of the three proposals retain the Norco House building, both its brutalist building envelope and its interior floor slabs and column grids.

This approach allows for a retrofit first approach to Norco House in response to the climate crisis and the increasing demand on our natural resources. It looks at retention and reuse in order to minimise the carbon produced through demolition, landfill and extraction of new materials for new development.

Norco House in particular is a building with high embedded carbon due to its concrete construction. Demolition of this building, the removal and processing of the waste and the redevelopment of the site would all produce more carbon emissions.

Demolition isn't just an environmental problem. It is frequently undesirable on social and economic grounds. Research by the London School of Economics identified that demolition is both costly and

unpopular in many instances. Retrofit of existing buildings can be cost-effective, depending upon local market conditions because it conserves and enhances existing places and neighbourhoods. As for carbon emissions, retrofit makes sense because of the substantial embodied energy savings made in re-purposing existing buildings, compared with the ultra-high embodied energy costs of demolition and rebuild.

With regards to restoration, retrofit measures must be sympathetically and responsibly implemented. Inappropriate restoration measures can lead to unintended consequences and actually damage buildings. Design is the most important factor in determining GHG emissions over a building's lifetime. By the time the construction process begins, the majority of decisions affecting the project's GHG emissions are locked in. The ability to influence a building's lifetime emissions is highest very early in a project and before construction has started.

Fundamental design decisions—such as new construction versus upgrading, building size and shape, level of insulation, and floor-space flexibility—can have a significant impact on emissions for decades to come.[17]

The Mini Masterplan also looks to reduce private car use by providing people with a choice on how they travel. Ensure there is adequate transport infrastructure in place, including provision for walking and cycling.

[17] https://www.mckinsey.com/industries/engineering-construction-and-building-materials/our-insights/call-for-action-seizing-the-decarbonization-opportunity-in-construction (Accessed 29/11/2022)

13 MATERIAL ASSETS

13.1 Description of Local Environment

The land on which the site is situated is a material asset. It has been zoned for development through the appropriate Development Plan process and as such the use of this material asset in a manner compatible with the zoning designation and the development framework, is entirely appropriate.

Other material assets in terms of water services, electricity, and other utilities are locally and the proposed developments within the development framework can readily connect to same.

The construction and operation of the proposed development elements will utilise material assets (access road and construction materials) but given the scale of the development this will be considered at the project level.

Significant progress has been made in recent years with regard to waste management in Aberdeen. The Zero Waste Plan establish a framework for reforming the waste management system in Scotland and sets targets for improving the sustainability of waste management up until the year 2025. In 2013 Aberdeen recycled 37% of waste. By 2020 this figure had risen to 45.6% (Table 13-1). Nevertheless 10% of all household waste is destined for landfill.[18]

Table 13-1: Household Waste Generated and Managed in 2021 - Summary Data

Local Authority	Generated (tonnes)	Recycled (tonnes)	Recycled (%)	Other diversion from landfill (tonnes)	Other diversion from Landfill (%)	Landfilled (tonnes)	Landfilled (%)	Carbon Impact (TCO_2e)*	2020 Recycled (%)
Aberdeen City	93,747	42,574	45.4	41,799	44.6	9,376	10.0	224,549	45.6
Total Scotland	**2,483,304**	**1,061,042**	**42.7**	**757,913**	**30.5**	**663,533**	**26.7**	**5,901,520**	**42.0**

Table 13-2 indicates that 0.41 tonness of household waste was generated per person in 2021, with an associated carbon impact of 0.99 TCO_2e per person.

Table 13-2: Household Waste Generated and Managed Per Person in 2021 - Summary Data

Local Authority	Generated (tonnes per person)	Recycled (tonnes per person)	Other diversion from landfill (tonnes per person)	Landfilled (tonnes per person)	Carbon Impact (TCO_2e per person)
Aberdeen City	0.41	0.19	0.18	0.04	0.99
Total Scotland	**0.45**	**0.19**	**0.14**	**0.12**	**1.08**

[18] https://www.sepa.org.uk/environment/waste/waste-data/waste-data-reporting/household-waste-data/ (Accessed 25/11/2022)

In addition, the Aberdeen City Council area also generates 192,155 tonnes of business waste (Figure 13-3).[19] This is selected businesses waste in Scotland, including factories, utility and transport companies, shops, offices, hotels, restaurants, schools and hospitals. As there is no statutory duty for businesses to report to SEPA on the waste they generate, SEPA derives the information from statutory waste data received from operators of licensed and permitted waste management sites, and from operators of activities exempt from full waste management licensing.

Table 13-3: Aberdeen City Business Waste (Tonnes) 2018 (Most Recent)

Waste type	Tonnes
Spent solvents	3,394
Acid, alkaline or saline wastes	601
Used oils	10,750
Chemical wastes	17,609
Industrial effluent sludges	10,977
Health care and biological wastes	1,322
Metallic wastes, ferrous	5,673
Metallic wastes, non-ferrous	1,611
Metallic wastes, mixed ferrous and non-ferrous	81,306
Glass wastes	4,766
Paper and cardboard wastes	2,863
Rubber wastes	39
Plastic wastes	173
Wood wastes	3,985
Textile wastes	3
Discarded equipment (excluding discarded vehicles, batteries and accumulators wastes)	1,381
Discarded vehicles	1,645
Batteries and accumulators wastes	1,122
Animal and mixed food waste	4,920
Vegetal wastes	3,761
Animal faeces, urine and manure	8
Household and similar wastes	22,315
Mixed and undifferentiated materials	1,617
Common sludges	99
Mineral waste from construction and demolition	3
Other mineral wastes	10,018
Combustion wastes	7
Soils	186
Mineral wastes from waste treatment and stabilised wastes	1
Total	**192,155**

13.2 Potential Effects

Government policy on keeping household costs down affects how much councils can charge for Council tax.

Substantial owner housing in City although it is higher in Aberdeenshire. House prices for first time buyers may be a constraint as so is the general economic climate.

Aberdeen City has shown a trend of diminishing established supply of land for business use as previous allocations are developed. However, we might expect the marketable supply to recover with

[19] https://www.sepa.org.uk/environment/waste/waste-data/waste-data-reporting/business-waste-data/ (Accessed 25/11/2022)

the adoption of the Local Development Plan in February 2012, which allocated significant new sites for employment uses.

For Aberdeenshire, (within the strategic growth areas), there has been a trend of diminishing established supply of land for business use. The marketable supply has remained around a consistent level.

Aberdeen City and Shire Employment Land Audit indicates there is an uneven supply of employment land which has impacts on ability to work and live within a close proximity thus increasing the likelihood of people travelling to work by private means. Economic growth will be constrained without a reasonable supply of land which is immediately available.

Mix of new development and protection of existing assets wherever possible.

At the project stage, the proposals should provide an opportunity for sustainable construction methods and materials to minimise waste. The development framework will aim to enhance recreational and open space provision.

Aberdeen City Waste Strategy (ACWS) 2014-2025 states Site Waste Management Plans are required for all development work across Aberdeen. They stipulate how a construction company intends to reuse and minimise on-site waste.[20]

[20] https://www.aberdeencity.gov.uk/sites/default/files/2021-02/2014-2025-Waste-Strategy.pdf (Accessed 25/11/2022)

ABERDEEN CITY COUNCIL

COMMITTEE	Council
DATE	14 December 2022
EXEMPT	No
CONFIDENTIAL	No
REPORT TITLE	Vacant Units on Union Street – Action Plan
REPORT NUMBER	COM/22/287
DIRECTOR	Gale Beattie
CHIEF OFFICER	Richard Sweetnam
REPORT AUTHOR	Richard Sweetnam
TERMS OF REFERENCE	21

1. PURPOSE OF REPORT

1.1 To seek the Council's approval of an Action Plan to support the re-population of empty units on Union Street.

2. RECOMMENDATIONS

That Council:-

2.1 Notes the Union Street Empty Shops Action Plan provided in Appendix 1 to this report;

2.2 Notes the role of a number of city centre stakeholders in developing the proposals in the Plan and the support provided by the Council to some of these organisations;

2.3 Instructs Chief Officer - City Growth to support stakeholders to implement the proposed actions in the Plan where appropriate;

2.4 Instructs Chief Officer – City Growth, in consultation with the Director of Resources, to develop a grant scheme of £500,000 to support the reconfiguration of empty shops on Union Street for confirmed occupancy, subject to the Council's budget setting process for 2023/24;

2.6 Instructs Chief Officer - City Growth to report back on progress of the Plan to the Finance and Resources Committee in early 2024.

3. CURRENT SITUATION

3.1 At the meeting of full Council on 28 February 2022, Elected Members were provided with a City Centre Masterplan Update (RES/22/057). The Council instructed the Chief Officer - City Growth to advance the works to identify the

full range of intervention measures to repopulate vacant units in Union Street to full business case including further assessment of potential non-retail uses and report outcomes in December.

3.2 In response, this report proposes a range of interventions in the form of an Action Plan to repopulate vacant units on Union Street.

National Context

3.3 The Scottish Government's City Centre Recovery Task Force Report agreed seven short and medium term priorities to support cities' recovery outcomes as summarised in Table 1:

Table 1: Scottish Government City Centre Recovery – Priorities and Outcomes

Priorities	Five Year Outcomes
- City Centre Recovery Funding	- Increase residential capacity and occupancy
- Data on spend	- Smaller city centre carbon footprint
- Building expertise and best practice	- Reduction in vacant/ derelict land
- Visitor campaigns	- Increase in city centre creative, entrepreneurial and start up activity
- Investor promotion	- More revenue raising opportunities for local authorities
- Clarity on return to work in the Government's Strategic Framework	- Reduction in oversupply of retail, and increase in cultural offer
- Changes to VAT to support recovery	- Faster and more agile planning decisions

3.4 The proposals in the Plan align to the targeted outcomes.

3.5 The City Centre Recovery Task Force Report was set within the context of the Scottish Government's ten-year National Strategy for Economic Transformation (NSET) and it highlights the role of busy, vibrant and successful city centres have in growing Scotland's economy.

Union Street Benchmark

3.6 As at September 2022, the most recent data, there are 47 vacant *ground* floor units on Union Street. Of a total of 461 rateable units on Union Street, 350 are occupied. There is a total of 111 vacant units on Union Street (an additional 64 units on the upper floors), and over 80% receive 100% Empty Property Relief for the duration of unoccupancy due to being of listed building status.

3.7 The 'cost' of the vacant units relates to the lack of business rates they collect, the reliefs they attract, and the effect on investor, business and consumer confidence in the immediate vicinity.

3.8 In September 2022, city centre footfall in Aberdeen reached its highest level since the pandemic, with over 2 million for the first time since February 2020. On Union Street specifically, footfall in the same month was in excess of 600,000. While not yet reaching pre-pandemic levels, footfall recovery has been relatively stronger in Aberdeen compared to other places.

3.9 The positive impact of increased footfall is evident in increasing offline sales (sales made in person) for operating businesses in Aberdeen city centre. Against a baseline of average in-person sales from 2019 (ie pre-pandemic), in-person sales have increased from 52% in July 2020; to 74% in July 2021; and 92% in July 2022.

3.10 Aberdeen's cultural offering and events programme has positively impacted city centre footfall. 2022 visitor numbers for Aberdeen City Council attractions total 250,000 in the year to date and events such as the Tour of Britain and Spectra Festival of Light attracted weekend crowds of 164,000 and 163,000 respectively. An average weekend would normally attract 71,000 visits.

3.11 The City Centre and Beach Masterplan provides an ambitious vision for the city centre. The proposed interventions for repopulation of empty units in this Action Plan align with the SMART Objectives for the Masterplan and the results of the 'simulator exercise' as part of the consultation, including:

- Union Street as heart of the city;
- Make outdoor café culture in the Belmont Street area permanent;
- Focus on building maintenance and upkeep for Union Street;
- More trees, flowers and green spaces on Union Street; and
- Remove street clutter on Union Street.

3.12 The Action Plan also coincides with the work of the Business Improvement District, Aberdeen Inspired, in convening a 'Union Street Summit' on 9 November 2022 to discuss city centre challenges. Feedback from the Summit is being collated and will inform Aberdeen Inspired's recommended strategy to respond to wider challenges around footfall, perception of safety, investment, maintenance and empty buildings (including shops). This Plan could support delivery of the Aberdeen Inspired response.

Approach

3.13 Preparation of the Plan involved a mix of desk top analysis of relevant policy and research on city centres and vacant shops, and internal engagement with officers in relation to the Plan and the City Centre and Beach Masterplan, Union Street Conservation Regeneration Scheme, Planning, Community Safety and Revenues and Benefits. External consultation was undertaken with Scottish Government officials, Scottish Towns Partnership, Scottish Property Federation, Midsteeple Quarter in Dumfries (community enterprise leading redevelopment) and other Councils. These provided shared learning on challenges and what an Empty Shops Plan could consider.

3.14 With this information, a facilitated 'ideas workshop' was held with a sample of Union Street stakeholders representing landlords, agents, retailers, Aberdeen

Inspired, Culture Aberdeen, University of Aberdeen and Robert Gordon University. This discussed emerging outcome areas that a Plan should respond to and these have informed the proposed Programme Areas in the Plan.

Action Plan

3.15 From this consultation phase, five 'development principles' for the Plan are proposed:

i. In areas of weak demand like Union Street, offer something different to what it has done in the past – catering for new audiences and footfall and embedding local and regional businesses at the heart of the city.
ii. Retail is not the only solution – focus on 'functions' of footfall eg hospitality, culture, streetscape, public realm enhancement.
iii. Create the conditions for investment – sustainability and environment, local leadership, devolved powers.
iv. Capitalise on the city centre – it is more productive – agglomeration benefits of clustering workers and knowledge to generate new ideas and innovation and these workers are providing demand for new services.
v. De-risk interventions on Union Street – public sector can provide certainty through its policies.

3.16 Informed by these principles, six themed programme areas were identified under which intervention measures are listed in the Action Plan and are summarised in Table 2:

Table 2: Action Plan for Empty Shops on Union Street – Summary of Appendix 1

Programme Area	Interventions	Rationale
1. Distinctive Aberdeen	5	Adapting to the changing composition of the 'high street'; moving away from solely retail to a more experiential high street
2. Culture and Heritage	6	Accessible cultural facilities to stimulate Union Street and engage residents; exploring the placemaking powers of creativity and culture; strengthening Aberdeen's identity and heritage
3. Net Zero Union Street	8	Alignment with the city's Net Zero Routemap and maximising the environmental wellbeing of the city centre; improving the appearance of the city centre
4. Enterprising Union Street	3	Attracting workers back to the city centre will have a positive knock-on effect on footfall and spend in the area; accessible hub for enterprise, business and entrepreneurship

Programme Area	Interventions	Rationale
5. Enabling Delivery	3	Partnerships, approaches and policies to facilitate intervention measures and ensure delivery
6. Funding	2	Identification of possible funding sources to support implementation of prioritised interventions
TOTAL	27	

3.17 The Action Plan provides stakeholders with a 'menu' of potential proposals for consideration. It is intended as a shared resource for all 'actors', stakeholders and organisations with an interest in Union Street and the city centre. Implementation will be led by a range of different partners.

3.18 The Council would support these where appropriate, and, where it is supporting these organisations financially, ensure that any grant agreement reflects the proposals in this Plan.

4. FINANCIAL IMPLICATIONS

4.1 Some of the proposals would require investment and the Council's External Funding Team will continue to work with stakeholders in securing new sources of funding that could be available through national programmes such as Shared Prosperity Funding, Just Transition Funding or any existing or emerging 'place based' funds.

4.2 Existing staffing resources could be aligned to any proposals that would require officer support, prioritising those that have greater linkage with the LOIP or the Council's Policy Statement.

4.3 There is one action that has a direct implication on the Council's budget – the proposal to ring fence £500,000 from the Council's capital plan for City Centre Regeneration Funding. This proposal would offer a grant of up to 50% of project costs towards physical works needed to reconfigure vacant shops to the size that both consumers and businesses require in order for a unit to become occupied. It would also de risk potential private investment in the empty units.

4.4 As of 1 April 2023, Empty Property Relief will be devolved to Councils as set out in section 19 of the Non-Domestic Rates (Scotland) Act 2020. This legislation creates an opportunity in the context of empty units, empowering local authorities to make decisions on how Empty Property Relief is applied based on the local market and needs. The Council will consider the implications of this devolved legislation before any potential changes are made.

5. LEGAL IMPLICATIONS

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

6. ENVIRONMENTAL IMPLICATIONS

6.1 The measures in the Action Plan grouped around the 'Net Zero Union Street' theme would have positive impact for the city centre environment.

7. RISK

Category	Risks	Primary Controls/Control Actions to achieve Target Risk Level	*Target Risk Level (L, M or H) *taking into account controls/control actions	*Does Target Risk Level Match Appetite Set?
Strategic Risk	Negatively impacting the delivery of CCMP	Continued collaboration and engagement with CCMP Board to ensure alignment	L	**Yes**
Compliance	None	N/A	N/A	**Yes**
Operational	Resource capacity for Council staff leading actions	Promotion of Action Plan as a shared resource for Union Street actors; continued effective engagement with lead partners	L	**Yes**
Financial	Success in securing relevant external sources of funding	Horizon scanning for suitable current and new funding sources by the External Funding Team	M	**Yes**
Reputational	Risk of reputational damage if the Council is not seen to be leading action to address the empty shops on Union Street	Clear communication and collaboration between the Council and Union Street stakeholders, particularly partners leading actions. Promotion of successfully implemented actions.	M	**Yes**
Environment / Climate	None	N/A	N/A	**Yes**

8. OUTCOMES

COUNCIL DELIVERY PLAN 2022-2023	
	Impact of Report
Aberdeen City Council Policy Statement **Working in Partnership for Aberdeen**	The proposals in this report support the delivery of the following from the policy statement: A Vibrant City • Establish a task force to identify disused and derelict land and buildings and help bring them back into use, including investigating the purchase and conversion of upper floors along Union Street • Aim to make Aberdeen a premier destination for festivals, productions, conferences, bands and events • Support Aberdeen Performing Arts and other cultural providers to offer the widest possible arts programme for all across our communities • Investigate establishing an art hub where artists can create, display and sell their work • Work with partners to explore opportunities to develop heritage, museum and online services with a special emphasis on local history and stories of our heritage Building a Greener and Sustainable City • Support efforts to move towards a circular economy with the establishment of repair hubs, helping people to access the tools that allow them to repair or upcycle Greener Transport, Safer Streets, Real Choices • Improving the provision of bus services across the city, through investment in new supported services, to enable bus services to be provided to areas and at times which are not economically viable • Installing new bus shelters to meet local needs A Prosperous City • Work with partners to expand the support available for new start-ups including investigating access to microfinance and affordable leases on workspaces for start-ups A Safer Aberdeen • Support, encourage and assist the city's Community Policing Teams, Scottish Fire and

COUNCIL DELIVERY PLAN 2022-2023	
	Impact of Report
	Rescue Service and other community safety partners
Aberdeen City Local Outcome Improvement Plan	
Prosperous Economy Stretch Outcomes	The proposals within this report will indirectly support the delivery of: SO2. 400 unemployed Aberdeen city residents supported into Fair Work by 2026.
Prosperous Place Stretch Outcomes	The proposals within this report will support the delivery of: SO13. Addressing climate change by reducing Aberdeen's carbon emissions by at least 61% by 2026 and adapting to the impacts of our changing climate SO14. Increase sustainable travel: 38% of people walking and 5% of people cycling as main mode of travel by 2026 SO15. Addressing the nature crisis by protecting/managing 26% of Aberdeen's area for nature by 2026
Regional and City Strategies	The proposals support the new and emerging Regional Economic Strategy for Aberdeen to be a key tourism destination; the regional Tourism Destination Strategy; and the City Centre and Beach Masterplan.

9. IMPACT ASSESSMENTS

Assessment	Outcome
Integrated Impact Assessment	Not required
Data Protection Impact Assessment	Not required
Other	No

10. BACKGROUND PAPERS

10.1 City Centre Masterplan Update (RES/22/057).

11. APPENDICES

11.1 Appendix One – Union Street Empty Shops – Action Plan

12. REPORT AUTHOR CONTACT DETAILS

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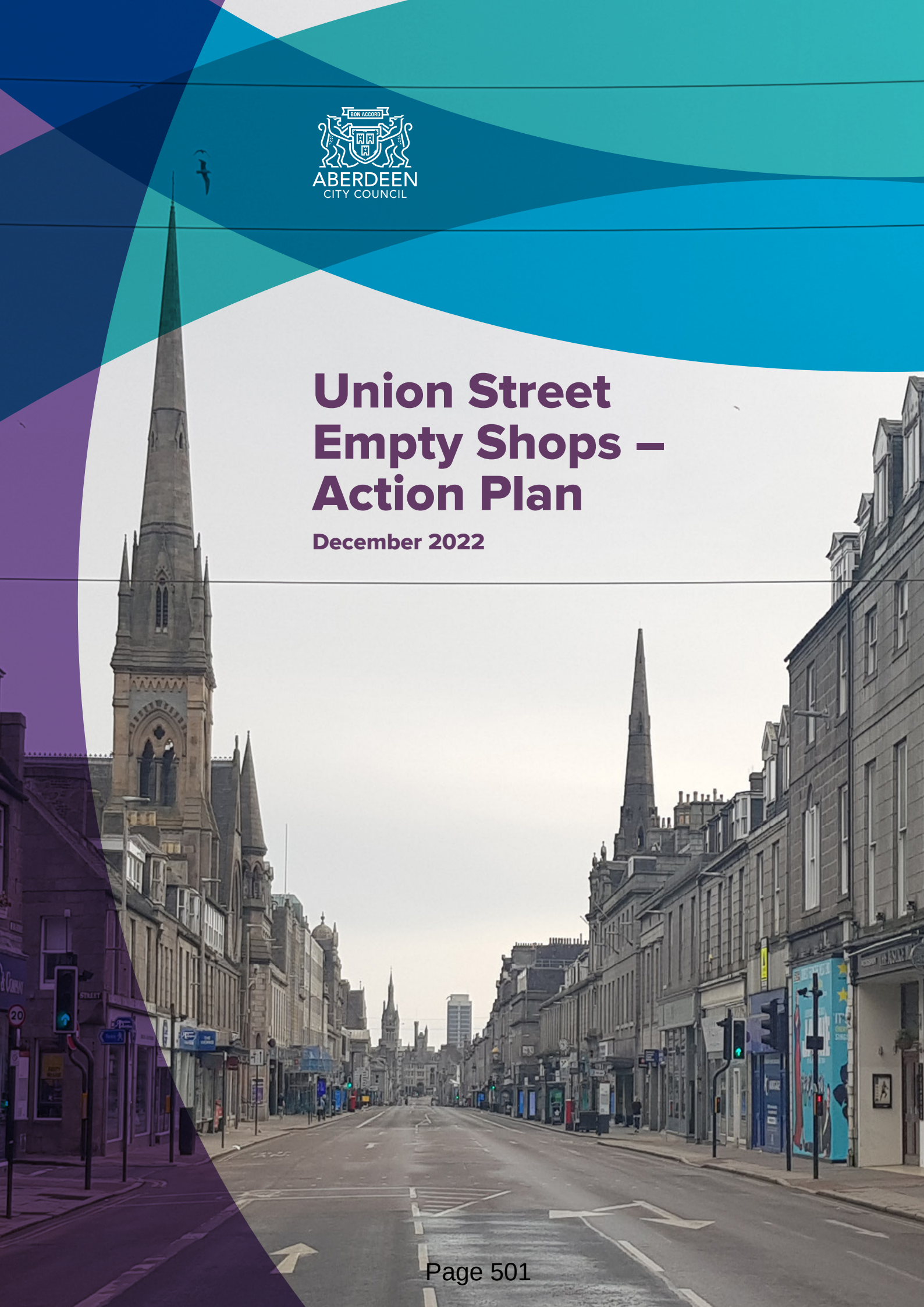
ABERDEEN
CITY COUNCIL

Union Street Empty Shops – Action Plan

December 2022



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Foreword by the Co-Leaders of Aberdeen City Council

We welcome the development of this Plan in response to the increasing number of empty shops on Union Street. Like all cities in the UK and Scotland, Aberdeen has been emerging from the unprecedented effects of the Covid-19 pandemic and the wider ripple in the city centre. More recently people and businesses have also been affected by rising energy costs and the cost of living and these too will have implications on city centre economies.

The Council continues to respond to these challenges – in the short, medium and longer term – through the City Centre Masterplan, the Beach Masterplan, through the regular programme of major events such as Spectra or the Tour of Britain and the operation of major tourist attractions in the city at Aberdeen Art Gallery, Provost Skene's House or the Maritime Museum. In 2022 to date we have seen over 250,000 visits to these attractions.

More recently we are pleased to have seen footfall increases in the city centre and Union Street, and while we have not reached pre-pandemic levels, we are moving in the right direction. This Plan aims to increase footfall on Union Street and provide greater certainty to owners, landlords and businesses looking to invest in their properties, and de-risk potential new investment.

The Plan is an important part of the framework for the city's economic recovery. The Council instructed its development in February 2022 and its timing is good, aligning with the work by Aberdeen Inspired and the recent Union Street Summit. It provides a menu of potential actions that can be developed and taken forward to ensure that the city centre is ready to welcome visitors in 2023 – for the 50th anniversary of Offshore Europe; from cruise ships docking at the city's new South Harbour; and for our existing programme of events, as well as exhibitions hosted by the Art Gallery. Looking ahead, the Plan also reflects Aberdeen's hosting of the Tall Ships Race 2025 and the significant numbers of tourists that will visit the city.

The Plan is a resource for all city centre stakeholders and partners. No one organisation can deliver these actions on their own and effective collaboration between the city's stakeholders and businesses and communities will be needed to implement appropriate actions proposed in this Plan, and to ensure Aberdeen is ready to maximise the immediate opportunities in the next three years and beyond.

Councillor Alex Nicoll
Aberdeen City Council
Co-Leader

Councillor Ian Yuill
Aberdeen City Council
Co-Leader

BRUCE MILLERS
Established
1900

1. The Context for the Empty Shops Plan

Policy

Empty shops have become more prevalent across city centres in the UK, and although vacancy rates were exacerbated by the effects of the Covid-19 pandemic, they are at risk of being compounded by rising energy costs facing businesses, and the rising cost of living impacting on consumer spend.

Aberdeen City Council is a member of the Scottish Cities Alliance. It recognises the essential role the eight cities play in driving Scotland's economic growth, and in particular the role of city centres as hubs for business, people and activity. In 2021, the Scottish Government and Scotland's (then) seven cities established a Task Force to identify actions needed to support city centre recovery from the effects of the pandemic, working through the Alliance.

In March 2021, the Scottish Government established a national City Centre Recovery Task Force led by an oversight group of the Leaders of the city councils and the Cabinet Secretary for Finance. The Task Force highlighted that recovery could not lie with national or local government alone and that cities need to work with all city actors to make cities vibrant, green and well connected, safe, and working for businesses, employees, investors and visitors. The Task Force agreed seven short and medium term priorities to support cities' recovery outcomes as summarised in Table 1 below.

The City Centre and Beach Masterplan provide an ambitious vision for Aberdeen. On 28 February 2022 the Council was provided with a City Centre Masterplan Update and instructed work to identify the full range of intervention measures to repopulate vacant units on Union Street including further assessment of potential non-retail uses. This Plan provides the initial response and coincides with the work of Aberdeen Inspired in convening a Union Street Summit in November 2022 looking at a number of challenges in the city centre including the empty shops on Union Street, and the corresponding effect on footfall.

Table 1: Scottish Government City Centre Recovery – Priorities and Outcomes

Priorities	Five Year Outcomes
• City Centre Recovery Funding	• Increase residential capacity and occupancy
• Data on spend	• Smaller city centre carbon footprint
• Building expertise and best practice	• Reduction in vacant/ derelict land
• Visitor campaigns	• Increase in city centre creative, entrepreneurial and start up activity
• Investor promotion	• More revenue raising opportunities for local authorities
• Clarity on return to work in the Government's Strategic Framework	• Reduction in oversupply of retail, and increase in cultural offer
• Changes to VAT to support recovery	• Faster and more agile planning decisions

Table 2: There are 461 Rateable Units on Union Street and 24% are receiving Empty Property Relief

Number of rateable units	461		
Number of occupied units	350	Non-Domestic Rate value	£9.2 million
Number of empty units (in receipt of Empty Property Relief)	111	Empty Property Relief and classed as 'vacant'	£1.1 million

Source: Aberdeen City Council, Business Rates Statistics: September 2022

The Current Position

As of September 2022, the most recent data, there were 461 rateable units (at ground floor and above ground floor) on Union Street, as shown in Table 2. The occupied units generate over £9m in non-domestic rates (NDR).

Of the 111 vacant units, over 80% receive 100% Empty Property Relief for the duration of unoccupancy due to the units meeting the criteria of being of listed building status. This represents around £1.1 million of 'lost revenue', and conversely, may act as a disincentive to occupation of these premises. 47 of these vacant units are ground floor units[1] that generate around £700,000 of relief, reflecting the greater value of the ground floor units.

Table 3: Empty Property Relief has become more prevalent in recent years

Year	Empty Units – cumulative
2007-2009	2
2010-2012	0
2013-2015	12
2016-2018	56
2019-2021	40
2022 (as at September 2022)	1
TOTAL	111

Source: Aberdeen City Council, Business Rates Statistics: September 2022

[1]Walkaround survey by Aberdeen Inspired and FG Burnett, September 2022

[2]Savill, Retail Research Guides: Nov 2022

If a vacant property is brought back into use, it is eligible for Fresh Start Relief which provides eligible businesses 100% relief on business rates for up to the first year of trading if:

- The unit has been in receipt of Empty Property Relief for a continuous period of at least six months immediately prior to the applicant's occupation; and
- The unit has a rateable value of up to £95,000.

Of the 111 empty units, 107 meet these criteria and therefore qualify for Fresh Start Relief, delaying any rate liability. Of the 47 ground floor units, all but two would be eligible for Fresh Start relief.

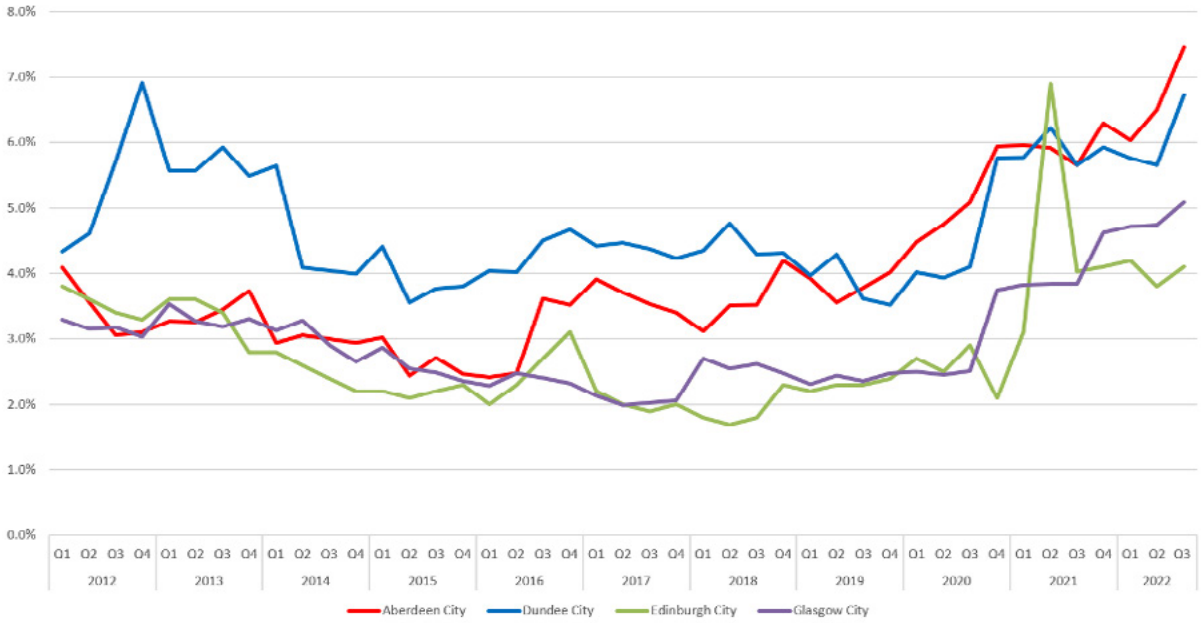
A further challenge to bring empty units back into use is the condition of many premises, in terms of works needed (plumbing, unit reconfiguration) and overheads. 60% of city centre retail units in Aberdeen are rated Grade E or worse for Energy Performance Regulations[2].

The next revaluation of non-domestic property in Scotland is due to take effect from 1 April 2023 based on rental values on 1st April 2022 (the tone date). At revaluation Scottish assessors review rateable values resulting in a new valuation roll for all non-domestic properties in Scotland. A draft of this valuation roll will be available on 30th November 2022.

Empty Property Relief will be devolved to Councils as set out in section 19 of the Non-Domestic Rates (Scotland) Act 2020. This will take effect at the next revaluation on 1 April 2023. This change will empower local authorities to make decisions on how Empty Property Relief can be provided based on the specific local needs. The total amount of funds to be allocated to Councils to pay for this is yet to be determined but Councils will receive funding equal to the empty property relief paid in each Council area as a proportion of the Scottish total of empty property relief paid in 2018/19 and 2019/20.

Vacancy Rates

Figure 1: All of Scotland's cities are experiencing increasing retail vacancy rates



Source: CoStar, Q1 2012 – Q3 2022

Footfall

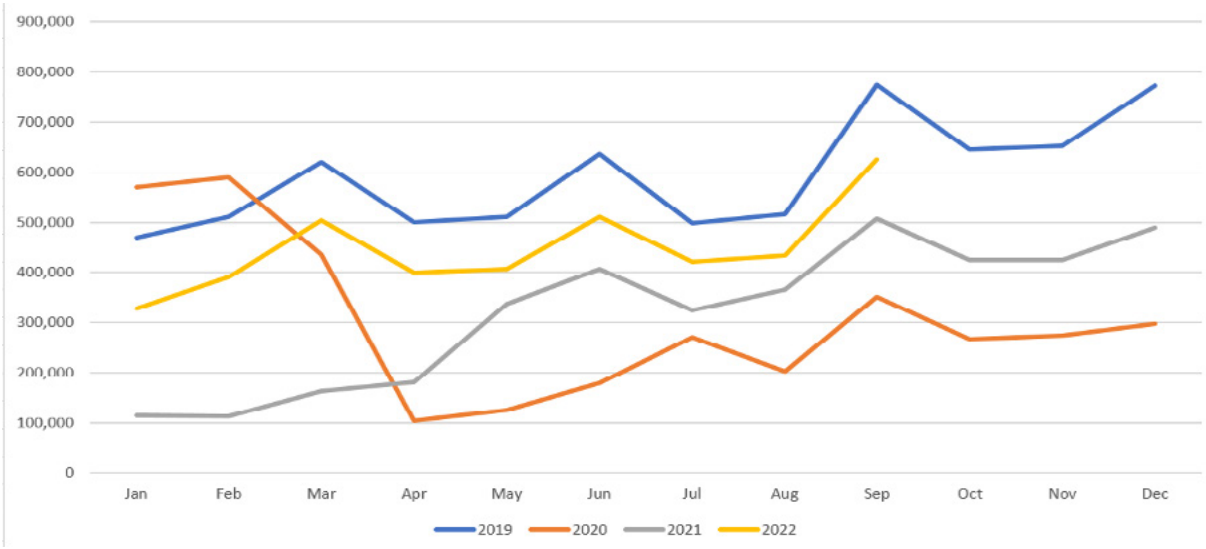
City centre footfall in Aberdeen recorded its highest monthly footfall reaching over 2 million in September 2022 for the first time since February 2020. On Union Street, footfall was in excess of 600,000. While still not reaching pre-pandemic levels, the city is performing relatively better than the Scottish and UK baseline.

Table 4: Comparing Aberdeen's footfall recovery

2022 footfall as a percentage of 2019 footfall (year to date)	
Aberdeen City Centre	83.1%
Scotland	79%
UK	82.5%
High Street Index	82.9%

Source: Aberdeen City Council, Business Rates Statistics: September 2022

Figure 2: Following a collapse in monthly footfall in 2020, footfall in Union Street is increasing

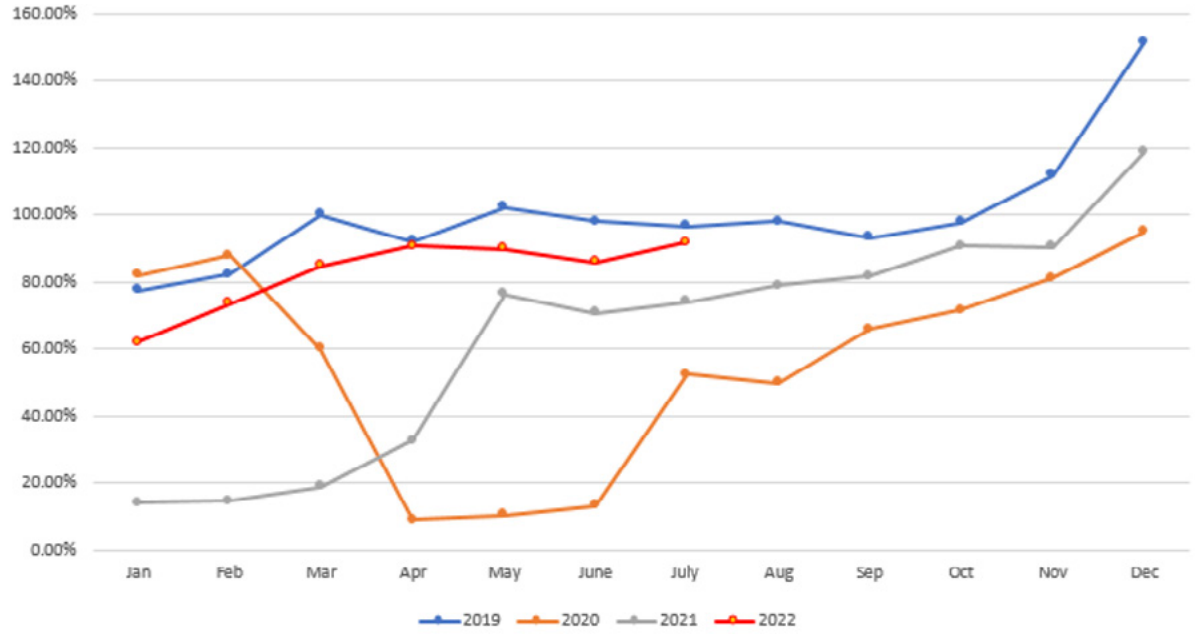


Source: Springboard Jan 2019 – Sep 2022

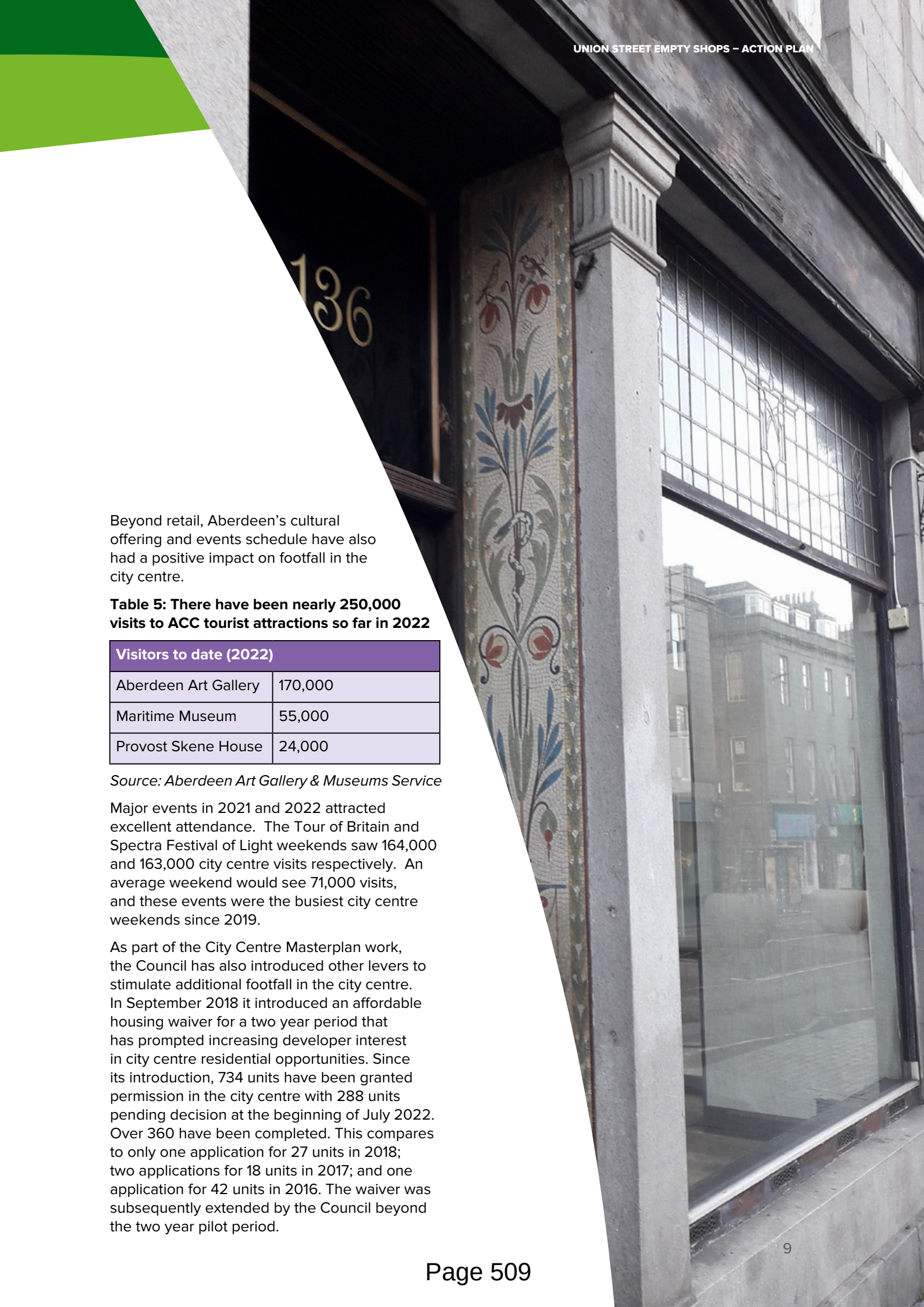
The impact of increased footfall can be seen in the data for offline sales (sales made in person). In person sales in the city have increased in 2022 compared to 2020/2021, now almost reaching pre-pandemic levels. For example, in July 2022 in person sales were 92% of the average monthly in person sales across 2019. This has risen significantly from just 52% in July 2020 and 74% in July 2021.

While increasing offline sales is a positive, Aberdeen, like many other city centres, may now have an oversupply of retail units and shopping centres relative to demand. The proposals in this Action Plan aim to respond to this challenge and reduce the retail footprint of Union Street through repurposing of units.

Figure 3: In person sales in Aberdeen are increasing in 2022



Source: Beauclair: City Retail Sales Tracker: 2019 – 2022 Baseline: 100% (average month in 2019)



Beyond retail, Aberdeen's cultural offering and events schedule have also had a positive impact on footfall in the city centre.

Table 5: There have been nearly 250,000 visits to ACC tourist attractions so far in 2022

Visitors to date (2022)	
Aberdeen Art Gallery	170,000
Maritime Museum	55,000
Provost Skene House	24,000

Source: Aberdeen Art Gallery & Museums Service

Major events in 2021 and 2022 attracted excellent attendance. The Tour of Britain and Spectra Festival of Light weekends saw 164,000 and 163,000 city centre visits respectively. An average weekend would see 71,000 visits, and these events were the busiest city centre weekends since 2019.

As part of the City Centre Masterplan work, the Council has also introduced other levers to stimulate additional footfall in the city centre. In September 2018 it introduced an affordable housing waiver for a two year period that has prompted increasing developer interest in city centre residential opportunities. Since its introduction, 734 units have been granted permission in the city centre with 288 units pending decision at the beginning of July 2022. Over 360 have been completed. This compares to only one application for 27 units in 2018; two applications for 18 units in 2017; and one application for 42 units in 2016. The waiver was subsequently extended by the Council beyond the two year pilot period.

2. Developing the Plan – Methodology and Approach

Having established the context for this Plan, a number of approaches were used to develop a response in the form of specific activities and actions to address the impact of empty shops on Union Street.

This involved engagement with Aberdeen City Council teams to ensure alignment to the City Centre Masterplan, the £50m regeneration of the former BHS/ Market Site, the Union Street Conservation Regeneration Scheme (CARS), Planning, Community Safety and Revenues and Benefits. The purpose of this was to ensure the Plan reflected the continuing work by the Council in support of the city centre economy.

At the same time, a programme of external engagement involved consultation with officials in Scottish Government, Scottish Towns Partnership, Scottish Property Federation, NHS Grampian and other Councils. This allowed the Plan to reflect what is happening elsewhere, but while the macros-challenges facing city centres are similar, solutions must be developed that reflect the city's identity, history, heritage and people.

Desk top analysis included wider research undertaken by The Centre for Cities and the Local Government Association.

Aberdeen Workshop

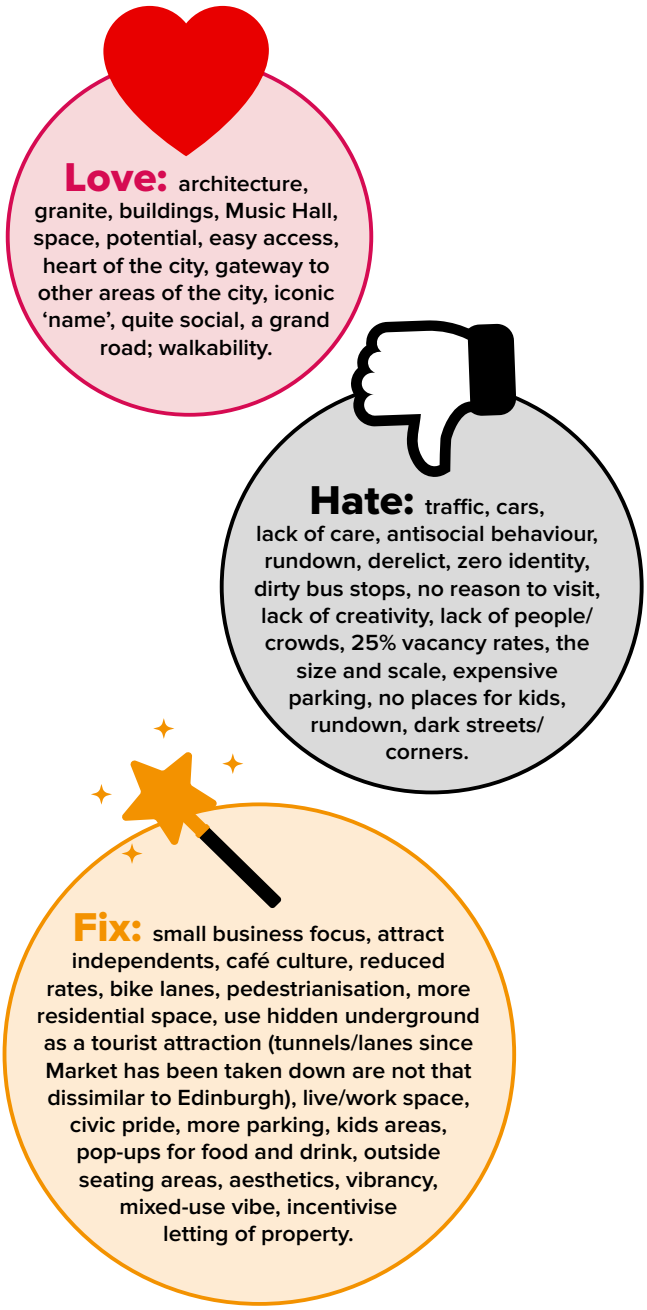
These elements were brought together at a workshop on 9 November 2022. 22 attendees representing landlords, agents, retailers, Aberdeen Inspired, Culture Aberdeen, University of Aberdeen and Robert Gordon's University were present for an ideas generation session.

During the initial brainstorming, representatives were asked to give an example of one thing they loved, hated and would 'fix' about Union Street. The results of this are reflected in Figure 4.

Participant discussions resulted in many suggestions to address empty shops and improve Union Street with common themes emerging, including 'incentives', 'operations', 'policy', 'transport', 'public realm', 'culture/ creatives', 'business development', 'residential' and 'tourism'. These have informed the Programme Areas developed for this Plan.

The workshop also highlighted that the response to the challenge of empty shops on Union Street must be more than implementation of individual actions. Opportunities for social impact and wellbeing were highlighted and in particular engagement with young people, skills, training and business support.

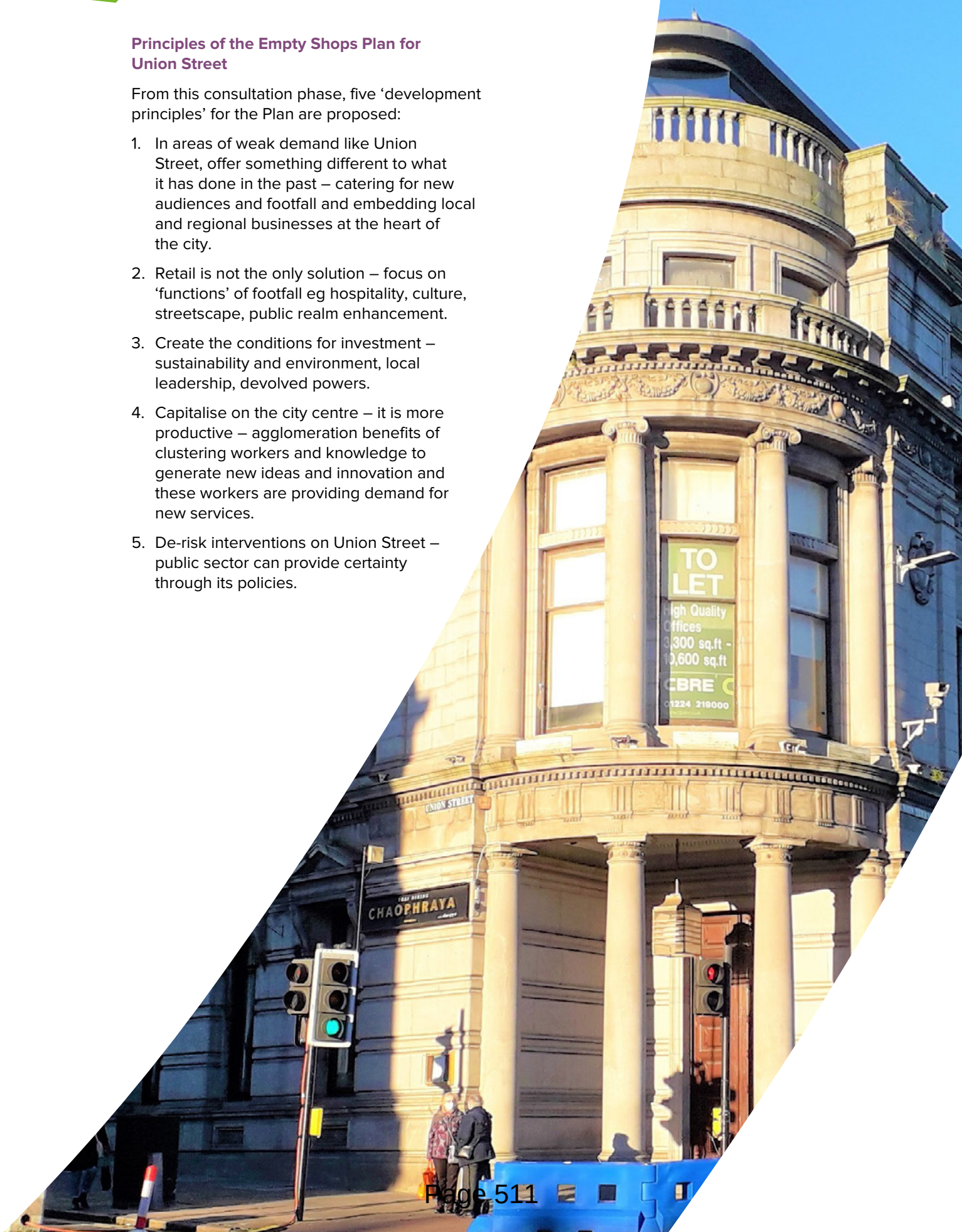
Figure 4: Love/Hate/Fix Ideas from Union Street stakeholders



Principles of the Empty Shops Plan for Union Street

From this consultation phase, five 'development principles' for the Plan are proposed:

1. In areas of weak demand like Union Street, offer something different to what it has done in the past – catering for new audiences and footfall and embedding local and regional businesses at the heart of the city.
2. Retail is not the only solution – focus on 'functions' of footfall eg hospitality, culture, streetscape, public realm enhancement.
3. Create the conditions for investment – sustainability and environment, local leadership, devolved powers.
4. Capitalise on the city centre – it is more productive – agglomeration benefits of clustering workers and knowledge to generate new ideas and innovation and these workers are providing demand for new services.
5. De-risk interventions on Union Street – public sector can provide certainty through its policies.



3. Rationale for Intervention and Response

Six Programme Areas have been developed under which a number of interventions are proposed. The intention is to provide a 'menu' of proposals that could be considered to be taken forward, and it is not anticipated that all proposals would be delivered. Further work would be needed on some preferred options in discussion with partners, funders and Union Street Stakeholders. Priority could be given to those interventions that have a greater affinity to the planned programme of events around the 50th anniversary of Offshore Europe, new cruise visitors, Festival of the Sea and the Tall Ships Race 2025

A summary of the Plan is provided in Section 5 below.

Programme 1 – Distinctive Aberdeen

Rationale:

Maximising the opportunity of a changing 'high street', the emerging Aberdeen Market proposals and demand for more sustainable, local and authentic products, alongside a more experiential leisure, hospitality or shopping activity.

The more successful city centre businesses are those that are consumer-focused, selling experiences, food or drink rather than just physical goods. Where businesses are selling goods, they are providing 'different' retail – particularly independent operators and markets, events and artisan products. For example, '**DEPARTMNT**', a pilot project part-funded by the LACER programme is currently running in an empty unit on Gaelic Lane ahead of Christmas 2022. DEPARTMNT offers a department-style retail experience from exclusively local and Scottish artists, providing economic value to Aberdeen and local artists, and a unique reason for people to travel to the city centre.

The following interventions are put forward in the Plan:

1.1 Meanwhile Use/ Union Street Pop Up Space: encourage local retailers, manufacturers and craftspeople to have a physical as well as online presence. Increase footfall and tourism spend; use of collective attractions to create destination appeal. Targeted to a location in line with 5.2, and possibly utilising Council-owned vacant units (if available) in priority public realm locations.

1.2 Offshore Europe 2023: develop a set of coordinated 'happy hour' live music events for three nights in three areas of the city to coincide with the Offshore Europe conference at P&J Live in September 2023. It attracts c40,000 attendees over the course of the week, and delegates would be encouraged to disperse from TECA to the city centre for evening time entertainment to celebrate the 50th Anniversary of this major event for the city.

1.3 Total Aberdeen: building on the Aberdeen Gift Card, consider local independent shops and businesses joining together to promote the best that Aberdeen (Union Street) has to offer in local produce and goods/services. Investigate the possibility of technology solutions ie. an app/e-commerce platform to support and promote local retail

1.4 Peacock's Nests: support Peacock & the worm to operate from a vacant unit to create a local print history museum, Print Room craft learning space and retail opportunity for local artists and members. Peacock & the worm will celebrate its 50th anniversary in 2024 and is an established and well-known name in the North East and beyond.

1.5 'Aberdeen' place-based marketing specific promotion of the city centre through existing initiatives like the events programme and Aberdeen Gift Card, linking any such place-based marketing to this Empty Shops plan where appropriate, in order to increase awareness and support of actions among the city's stakeholders.

Programme 2 – Culture and Heritage

Rationale:

Aberdeen distributes investment and benefit to the wider North East, but as well as its industrial and economic role, it also has a historic, culture and heritage role.

Shopping patterns, online retailing and remote working prompted by the pandemic have changed the role of Union Street. The CCMP is focused on promoting Aberdeen city centre as a place to live as well as work, shop and socialise. This, in turn, is promoting greater consideration of the needs of city centre residents and communities to give everyone a stake in Union Street – this work has highlighted that culture and heritage activity will have a key role to play in quality of life, wellbeing and experiences of the city.

The proposals here emphasise identity and community and offer an opportunity to engage with local – and particularly young – people in an accessible and digestible way. Where proposals are progressed there would be an opportunity to capitalise on engagement with children and young people as part of the wider city centre plans.

The following interventions are put forward in the Plan:

2.1 Art in the City: a cultural initiative in partnership with Culture Aberdeen and business. Union Terrace Gardens and The Kirkyard could offer outdoor gallery space to showcase contemporary art from emerging artists and provide free outdoor public art, that in turn would generate footfall. A competition would invite submissions with specific categories judged by an advisory group drawn from Culture Aberdeen.

2.2 Artist Unit: Temporary displays to include a focus on supporting local artists at early stages in their careers to support and help grow the local arts community linking to Look Again's temporary exhibits, Aberdeen Art Gallery, Gray's School of Art, Events. Could include interactive art space to create a new artwork where artist develops concept with cameras to record process and open at advertised times.

2.3 City Archives/ Union Street Heritage: a vacant unit with Aberdeen Archives Outreach. Activity to include ancestral tourism/ genealogy; an additional strand could include project on Union Street's history with interesting, or reoccupied (new use) premises having a QR code showing the history. Increase participation and awareness of the role of the archives and offer volunteering and training opportunities, as well as learning for schools.

2.4 Digital Heritage: digital screen featuring programme of digital films and images exploring the maritime history of the city from the Archives, Libraries (Silver City Vault), Maritime Museum, Provost Skene's House and partner heritage organisations. Opportunity to create a string of these changing interactions along the length of Union Street.

2.5 Encounters: creation of immersive artwork for the city using the vacant shop fronts unit linking to schools, Aberdeen Art Gallery, NUART, Gray's School of Art.

2.6 Audible Union Street: programme music performances with partner organisations in vacant shop units at key times during the week/day to activate the spaces. Use as opportunity to promote full ticketed experience in music venues. Links to Sound Festival, Jazz Festival, Art Gallery (Cowdray Hall), Music Hall, Beach Ballroom, Tivoli etc; school and local orchestras / ensembles / choirs.

Programme 3 – Net Zero Union Street

Rationale:

Aberdeen has hosted a global oil and gas sector for over 50 Years and the sector, the city and the regional economy are diversifying into new offshore energy production opportunities. At the same time the Council has been developing a Route Map to Net Zero for the institution and the city.

Climate change has required a focus on protecting and enhancing the natural environment and concerns about carbon-based fuel consumption, environmental impacts and public health have seen increased rates of cycling and walking.

The following intervention are put forward in the Plan:

3.1 NZTC Outreach: showcase learning and the work of the NZTC. Funded by the Aberdeen City Region Deal, NZTC is undertaking world leading research in energy transition including sustainable technologies and links to H2 Aberdeen and sustainable vehicles. The project would provide a high street presence of the role of innovation in the next phase of energy transition.

3.2 'Bee Bus Stops' (grass-topped eco bus shelters): could be a policy on all new; and retrofitting existing. Plant topped 'insect/ bug friendly roofs', absorbing heat/ pollutants; volunteering, making nature more visible and raising awareness/ inspiring biodiversity and linking to the Aberdeen Urban Bees project.

3.3 Cycle Aberdeen: building on the Big Issue eBikes, using GoAbz to provide Strava city centre bike trails (building on existing walking trails).

3.4 Night Bus Pilot: working with Aberdeen Inspired to trial the return of night bus service, which will support the city's night time economy.

3.5 Temporary Pedestrianisation: for events/ markets.

3.6 Living Walls: recognising the challenges and risks associated with this concept, promotion of living 'green' walls on the side of relevant properties will make Union Street more attractive and a more enjoyable space to spend time in, as well as improving air quality, improving sound pollution, health and boosting urban biodiversity.

3.7 RE: Make: establishment of a community repair and reuse space. Building on similar models such as the Fixing Factory and Edinburgh Remakery responding to the rise ethical consumerism, circular economy and climate action, this proposal would repurpose a vacant space through a social enterprise which would provide a repair workshop and services with a focus on giving a tech a second life and skilling up communities.

3.8 Single Travel Card: promoting the single ticketing options across public transport provision in the city: the Grasshopper, an all-bus ticket; and the PlusBus and RailBus which cover rail and bus, recognising that there are still some wider challenges around pricing and applicability across providers.

Programme 4 – Enterprising Union Street

Rationale:

Since 2015, there has been an increase in supply and take up of Grade A office space in the city centre. Most vibrant high streets operate within places with high numbers of professional workers – people who shop, drink and eat locally outside of working hours. This is an obvious opportunity for Union Street, where cafe and restaurant-owners could be attracted to vacant units within close proximity to office space.

Aberdeen has always been a location for enterprise and business start up. There are 7,000 student enrolments in creative-related courses in Aberdeen, providing a wealth of talent and energy that with the right support can be harnessed to shape the local economy and revitalise the city centre. Separately officers are looking at the feasibility of a creative hub/incubator that harnesses the entrepreneurial potential of these producers.

The following interventions are put forward in the Plan:

4.1 Enterprise Zone: see 1.1 above and learning lessons from DEPARTMNT Aberdeen, provision of arcade space for entrepreneurs that want to pilot retail ventures – paying a peppercorn rent for a year in a supportive environment to try things out and test the market and develop relationships with customers before progressing to new space where relevant. This proposal could also support progression of young people in the creative industries, from education to career.

4.2 Business Gateway Centre: as part of the above, providing a high street presence for its services and contributing to the Business Charter and access to Council's 'business facing activities' – procurement, trading standards, environmental health etc, as well as business skills. A job shop could also be included via ABZ Works that provides a high street presence for Council and partner employability services.

4.3 Brick and Click Shop Fronts: a physical presence and shared storage space, enabling local online retailers and independent creatives to provide a 'click and collect' service. Offering critical mass and an opportunity for activation, as well as a practical solution for those without the physical space at home to expand their business, ahead of being ready for the next step of a retail premises.

Programme 5 – Enabling Delivery

Rationale:

Aberdeen Inspired supports the work of local business networks in the city centre. The purpose of these is to provide a forum to collaborate and feedback on issues affecting businesses in different 'precincts' of the city, and also a way of engaging with the Council on any business facing activities.

Business rates are a sizeable financial burden for many city centre businesses, and are payable by owner, tenant or occupier of a non-domestic property. In the context of internet shopping particularly, retailers engaged in the consultation workshop continued to highlight that the burden of business rates needs to be lightened. At the same time however, business rates are an important component of the finances available to local authorities from the Scottish Government.

The Plan did look at the feasibility of piloting a Simplified Planning Zone (SPZ, now Masterplan Consent Areas). These proposals aim to attract investment by lowering risk within the market, as there would be no need for planning applications, if a proposal complies with the aims of the scheme eg certain change of use, frontage alterations, minor works, right to carry out certain building works and changes of use, including residential on upper floors. This would result in savings in time, money and effort as need for repetitive planning applications all covering the same range of planning issues, is removed.

However, given Union Street is a conservation area, and the importance of protecting the city's heritage, and the implications of that in terms of planning applications, this proposal would not be progressed.

The following interventions are put forward in the Plan:

5.1 Union Street Rent Auction: this type of intervention was raised as part of the UK Government's Levelling Up and Regeneration Bill. Under the proposal, councils could designate areas that are important to the local economy and have the power to hold a rent auction for any empty shop in the designated area that has been empty for more than one year. The purpose is to secure a tenant, and under the auction, a landlord of the property in question would be obliged to accept a bid from a prospective tenant, forcing the empty shop to be brought back into use. The intention is that the selected tenant enhances vitality of the street/ designated area, but there is a risk that less suitable occupants may come through the 'auction' process.

As part of this work, initial discussion with Scottish Government officials indicate that if this was to enacted by Scottish Councils, it would probably need to be enabled by some other legislation.

5.2 'Precinctise' Union Street: promotion of Union Street into different quarters/brands eg. retail, culture, food, work and use. Strategising away from the high street being a 'linear' strip, zoning Union Street and surrounding roads by behaviour into a series of circuits with their own purpose and identity. For example Belmont Street leading to the Art Gallery, theatre and Union Terrace Gardens could be identified as a cultural quarter. 'Zoning' would enable a number of economic ecosystems to flourish through geographic consolidation, footfall scale and targeted regeneration and redevelopment.

5.3 Continued engagement with Scottish Cities Alliance: active participation in SCA and the City Centre Recovery Task Force will ensure activity alignment with its priorities; valuable partnership and joint working opportunities; knowledge sharing and potential access to funding, enabling impactful city centre recovery.

Programme 6 – Funding

Rationale:

The proposals in this plan will have an implication in terms of financing and investment. These actions propose some potential solutions that could support the implementation of prioritised interventions, recognising the challenging fiscal climate facing government and public sector finances.

In the course of the ongoing Scottish Cities Alliance work, there has been some initial discussion on an Empty Property Tax. Essentially this lever could 'tax' a landlord that is deemed to be sitting on an empty property to wait for rental values to increase and/or other development to happen before bringing it back into use. Anecdotally, it would seem more applicable to owners or funds with a wider international or national property portfolio who can carry the cost of no rental income generated by their ownership of voids in Aberdeen/Union Street.

As part of the ongoing Scottish work, this proposal will continue to be reviewed. However for this Plan, feedback from the Scottish Property Federation and existing landlords in the city argued that the rates system is a tax on empty shops. The preferred incentive to achieve occupancy is a reduction of the existing rates bill, as the challenge for occupiers is affordability of rates.

The following interventions are put forward in the Plan:

6.1 Union Street Rates Retention Scheme: learning from the development of the North East of Scotland Green Freeport, this intervention would aim to pilot a retention of 100% of any growth in business rates from say April 2023. And this in turn would be pooled for city centre co investment. The Council would retain 100% of business rate revenue growth ringfenced to support the public realm or the Aberdeen Inspired 'promoting our city centre' or the 'safe and welcoming' programme areas.

6.2 Union Street Investment Fund: Centre for Cities reports that to secure £4 private sector investment, £1 of public funding is needed. This proposal is to ring fence £500,000 from the Council's capital plan for City Centre Regeneration Funding. It would offer a grant of up to 50% of project costs towards eligible physical works needed to reconfigure vacant shops to the size that both consumers and businesses require. It would also de risk a number of investments and priority would be given to Union Street Central (Bridge Street to Market Street) and complement the City Centre Masterplan public realm proposals that will also respond to market failure around 'public good'.

4. Moving Forward

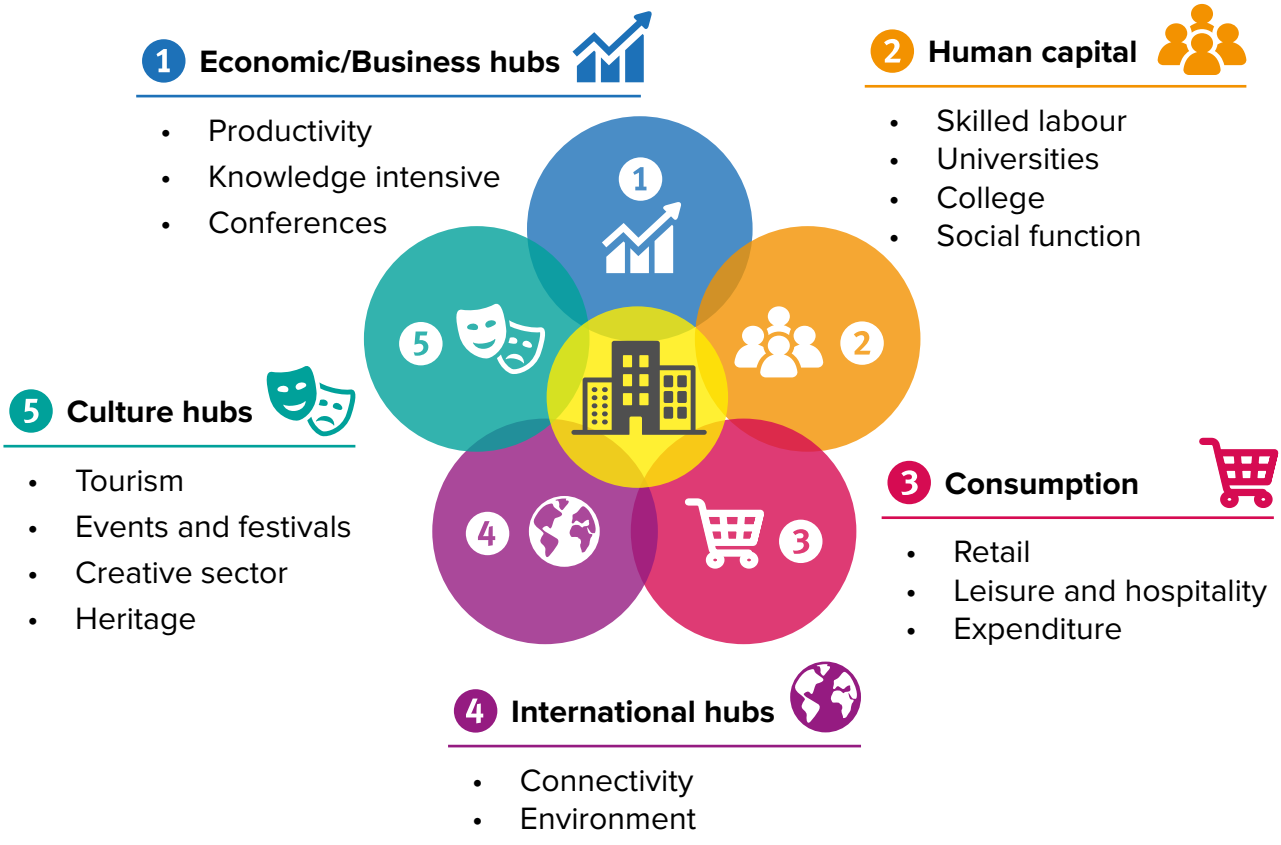
All of Scotland's cities were experiencing an increase in retail vacancy rates prior to the Covid-19 pandemic as retail patterns shifted from face-to-face in shopping centres and high streets, to shopping online and via mobile devices. The pandemic accelerated the decline in some places but also changed the determinants of a city and the role of the different actors active in city centres.

Consumer behaviour in cities and high streets has changed with people looking for new and different experiences - a reason to travel to the city centre rather than the convenient option of staying at home. Work undertaken by Government, research institutions and town centre reviews point to a new model for determining the role of city centres, a model that is more inclusive and involves a range of stakeholders to deliver sustainable solutions.

City centre users are also demonstrating a stronger sense of community, with a desire to support local traders and service providers through shopping 'local', a trend that is likely to continue.

As a result, determinants of city centre success are now far more focused on factors including quality of life; putting the environment at the heart of cities; experiences; allowing local people to develop places; and encouraging all partners and stakeholders to own and manage risk. These outcomes also align to the SMART objectives for the City Centre and Beach Masterplan and the public consultation simulator exercise. This prioritised Union Street as the heart of the city; outdoor cafe culture in the Belmont Street area; building maintenance and upkeep focus for Union Street; more trees, flowers and green spaces on Union Street; and a pedestrianised central section of Union Street (Market Street to Bridge Street).

Figure 5: Cities have a wider wellbeing role to play – the determinants of cities have changed



The roles of different city centre stakeholders will also change. Councils are the custodians of places within their local authority boundaries and are able to bring all stakeholders together, including the community. **Midsteeple Quarter** in Dumfries is a notable example of community enterprise-led high street redevelopment, supported by the local council.

Aberdeen City Council has made significant progress in unlocking new spaces in the city centre. It has brought forward the refurbishment of Aberdeen Art Gallery, regeneration of Provost Skene's House and Union Terrace Gardens transformation – an investment of around £80m, and the approval of a Low Emission Zone. These projects have already attracted new footfall and in the year ahead the City Centre Masterplan will deliver:

- Extension of the Council's current Affordable Housing Waiver until 31 December 2025 to stimulate delivery of housing in the city centre;
- Implementation of the Aberdeen Market project, now on site;
- Mini Masterplan for George Street;
- Applications for statutory consents submitted for Café Culture in the Belmont Street Zone.
- Subject to Council approval, implementation of projects on Union Street Central, Schoolhill & Upperkirgate, Union Street East & Castlegate, Union Street West & West End and the area around the new Market with further proposals for Union Street East & Castlegate, Union Street West & West End to follow; and
- Strategic Business Case for Queen Street.

The new model of place leadership will evolve from a single reliance on 'public funding' to all partners contributing, representing the diversity of their people, organisations, businesses and communities. The Union Street Empty Shops Plan recognises that there are a number of players active in the city centre, and many of these are supported financially by the Council, and success will ultimately depend on that local ability to develop sustainable projects. However the mix of potential leads will be different as Union Street responds to a different set of opportunities beyond the traditional retail and property transactions. In proposing different uses – for example, culture, art or leisure to drive footfall – it will mean a broader set of organisations becoming more active in the Plan.

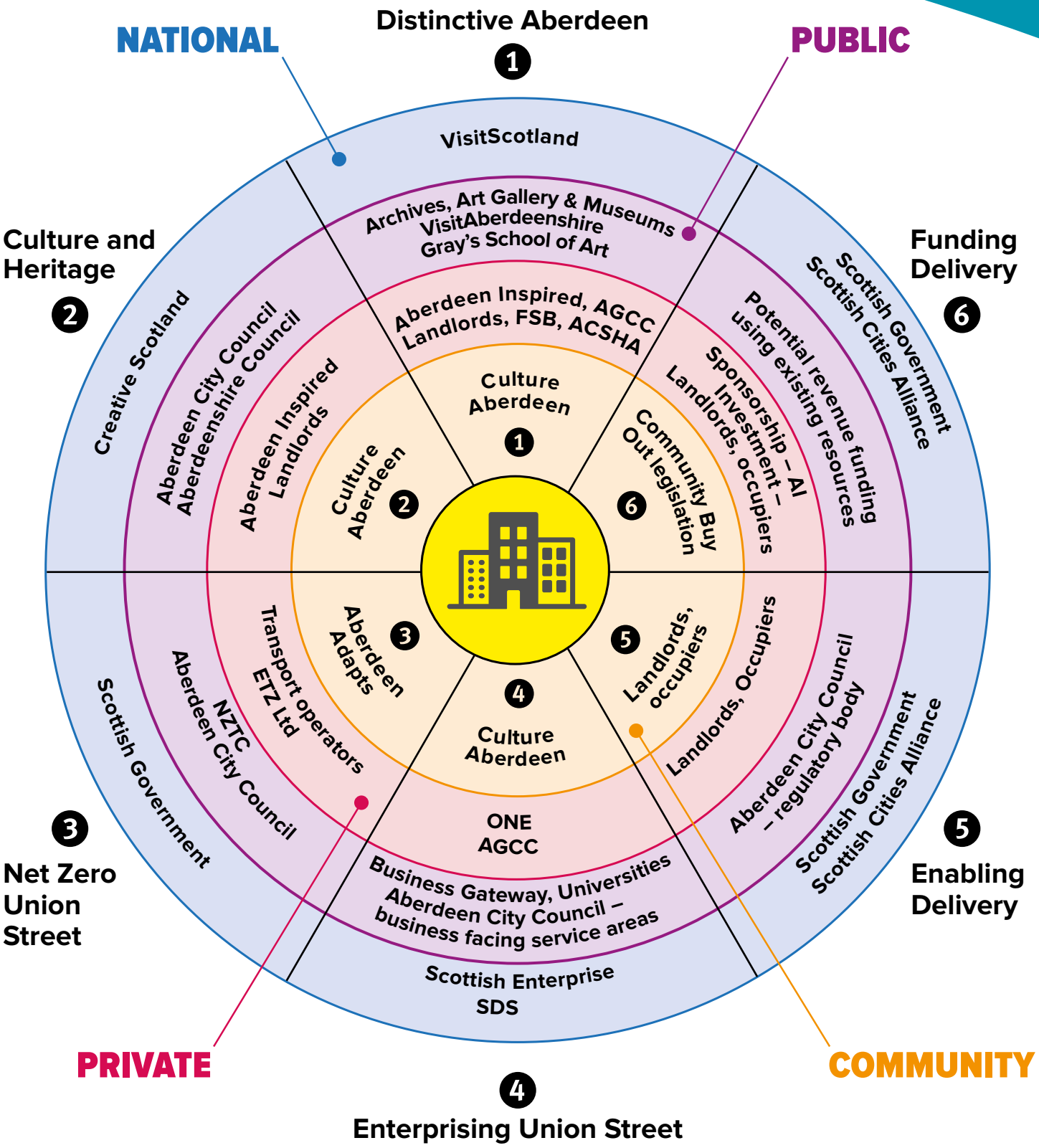


Figure 6: Any actions will require collaboration between different stakeholders

Taking each Programme Area, Figure 6 illustrates the roles of different organisations that are key to implementing the Plan.

5. Action Plan Summary

Action		Anticipated Outcome	Lead Partner	Financial Implications	Proposed Timeline	Stakeholders
Programme 1 – Distinctive Aberdeen						
1.1	Meanwhile Use/Union Street Pop Up Space	Increased footfall and tourism Local manufacturers and craftspeople can 'test' physical retail thereby creating potential demand for longer-term lets.	ACC (if its units)	UKSPF – Local Business Support Priority could be suitable to support this activity. Successor City Centre Recovery Fund (if available)	Short-term (up to 1 year)	Landlords, Federation of Small Business, Business Gateway, Elevator, Scottish Enterprise Culture Aberdeen ONE
1.2	'Happy Hour' live music events – to coincide with Offshore Europe 2023	Attract delegates (c40,000) into the city centre during evenings, increasing footfall and spend in local hospitality.	Aberdeen Inspired, Aberdeen Hospitality Together	N/A	Short-term	ACSHA, Visit Aberdeenshire, Federation of Small Business
1.3	Total Aberdeen	Increased promotion and awareness of local retail offerings. Increased spend in local units	Aberdeen Inspired	N/A	Medium-term (up to 3 years)	Federation of Small Business Culture Aberdeen
1.4	Peacock's Nests	Increased footfall and tourist numbers	Peacock Visual Arts	UKSPF Communities and Place, or the Place Based Investment Fund	Short-term	Landlords, Culture Aberdeen, Look Again, Visit Aberdeenshire
1.5	'Aberdeen' place-based marketing campaign	increased awareness, support and engagement with plans to regenerate Union Street	ACC	N/A	Short-term	Aberdeen Inspired, Culture Aberdeen

Action		Anticipated Outcome	Lead Partner	Financial Implications	Proposed Timeline	Stakeholders
Programme 2 – Culture and Heritage						
2.1	Art in the City – public art at Union Terrace Gardens and The Kirkyard	Increased public access to art. Increased vibrancy of shared outdoor spaces. Increased footfall	Culture Aberdeen	City Centre Recovery Fund may be able to support this activity.	Short-term	ACC Look Again
2.2	Artist Unit – temporary displays to support local early stage artists	Increased public access to art. Growth incubator for local arts community.	Look Again/ Gray's School of Art	UKSPF – Local Business Support Priority could be suitable to support this activity	Short-term	Peacock Visual Arts, second Home Studios Aberdeen Art Gallery NESCOL
2.3	City Archives/Union Street Heritage	Increased awareness of role of city archives. Volunteer, training and learning opportunities.	ACC	City Centre Recovery Fund may be able to support this activity.	Medium-term	Culture Aberdeen, ABZ Works University of Aberdeen Aberdeenshire Council City Heritage Trust, CARS
2.4	Digital Heritage	Increased public access to film and image from the Aberdeen archives.	ACC	City Centre Recovery Fund may be able to support this activity, or external funding sources sought.	Medium-term	Culture Aberdeen, Peacock, Look Again, University of Aberdeen
2.5	Encounters – immersive artwork	Increased public access to art.	ACC Gray's School of Art	Creative Scotland	Medium-term	Aberdeen Art Gallery, NUART, Look Again
2.6	Audible Union Street – programme of music performances	Increased public access to music. Promotion and marketing tool for ticketed music experiences in the city	Aberdeen Performing Arts	Creative Scotland	Medium-term	Sound Festival ACC

Action		Anticipated Outcome	Lead Partner	Financial Implications	Proposed Timeline	Stakeholders
Programme 3 – Net Zero Union Street						
3.1	Net Zero Technology Centre Outreach – showcase NZTC work and learning	Increased awareness of innovation in energy transition. High street presence to enable citizen engagement with energy transition activity, aligning with just energy transition ambitions.	Net Zero Technology Centre	Innovate UK – Net Zero Living Fund may be able to support this activity.	Short-term	ETZ Ltd
3.2	'Bee bus stops' – grass topped eco bus shelters, new and retrofit of existing shelters	Improved urban biodiversity. Contribute to wider nature recovery including declining insect numbers. Volunteering and learning opportunities.	ACC	Nature Scotland's Nature Restoration Fund could be suitable for this type of activity	Short-term	ACVO, Transport operators, Aberdeen Urban Bees Project
3.3	Cycle Aberdeen – city centre bike trails	Increased visitors to the city centre.	ACC	Smarter Choices, Smarter Places Fund	Short-term	Go Abz
3.4	Night Bus Pilot	Increased numbers and longer stay times in the city centre.	Aberdeen Inspired	Pilot funding secured	Medium-term	ACC Transport operators
3.5	Temporary pedestrianisation for events/markets	Maximise space available for stallholders and visitors.	ACC	Some costs anticipated for TTROs, traffic management and stewarding subject to specific event/market	Short-term	Transport operators. local businesses, Disability Equity Partnership
3.6	Living Walls	Improved urban biodiversity, sound pollution and air quality.	Operations and Protective Services	Place Based Investment Fund	Medium-term	Landlords/ owners
3.7	RE:Make – a community repair and reuse space	Volunteering and training opportunities. Conduit of circular economy activity.	AGCC Circular North-East	Zero Waste Scotland funding could be suitable for this activity	Medium-term	ACVO, NESCOL, Aberdeenshire Council
3.8	Promotion of Single Travel Card	Increased passenger numbers due to ease of use. Reduced car journeys into city	Aberdeen Inspired	N/A	Medium-term	ACC Transport operators

Action		Anticipated Outcome	Lead Partner	Financial Implications	Proposed Timeline	Stakeholders
Programme 4 – Enterprising Union Street						
4.1	Enterprise Zone – arcade space for entrepreneurs to pilot ventures	Physical incubator space for entrepreneurs which could create potential demand for longer-term lets.	Universities, Business Gateway, ACC	UKSPF – Local Business Support Priority could be suitable to support this activity	Medium-term	Aberdeen Inspired, Scottish Enterprise, AGCC, NESCOL
4.2	Business Gateway Centre – high street presence for Business Gateway, Council's business facing activities and ABZ Works	Improved accessibility of Business Gateway services for all. Increasing engagement and accessibility for city centre businesses to ACC Accessibility of ACC's ABZ Work activity.	Business Gateway and ACC	UKSPF – Local Business Support Priority could be suitable to support this activity	Short-term	SDS, ABZ Works Aberdeenshire Council
4.3	Brick and Click Shop Fronts	Enable small business growth, creating potential demand for longer-term lets.	Aberdeen Inspired	If works required, Scottish Co-Investment Fund	Medium-term	ACC, Business Gateway, Scottish Enterprise, AGCC

Action		Anticipated Outcome	Lead Partner	Financial Implications	Proposed Timeline	Stakeholders
Programme 5 – Enabling Delivery						
5.1	Union Street Rent Auction	Enforced repopulation of vacant units by suitable tenants.	ACC	N/A at this point	Medium-term	Landlords, Scottish Government
5.2	'Precinctise' Union Street	Zoned high street to increase footfall and visitor numbers. Increased business and investor interest.	ACC	Revenue costs to promote zoning – external funding sought	Medium-term	Aberdeen Inspired, Aberdeen City & Shires Hotel Association, VisitAberdeenshire, Culture Aberdeen
5.3	Continued engagement with Scottish Cities Alliance	Quicker and more impactful city centre recovery	SCA	SCA membership fee	Long-term (up to 5 years)	Scottish Government, Aberdeen Inspired
Programme 6 – Funding						
6.1	Union Street Rates Retention Scheme	Revenue generation, ringfenced to support Aberdeen Inspired's city centre programme areas.	ACC	N/A at this point	Medium to long-term	ACC, Business Gateway, Scottish Enterprise, AGCC
6.2	Union Street Investment Fund	Grant provision from City Centre Regeneration Funding to reconfigure vacant units to encourage investment.	ACC	Match funding required from landlords/developers	Medium-term	Landlords, Occupiers

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ABERDEEN CITY COUNCIL

COMMITTEE	Council
DATE	14 Dec 2022
EXEMPT	No
CONFIDENTIAL	No
REPORT TITLE	Beachfront Masterplan – Short-Term Intervention Update
REPORT NUMBER	COM/22/292
DIRECTOR	Steven Whyte
CHIEF OFFICER	Craig Innes
REPORT AUTHOR	Craig Innes
TERMS OF REFERENCE	21

1. PURPOSE OF REPORT

1.1. This report provides Members with updates specifically on the preparation of the Beachfront Masterplan Phase A works (Urban Park, Events Park and Broadhill Landscaping and Structures) progression through to Full Business Case (FBC).

2. RECOMMENDATIONS

2.1. Note the update from the Chief Officer – Commercial & Procurement on progress of the short-term interventions to FBC: Urban Park, Events Park and Broadhill Landscaping and Structures.

2.2. Note the update from the Chief Officer Strategic Space Planning on the 6 week consultation period carried out on the Draft Development Framework; accompanying Environmental Report; the findings of the resulting Engagement Report and agree that an updated Development Framework be reported back to the next meeting Council on 26th April 2023.

2.3. Instruct the Chief Officer – Commercial & Procurement to progress with all relevant statutory consents that will be needed to be obtained before any works proceed, and start early discussion with the Planning Authority prior to any applications being submitted.

2.4. Instruct the Chief Officer – Commercial & Procurement to take the Beachfront Masterplan Phase A Works to Full Business Case (FBC) and report the FBC to Council on 23rd August 2023.

3. CURRENT SITUATION

Beachfront Development Framework

3.1. Officers were instructed at the 12 November 2021 meeting of the City Growth and Resources Committee to progress work on a Beachfront Development

Framework (to sit as a sister document to the City Centre Masterplan 2015) and report back in June 2022. Officers presented the Draft Beachfront Development Framework and Executive Summary to Council on 28 June 2022 and were subsequently instructed to undertake a period of public consultation on the Draft Framework and its accompanying Environmental Report. The outcomes of the public consultation were to be reported back to Council within six months, including any recommended revisions to the Draft Framework resulting from the consultation.

3.2. Public consultation on the Draft Beachfront Development Framework and associated Strategic Environment Assessment Report took place over a 6 week period during September - October 2022. The consultation was publicised through the Council's website and social media platforms, as well as via email to key stakeholders and consultees, with target consultations with key groups also taking place. Drop-in sessions were also held at the Beach Ballroom on Tuesday 13 September (2-8pm), Thursday 29 September (2-8pm) and Saturday 8 October (12-6pm). It is estimated that around 500 people attended the drop-in sessions over the course of the 3 days and community events and meetings.

3.3. Targeted consultation was also undertaken with children and young people including visits to 6 primary and 2 secondary schools on 3rd, 4th and 5th October meeting with 450 young people and participating in a model building challenge, and a theatre-based workshop for 10- to 17-year-olds run at the Beach Ballroom on the 17th, 18th and 19th of October as part of the Autumn in the City programme.

3.4. Responses to the consultation were collated and reviewed and a detailed summary of the issues raised is captured in the Consultation Summary Report (Appendix A). Consultation feedback will be made available online, subject to approval of recommendation 2.2 above.

3.5. The consultation attracted 713 responses with 55% of those generally supportive of the contents of the Development Framework, 24% uncategorised / neutral and 21% generally unsupportive.

3.6. The areas that drew the most comments related to: -

- Traffic and Transport Management.
- The Beach Village.
- The Boardwalk and associated projections onto the beach.

3.7. Appendix A contains recommendations on how matters raised could be addressed and can be summarised as:

- Traffic Management, public transport and parking – light touch changes recommended to Development Framework to ensure appropriate emergency water safety access.
- Traffic Management, public transport and parking – improved communications required to explain permitted vehicle movements and parking arrangements.

- Water safety, access and location of beach village – recommendation that Development Framework should consider locations for additional beach village location towards Fittie.
- Design and safety of boardwalk/pier – recommendation that ongoing engagement with key stakeholders such as the Aberdeen Water Safety Group and beach users should occur as designs progress from high level concept stage

Next Steps

3.8. Officers have reviewed the feedback and will now consider what amendments to the Development Frameworks should be made. A revised Development Framework will therefore be presented to Council at the April 2023 Committee for consideration.

Beach Projects

3.9. The contents of this report align with requests made by Council on 28 June 2022 to update on progress in the current period and the anticipated next steps going forward.

3.10. This report focuses on the:

Public realm including the urban park, Broadhill landscaping and events field.

3.11. A separate report has been prepared to address all other elements of the Beachfront masterplan including:

- Provision of new leisure facility;
- Refurbishing Beach Ballroom;
- Beachfront Energy Centre;
- Streetscape works including Beach Boulevard and City Centre connections.

3.12. A range of pre-construction planning, and cost development activities have been progressed since the June 2022 Council meeting.

Appendix B – Project Phasing sets out the current timetable of design/consultation activities, business case preparation and pre-construction planning activities being taken forward in 2023 and beyond.

3.13. The key features of the Beachfront Projects are shown in Appendix C where they are numbered one to nineteen (including Justice Street roundabout). This report covers the short term interventions (Phase A):

- New Urban Park: Play Park, Sports Area & Pump Track
- Events Park: New Amphitheatre, Events Field, Gateway Building
- Landscaping: Landscape Mounding
- Broadhill: Public Realm & Landscaping
- Beach Hub Building

3.14. The short-term Phase A interventions take cognisance of the following medium and long term interventions:

Medium Term Interventions:

- New Canopy Features
- Beach Ballroom Plaza
- Broadhill (Structures)
- Pedestrian Spine
- Beach Boulevard

Longer Term Interventions:

- Beach Village
- Beach Ballroom
- New Stadium
- New Leisure Facility
- Boardwalk
- New Slipway
- Energy Centre
- Justice Street Roundabout

Public Realm Overview

3.15. Detailed phasing and market appraisal studies have continued in the period as a result of on-going market volatility. The adoption of a phased pre-construction and construction strategy for the public realm projects is continuing which will achieve a greater level of certainty in delivery. This approach, which has been developed in conjunction with the design team, allows for the up-front delivery of the works that does involve transport/roads related consultation and approvals processes. This approach ensures that the impact of inflation associated with current market conditions is mitigated to ensure best value.

3.16. The Phase A projects can be delivered independently from the medium to longer term interventions of Phase B and C (longer term interventions). This will involve some temporary road closures to facilitate the construction works.

3.17. RIBA Stage 1 Preparation and Brief was reached and approved for Phase A and B of the works.

3.18. Phase A Projects (Short Term):

- Urban Park: Play Park, Sports Area and Pump Track, Canopies
- Events Field: Amphitheatre, Events Field, Gateway and Hub Building
- Broadhill: Landscaping and viewing structures

3.19. This initial phase of works encompasses the majority of short-term interventions noted above, the exception being the reconfigured beach landscaping which will be delivered as part of the medium-term interventions.

3.20. These have progressed in the period through the Concept Design stage as per programme Appendix B.

3.21. Delivery is currently on programme with Hub Stage 1 approval anticipated in Q1 2023 with Hub Stage 2 approval in Q3 2023 which would enable an estimated site start in Q3 2023 (Appendix B)

3.22. Next Steps:
This phase of works, following approval of the Hub Stage 1 proposal will progress to RIBA Stage 3 Developed Design. At this stage any changes instructed as a consequence of the Development Framework process carried out will be incorporated. Engagement on statutory approvals will commence in this period including Planning, Technical Standards and Public Utilities.

Community Involvement and Engagement

3.23. A detailed consultation plan covering the Beach Development Framework was prepared and implemented. A consultation report is contained in Appendix A.

3.24. The consultation sought views on three topics:

- The Beach Development Framework
- The Strategic Environmental Assessment
- Temporary transport interventions implemented on Beach Boulevard and South Esplanade.

3.25. A total of 713 online and hard copy responses were received with the following headlines:

- Development Framework - 55% generally supportive of the contents of the Development Framework, 24% uncategorised/neutral and 21% generally unsupportive
- Strategic Environmental Assessment -there were 57 relevant responses with 22 being positive, 20 negative and 4 neutral and 11 unclear.
- 52% of the 484 responses to the temporary transport interventions have a preference that they should be removed

3.26. On 12th September, the public consultation stage of engagement was launched. The six-week programme of activity comprised:

- Consultation information being available to view on line via the Council's Consultation Hub
- In person drop in consultation events staffed by design team representatives and council officers, held in the Beach Ballroom on
  - Tuesday 13th September, 2pm-8pm
  - Thursday 29th September, 2pm-8pm
  - Saturday 8th October

- Local community events held in Footdee and Seaton. These were designed in conjunction with local community representatives to reflect local requirements:

    - In Fittie (Footdee), on 11th October a public drop in, presentation and "town hall" style meeting was held from 5pm-7pm.
    - In Seaton, on 19th October an informal drop in was held from 10am to 2pm to coincide with a weekly coffee & conversation session.

- A live online webinar style event was held on 13th October from 5.30-6.30pm where the Council's Senior Responsible Officer and design team members gave a short presentation with a Q&A session.
- A summary display of information in the reception area of the Council's Marischal College.
- Parallel Children & Young Person engagement including:

    - An awareness 'road trip' to 6 primary and 2 secondary schools took place on 3rd, 4th and 5th October meeting with 450 young people and participating in a model building challenge.

- Theatre-based workshop for 10 to 17 yr olds run at the Beach Ballroom on the 17th, 18th and 19th of October as part of the Autumn in the City programme.

3.27. Appendix A documents the matters raised as part of the consultation. Positive comments can be themed as support for:

- Regeneration benefits
- Stadium, Leisure and Ice Rink Facilities
- Beach Village
- Boardwalk/Pier
- Reduction in traffic/active travel infrastructure
- Improved connectivity with city centre

Matters raised can be grouped into the following themes:

- Traffic management, public transport and parking
- Water safety and access
- Location of beach village
- Design and safety of boardwalk/pier
- Football Stadium
- Funding & deliverability

3.28. Appendix A contains recommendations on how matters raised should be addressed and can be summarised as:

- Traffic Management, public transport and parking – light touch changes to ensure appropriate emergency water safety access.

- Traffic Management, public transport and parking – improved communications required to explain permitted vehicle movements and parking arrangements.
- Water safety, access and location of beach village – Development Framework should be considered locations for additional beach village location towards Fittie.
- Design and safety of boardwalk/pier.
- Football Stadium – is the subject of a separate business case to be determined by Council.
- Funding and deliverability.

4. FINANCIAL IMPLICATIONS

4.1. The Council Budget meeting on 10 March 2021 outlined a funding commitment totalling £150M from the General Fund Capital Programme over financial years 2021/22 to 2025/26 to ensure the Council transforms the City Centre and the Beach area.

4.2. A UK Government Levelling-Up funding application for the second phase of inward investment support was submitted following consultation on the 22nd July 2022. Clarifications have been addressed and successful applicants are expected to be confirmed in December 2022. A total investment support package of £20m has been applied for.

4.3. It is widely reported that Brexit (increased tariffs and product manufacturer delays), manufacturing delays associated with the Covid Pandemic, supply issues due to the conflict in Eastern Europe and the energy crisis are resulting in unprecedented price increases across the UK. The cost impact of these issues on the project continue to be monitored by the project team and necessary allowances have been included in the cost plan in-line with current industry forecasts and those of the supply chain.

4.4. The Council will continue to facilitate the next phase of design works with Hub North Scotland Limited and the supply chain of current contractors who will undertake works relating to two or more workstreams allowing lower cost.

4.5. The forecast development and delivery costs for each medium to short term intervention are listed below. This includes budgets relating to construction, design, advisory, statutory consents, surveys, planning activities and business case assembly. All pre-construction costs have been fully market tested to demonstrate best value. Construction costs are budget forecasts with affordability caps having been established and will be subject to a detailed open book market testing procedures during the next stages of planning.

Phasing	Project	Total Development Cost to Financial Close & Full Business Case (£)	Construction Costs (inc Optimism Bias) (£)	Optimism BIAS %
1	New Play Park	2,375,000	31,959,000	9%
2	Events Area	678,000	14,352,000	10%
3	Temporary Landscape	145,000	3,025,000	6%
7	Broad Hill	219,000	4,611,000	10%
		3,417,000	**53,947,000**	
	Levelling-Up (Pending Approval)		**-20,000,000**	

4.6. Note the Optimism Bias has been offset through recent movements in inflation. This is based on the cost reports as at December 2022 and associated design from that period.

5. LEGAL IMPLICATIONS

5.1. The Beachfront Development Framework will inform planning applications, but each application will be decided on a case-by-case basis by the Planning Authority. With the Phase A statutory approval applications and public utilities applications likely to take place in next period.

5.2. The Council has commenced extensive title examination of areas covered within the Beach Masterplan to determine if there are any ownership, third-party right, and/or Common Good Land issues affecting the review site. No material issues have been identified to date as part of this process.

5.3. As each project proposal progresses, they will be examined and managed within the professional scope of property / conveyancing industry accepted standards, ensuring all due diligence exercises and pre-contract enquiries are complete and satisfactory.

6. ENVIRONMENTAL IMPLICATIONS

6.1. The Draft Beachfront Development Framework has gone through the Strategic Environmental Assessment process and is accompanied by a Draft Environmental Report which has also been subject to public consultation.

6.2. The Draft Development Framework makes reference to commitments by ACC through the Local Outcome Improvement Plan 2016-2026 to aim for a net-zero operational development with active travel at its core which will create a key sense of 'Place' to the Beachfront.

6.3. The Development Framework also makes reference to Net Zero and Sustainability Policies and sets out the aspirations, Aberdeen City Council's 'Net Zero Aberdeen Route map towards becoming a net zero emissions city by 2045' sets out the approach, pathway and actions towards net zero and climate resilient Council assets and operations, by 2045. Energy-efficient design proposals will require to be incorporated within any design proposals and concept masterplan alongside renewable and low carbon energy sources, with consideration necessary to understand how further decarbonisation could be achieved in the future.

6.4. In addition to the energy approach the Draft Development Framework will seek to promote biodiversity and the protection of the natural assets found within the Beachfront area. Any development will require to be cognisant of the recommendations of the suite of Aberdeen City Council guidance documents.

6.5. The Draft Development Framework makes reference to the Energy Strategy - the energy strategy for the proposals still requires to be fully developed but is likely to include one Energy Centre located at the potential Leisure Centre to serve the entire development.

6.6. Again, reference is made in the Draft Development Framework to Net Zero Carbon Aspirations – the project gives a platform to incorporate new & innovative technologies and systems, to provide a net zero carbon, electricity, heating, and cooling solution to serve the load demands of the development. Additionally, there is scope for a solution which aligns with Aberdeen City Council's hydrogen strategy, to generate demand and interest in hydrogen as a power source in order to achieve their climate goals and to capitalise on the unique skills-base of the region.

7. RISK

Category	Risks	Primary Controls/Control Actions to achieve Target Risk Level	*Target Risk Level (L, M or H) *taking into account controls/control actions	*Does Target Risk Level Match Appetite Set?
Strategic	Failure to proceed with the Beachfront Masterplan impacts on wider City commitments and economic targets.	Continue to work collaboratively to achieve the masterplan delivery and wider advantages.	M	Yes
Compliance	Council title issues and other competing third-party rights.	The Council have undertaken an extensive title examination and engagement of a Third-Party review.	L	Yes
Operational	Beach Boulevard/Beach promenade traffic arrangements	Significant consultation with Council Roads and Planning Teams, Bus companies and Emergency services planned.	M	Yes
	Sufficient capacity of resources with Councils teams to meet programme objectives	Resource review ongoing and augmented support through the PMO	M	Yes
Financial	Budget pressures due to current market volatility.	Robust budgets established. Independent monitoring process established. With PMO early supply chain mitigations action plan established across the programme.	M	Yes

	Removal or reduction in anticipated funding Streams.	Continual engagement and monitor of ongoing funding applications.	M	Yes
Reputational	Failure or delay in proceed with the recommendations	Continue to work collaboratively to achieve the masterplan delivery and wider advantages.	M	Yes
Environmental & Climate	No significant risks identified			

8. OUTCOMES

COUNCIL DELIVERY PLAN	
	Impact of Report
Aberdeen City Council Policy Statement	Supports the delivery of Economy Policy Statement 4 – Increase city centre footfall through delivery of the City Centre Masterplan. 1. – Continue to maximise community benefit from major developments.
Aberdeen City Local Outcome Improvement Plan	
Prosperous Economy Stretch Outcomes	Supports Outcome 1 10% increase in employment across priority and volume growth sectors by 2026.
Prosperous People Stretch Outcomes	Supports Outcome 7 Child Friendly City which supports all children to prosper and engage actively with their communities by 2026.
Prosperous Place Stretch Outcomes	Supports Outcome 14 Addressing climate change by reducing Aberdeen's carbon emissions by 42.5% by 2026 and adapting to the impacts of our changing climate Supports Outcome 15 38% of people walking and 5% of people cycling as main mode of travel by 2026.
Regional and City Strategies	The report supports the priorities in the Regional Economic Strategy (RES) investment in infrastructure, regenerating our city centre, unlock development potential, improve the deployment of low carbon transport, to enable Aberdeen to realise development opportunities in the City Centre Masterplan.

9. IMPACT ASSESSMENTS

Assessment	Outcome
Integrated Impact Assessment	Neutral Impact
Data Protection Impact Assessment	DPIA Screening Questions completed. Neither a brief DPIA or full DPIA is required at this stage
Other	Strategic Environmental Assessment Scoping Report (Appendix C)

10. BACKGROUND PAPERS

- Council Decisions 13 December 2021 https://committees.aberdeencity.gov.uk/documents/g7675/Decisions%2013th-Dec-2021%2010.30%20Council.pdf?T=2

- Report to Council 28 February 2022 https://committees.aberdeencity.gov.uk/documents/s129266/220228%20City%20Centre%20Masterplan%20Update%20Report.pdf

- Council Decisions 28 February 2022 https://committees.aberdeencity.gov.uk/documents/g8184/Decisions%2028th-Feb-2022%2010.30%20Council.pdf?T=2

11. APPENDICES

Appendix A: Development Framework Consultation Report
Appendix B: Delivery Timeline
Appendix C: Key Features Legend

12. REPORT AUTHOR CONTACT DETAILS

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Aberdeen City Council
Aberdeen Beachfront Draft Development Framework
Public Consultation Report
October 2022

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Summary & Recommendations

This document summarises the outcomes of the public consultation undertaken in relation to the Beachfront Development Framework over the period 12th September – 24th October 2022. It also provides an update on the ongoing engagement undertaken with stakeholders, children and young people.

The public consultation sought views on three topics:

- The Aberdeen Beachfront Draft Development Framework
- The Strategic Environmental Assessment
- Temporary transport interventions implemented on Beach Boulevard and south Esplanade.

A total of 713 online and written responses were received with the following headlines:

- Q1 Development Framework - 55% of the 713 respondents are generally supportive of the Aberdeen Beachfront Draft Development Framework, 21% being unsupportive and 22% neutral or uncategorised.
- Q2 Strategic Environmental Assessment -there were 57 relevant responses with 22 being positive, 20 negative and 4 neutral and 11 unclear.
- Q3 55% of the 454 relevant responses to the temporary transport interventions have a preference that they should be removed

Children and Young Person Engagement involved nearly 500 young people and has provided the design team with valuable insights to enable progression of designs for the play elements of the Urban Park.

Ongoing stakeholder engagement has enabled stakeholders to continue to influence the Development Framework.

Recommendations in response to Q1 "Do you have any comments on the Draft Aberdeen Beachfront Development Framework?

Transport Related Matters

- Improved communication is recommended in relation to city wide and local transport plans and proposals. This will address points such as misunderstanding that The Development Framework will prevent people from driving to and parking their cars at the beach.
- Some local alterations to the Development Framework proposals should be considered to ensure water safety access and optimal public transport infrastructure.

Design Related Matters

- The Development Framework should be altered in relation to the Beach Village with options being explored with stakeholders to ensure the most appropriate facilities are proposed at the most appropriate locations.

- Improve communication in relation to timescales and approval process for key building components of the Framework

Economic Related Matters

- Clearer communication around funding, timescales and delivery model.

Recommendations in response to Q2 Do you have any comments on the Aberdeen Beachfront Development Framework, Strategic Environmental Assessment (Environmental Report)?

That it is noted feedback on the SEA does not raise any issues that are of concern. All can be addressed in accordance with statutory requirements as and when projects progress.

Recommendations in response to Q3 The Beach area still includes some temporary movement changes put in place to help people travel during the Covid-19 public health emergency. These measures are on Beach Boulevard (changes to car parking and introduction of cycle lane) and on the southern part of the Esplanade (introduction of one-way system for general traffic and bi-directional cycle lane). Do you have any thoughts on these measures, including whether they should be made permanent?

Council officers will assess responses to Q3 and make a decision on future transport interventions on Beach Boulevard and Esplanade South

Children and Young Person Engagement

Involved nearly 500 young people and has provided the design team with valuable insights to enable progression of designs for the play elements of the Urban Park. It is recommended that ongoing engagement with children and young people continues with a programme of engagement developed for 2023.

Stakeholder Engagement

Meetings with 12 key stakeholder groups should continue, with other groups added as required and as the project progresses. Where groups feel able to comment on the Development Framework , this should be encouraged and responses noted with relevant actions taken.

Public Consultation

On 12th September 2022, the public consultation stage of engagement commenced with a six week programme of activity as follows:

- Consultation information being available to view on line via the Council's Consultation Hub

- In person drop in consultation events staffed by design team representatives and council officers, held in the Beach Ballroom on
  - Tuesday 13th September, 2pm-8pm
  - Thursday 29th September, 2pm-8pm
  - Saturday 8th October, 12 noon till 6pm

- Local community events held in Footdee and Seaton. These were designed in conjunction with community representatives to reflect local requirements:

  - In Fittie (Footdee), on 11th October a public drop in, presentation and "town hall" style meeting was held from 5pm-7pm.
  - In Seaton, on 19th October an informal drop in was held from 10am to 2pm to coincide with a weekly coffee & conversation session.

- A live online webinar style event was held on 13th October from 5.30-6.30pm where the Council's Senior Responsible Officer and design team members gave a short presentation with a Q&A session.

- A summary display of information in the reception area of the Council's Marischal College.

Parallel Children & Young Person engagement including:

- An awareness 'road trip' to 6 primary and 2 secondary schools took place on 3rd, 4th and 5th October meeting with 450 young people and participating in a model building challenge.

- Theatre-based workshop for 10 to 17 yr olds run at the Beach Ballroom on the 17th, 18th and 19th of October as part of the Autumn in the City programme.

In addition, an ongoing diary of meetings with key stakeholders has been undertaken. A consultation diary is enclosed as Appendix A

Publicising the Consultation

Aberdeen City Council's communications team led the public relations activity for the consultation. Initial publicity was restricted in line with Council communications protocol in relation to the death of Her Majesty Queen Elizabeth II. The first press releases and social media posts were permitted from 23rd September onwards. These were run by the Press & Journal and other local media and shared by stakeholders.

In addition to media publicity, direct contact was made with stakeholders, beach user groups and adjoining neighbours to ensure they were aware of the consultation. On site, lamppost adverts were installed to raise awareness of the consultation amongst visitors to the beach.

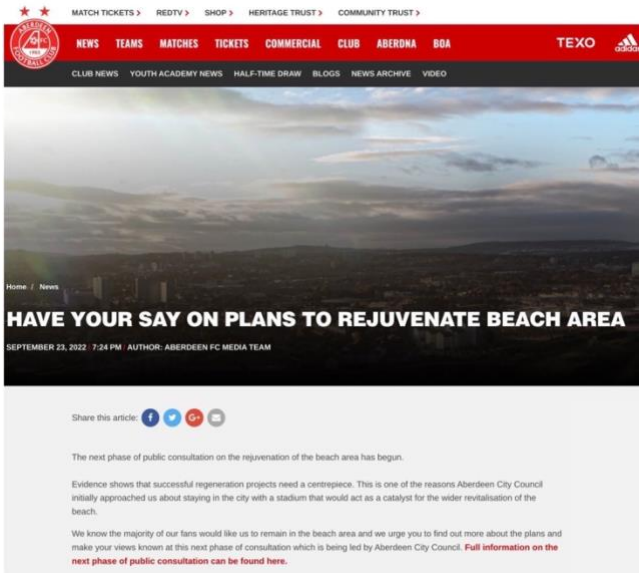
Public consultation for proposals to rejuvenate beach area has started

Friday 23 September 2022

A public consultation with drop-in sessions centred on proposals to rejuvenate the beach area and to consider their impact on the environment has started.

Public asked for views on plans to transform Aberdeen beach – including iconic ballroom

By Craig Munro September 23, 2022, 12:44 pm



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HAVE YOUR SAY ON PLANS TO REJUVENATE BEACH AREA

SEPTEMBER 23, 2022 7:24 PM AUTHOR: ABERDEEN FC MEDIA TEAM

Share this article:

The next phase of public consultation on the rejuvenation of the beach area has begun.

Evidence shows that successful regeneration projects need a centrepiece. This is one of the reasons Aberdeen City Council initially approached us about staying in the city with a stadium that would act as a catalyst for the wider revitalisation of the beach.

We know the majority of our fans would like us to remain in the beach area and we urge you to find out more about the plans and make your views known at this next phase of consultation which is being led by Aberdeen City Council. **Full information on the next phase of public consultation can be found here.**

Consultation Feedback

Question 1 - Public Feedback on the Development Framework

Members of the public were asked the question "Do you have any comments on the Draft Aberdeen Beachfront Development Framework?

Of the 713 response received, all 713 gave a response to this question. Appendix B contains some anonymised extracts from the feedback given. A full extract of all anonymised responses is available on the Beachfront webpage of the Council Website.

Of the 713 responses reviewed:

- 170 can be categorised as generally unsupportive (21%)
- 392 can be categorised as generally supportive (55%)
- 151 are neutral or uncategorised (24%)

Each response has been read and the matters raised in the response – positive, negative and neutral – categorised into themes. The main themes that have emerged from the consultation are summarised below:

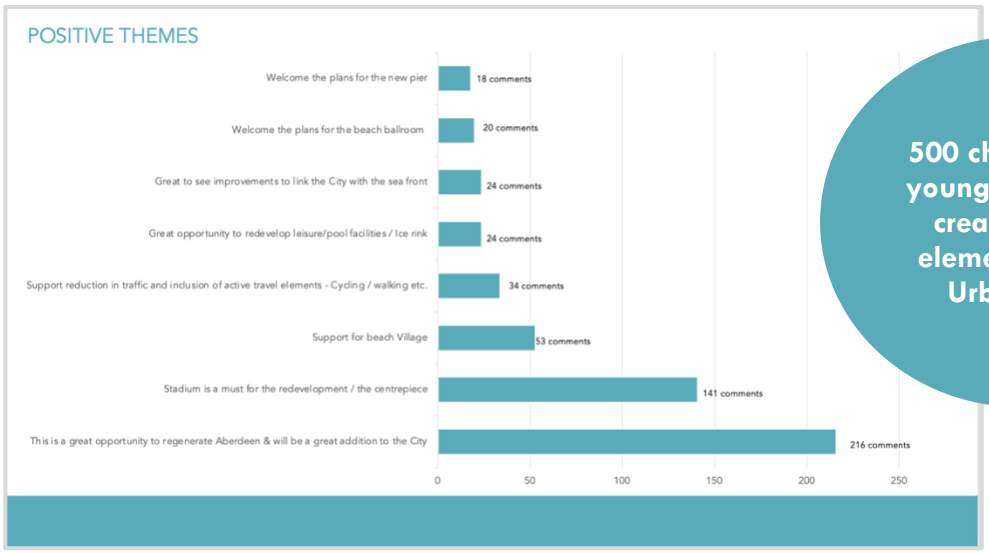
Positive themes can be grouped into the following categories:

- Regeneration benefits
- Stadium, Leisure and Ice Rink Facilities
- Beach Village
- Boardwalk/Pier
- Reduction in traffic/ introduction of active travel infrastructure
- Improved connectivity with city centre

Matters raised can be grouped into the following themes:

- Traffic management, public transport and parking
- Water safety and access
- Location of Beach Village
- Design and safety of Boardwalk/Pier
- Football Stadium
- Funding & deliverability

Positive Themes



500 children and young people co-creating play elements of the Urban Park

The most popular positive theme is that the Aberdeen Beachfront Draft Development Framework is a great regeneration opportunity and positive addition to the city with 216 specific comments. Second popular is feedback that the stadium should be a key element of the framework. Decisions on the Stadium are subject to a business case and approval process. Support for the idea of a beach village is noted and ongoing engagement with stakeholders will enable a final design brief for this facility to be prepared.

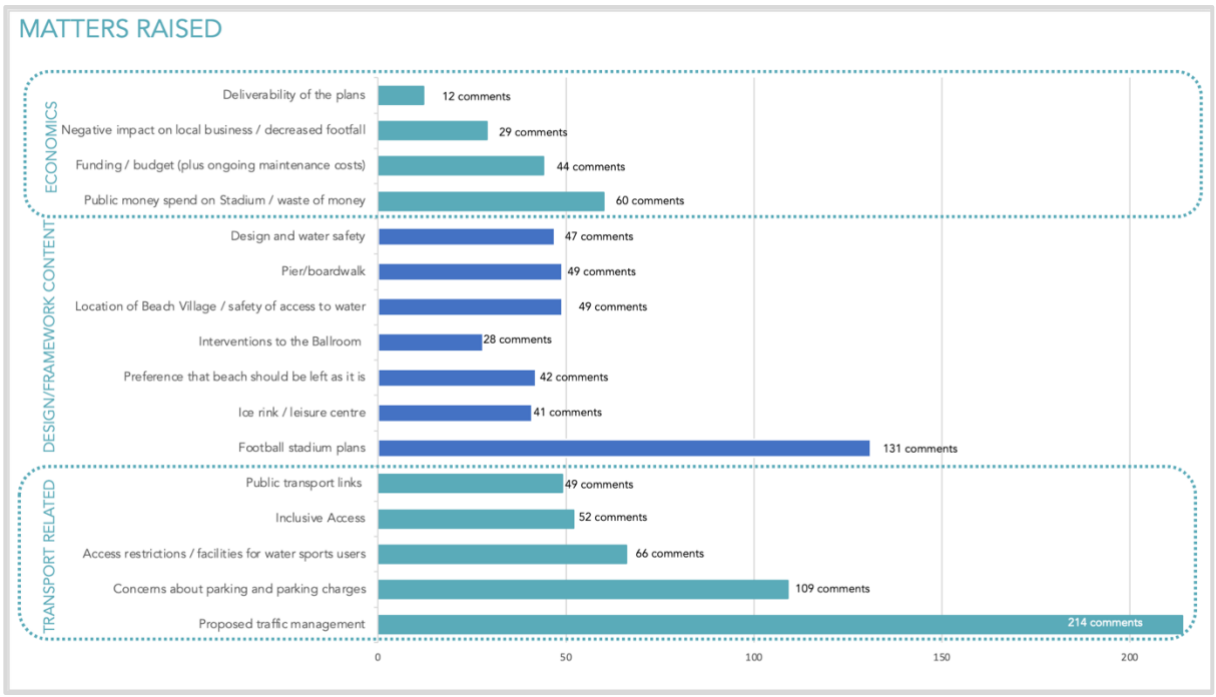
There is positive feedback in relation to the ambition that the beachfront development framework is promoting a pedestrian and wheeling friendly environment and that it would improve connectivity with the city centre. Other positive comments were received in relation to potential investment into the Beach Ballroom and new Leisure/Pool/Ice Rink facilities. The final theme is support for/welcoming the concept of a Pier/Boardwalk as part of the framework.

The number of comments made exceeds the overall number of responses because many responses included comment on more than one issue.

As a separate engagement activity, young people across the city have been consulted specifically on the proposals for a new Urban Park at Queens Links. This process has gathered positive feedback from nearly 500 young people who have helped to inform the developing designs for the park. A separate section of this consultation report summarises the youth engagement.

Matters Raised

Question 1 gave respondents the opportunity to raise matters that they may be concerned about. Again, themes have been extracted from reviewing this feedback and the graph below shows the themes and corresponding number of comments that relate to the specific theme.



The largest group of comments raising concerns relate to transportation, parking and access issues, followed by comments on design and content of the framework and thirdly economics which encompasses issues such as funding sources, economic impact, value for money, deliverability and maintenance.

Q1 - Response to Consultation

Council officers and the design team have reviewed all comments and assessed whether feedback would merit a recommendation that the Aberdeen Beachfront Draft Development Framework should be altered in response to the consultation feedback.

Traffic Management – City Wide

Many of the comments in relation to traffic were based on respondents having a lack of information about agreed city wide and local transport strategy priorities.

The traffic management strategy in the Development Framework has been evolved through an iterative modelling process and is subject to ongoing technical assessment.

Many people expressed concerns about the proposed closure of the Esplanade to general traffic and reassignment of traffic.

1. Technical assessments show that the city road network has capacity to absorb / cope with displaced traffic.
2. King Street will not be a logical alternative for many of the people who currently use the Esplanade - modelling suggests that a proportion of trips would reassign more strategically via North Anderson Drive and the Western Peripheral Route.
3. The expectation is that associated transport projects across the city prompt behavioural change - fewer people making trips by car and a greater share of total trip making being taken up by active travel and public transport.

It is recommended no changes are made to the city wide traffic management strategy. However, wider awareness raising and publicity of these strategies and initiatives is required.

Traffic Management – Local (Esplanade, Football, Waterfront Safety)

Esplanade - some feedback relates to traffic operations on Esplanade south adjacent to the cafes. This was formerly a two-way link, but was converted to one-way southbound only. Closure of the Esplanade between Accommodation Road and Beach Boulevard means there will be no opportunity for traffic to enter this link from the north and hence it will have to be reconfigured. There is a need to clarify that the initially-proposed new road between Links Road and Esplanade (south) cannot progress and acknowledge that the South Esplanade (at cafes) needs to be reconfigured.

Football Traffic - there are some comments about the potential for a new stadium to generate additional traffic. 40% of existing trips to Pittodrie are made by non-car modes and many who do drive park remotely and walk to the stadium. A robust stadium transport and access strategy would encourage and incentivise fans to use alternative modes. The Development Framework proposes that the Football Club would work in partnership with ACC and bus operators to build upon discounted ticket initiatives and to maximise use of park and ride facilities across the city.

Waterfront Safety - There are two key issues:

1. The ability for emergency vehicles to attend the scene of an incident at the waterfront and
2. the ease / speed with which members of the RNLI lifeboat crew can access the York Place lifeboat station, particularly from the North.

The Development Framework will permit emergency access to the Beachfront area. The Esplanade will be closed to through traffic, with the remaining space forming part of the Urban Park - this space will be designed in a way that facilitates emergency access.

Further consideration is required to determine which vehicles / users will be permitted access and to agree the form of access control.

It is recommended that "light touch" changes be made to the development framework to:

- allow parking / access on Esplanade between Accommodation Road and the proposed Potential Stadium area (enter from north, leave to north).
- Permit emergency access at perimeter of urban park, including for beachfront rescue.
- Seek to facilitate a through movement with exempted access for RNLI responders.

Parking

There is a requirement to clarify and publicise that parking provision at the beach remains as part of the Development Framework with associated "to, not through" messaging. The aim is to enable those who need to use a car to get to the beach to do so but that driving "through" the beach (i.e. the Esplanade/Beach Boulevard) is no longer permitted.

Therefore it is recommended that parking proposals be made more explicit as part of the Development Framework demonstrating locations and access routes to parking, and provision of blue badge spaces and that although the detail of design has yet to commence the aim would be to ensure no notable net loss of existing parking provision.

Feedback in relation to car parking charges would be dealt with separately by Aberdeen City Council when considering future operational arrangements for the Beach area.

Public Transport

There have been two issues raised related to public transport;

1. a very strong sense that the existing level of service is poor and, following service changes in Summer 2022, has become worse.
2. That the Development Framework will not be well-enough served by buses.

The existing public transport does directly influence present-day behaviours and opportunities. Many older citizens reported feeling disconnected from the beach and commented that they can no longer access cafes, Beach Ballroom etc.

The Development Framework makes clear that rejuvenation of the beachfront represents a significant opportunity to improve public transport levels in the area and discussions with operators will be ongoing throughout subsequent stages of the plans.

Services should be supported by good quality passenger waiting facilities and a place where buses can lay over. We have recognised the potential for improved buses to the beachfront to be integrated with the city centre and we have emphasised the potential that through projects such as Aberdeen Rapid Transit, the perception of buses as a positive alternative to cars, across the city will grow.

Therefore it is recommended that the Council and its partners continue to publicise projects such as Aberdeen Rapid Transit and that the ongoing design development should consider opportunities for a new bus stance at the beach.

Accessibility for All/Inclusive Design
Feedback on this topic largely stems from misunderstandings about parking and bus access. Parking at the beachfront will be retained and we hope there is a significant opportunity for improved bus services to the wider area.

Ongoing engagement with stakeholders such as Disability Equity Partnership and North East Sensory Services will be essential to the inclusive design of the beachfront. In addition, an accessibility consultant will scrutinise the Development Framework.

There are limitations to the level of detail that a Development Framework can achieve - subsequent stages of the process will provide ongoing opportunities for detailed accessibility matters to be considered.

Design/Framework Content
The second largest grouping of feedback relates to design of key elements within the Draft Development Frameworkand content related issues. The Draft Development Framework is a high level strategy document. However, a degree of design thinking has been undertaken to ensure the Framework is robust and deliverable.

Beach Village – The concept of a Beach Village providing facilities for water users has been well received. The exponential growth of swimming, paddle boarding and surfing - as well as on land activities such as volleyball and parkouring - are all adding to the use of and vibrancy of the beachfront.

However, consultation feedback raised queries over whether the proposed location for the Beach Village is optimal and a question whether additional facilities at alternative location(s) could be considered. A strong desire was expressed to have additional facilities nearer Footdee which is outwith the boundary of this initial Draft Development Framework, but included in a future Phase 2

In addition, vehicular access to such facilities requires careful consideration as many on water activities require associated kit to be transported.

Therefore it is recommended that the location and facilities for the Beach Village location is further considered and that future engagement with stakeholders should explore content and location of potential additional satellite facilities as well as access and operational models.

Key buildings: Beach Ballroom/Football Stadium/Ice Rink/Leisure Centre/Pier/Boardwalk

A number of comments have been made in relation to the design of specific elements of the Framework. As noted above, the Draft Development Framework is a high level strategy document with further design development proceeding as and when business cased for key buildings are approved.

Beach Ballroom – any future proposals would be the subject of detailed engagement with statutory consultees, stakeholders and users.

Football Stadium – is subject to a separate decision making process by Council. Comments relate to both including a new stadium within the Framework and the funding of the stadium. Any future proposals will be subject to public consultation as part of any planning process.

Ice Rink/Leisure – again is subject to a separate decision making process by Council. However a number of concerns raised about the ice rink related to users seeking assurances about continuity of use of ice should a new facility be built. Users explained the impact that previous long term closures had on the performance of the City's ice hockey clubs and competitive skaters. A previous Council committee decision confirmed that ongoing use of the ice pad would be maintained whilst construction of a new facility (if approved) is progressed. Any future proposals will be subject to public consultation as part of any planning process.

Pier/Boardwalk structure and the need for shelter– comments relate to the need for and safety of such a structure. In addition some comments related to the harsh Aberdeen climate and the need to provide shelter from it.

As noted above, the Draft Development Framework is a high level strategy document. The recommendation is that a pier/boardwalk structure be retained within the Framework and that the following is actioned:

- Reiterate that conceptual designs shown within the Development Framework are indicative for illustrative purposes only - detailed designs to follow at next stage.
- Confirm that specialist advice will be sought in relation to future detailed design and structure of any potential Boardwalk/Pier (e.g. Marine Engineering, Coastal Defence/Flooding, Health & Safety, Security etc).
- Confirm that proposed materiality will be robust, suitable for harsh/marine environment and that all concept designs will undergo a rigorous detailed

design process at the next stage, in line with all relevant building standards/regulations.

- Reiterate that several canopy structures are proposed at key nodal points throughout the Urban Park to offer shelter from the elements.
- Highlight areas of proposed dunes/mounding within the landscape design which offer shelter and improved microclimate.

Preference that the Beach is left alone

It is acknowledged that some respondents do not want change at the Beachfront. 42 comments were received that requested the Development Framework shouldn't proceed.

In May 2021, the Council undertook a public engagement exercise entitled "The Future of Aberdeen City Centre and the Beach" returned a total of 7,697 responses. The top 10 priorities for Aberdeen included improving connectivity to and the experience of the Beachfront area. This was taken as a mandate by the Council to progress with a Masterplan for the Beach.

Economic and Deliverability Issues

The third topic raised by respondents related to matters of economic impact, funding and deliverability. The Council has prepared an economic impact assessment that demonstrates the overall economic and wellbeing benefits that the Framework will bring.

The Council is ensuring that every opportunity is taken to secure external funding with applications being made to the UK Government's Levelling Up fund and other sources being explored. Full funding analysis will be prepared as projects are brought forward for individual approval.

The Council has contracted Hub North Scotland to support project development and delivery. Hub North Scotland is a strategic development partner for the planning, procurement and delivery of infrastructure projects across the north of Scotland. It comprises 16 public sector organisations, the Scottish Futures Trust and private sector partners in a joint venture company with the purpose of working collaboratively to deliver inspiring projects for communities and best value for participants.

Stakeholder Feedback
As summarised in Appendix 1, a number of meetings and events have been held with stakeholder groups to enable stakeholder comment on the Development Framework. Over the course of the past few months, the undernoted groups have been engaged with:

- Aberdeen Community Council Forum
- Aberdeen Council's Citywide Tenants Association
- Aberdeen Civic Society
- Aberdeen Inspired
- Beach User Groups
- ACTUP (The Council's forum for involving transport stakeholders)
- Castlehill & Pittodrie Community Council
- City Centre & Beach Masterplan Stakeholder Forum
- Disability Equity Partnership (DEP)
- Footdee Community (via Fittie Development Trust)
- North East Sensory Services (NESS)
- Seaton Community Council

Some of the above groups are familiar in the process of commenting on and providing feedback on proposals and others less so. At the time or writing this report feedback has been received from DEP and Aberdeen Water Safety Group with other stakeholders being encouraged to provide comment as and when they feel they are in a position to do so.

The design team has reviewed DEP feedback and a workshop session will be set up to include the recently appointed Accessibility and Inclusion consultant. The design team is also continuing to engage with Aberdeen Water Safety Group

Summary of Consultation Feedback for Q1 and recommended next steps.

Transport Related Matters

- Improved communication is recommended in relation to city wide and local transport plans. This will address mis-information such as assumptions the Development Framework will prohibit people driving to and parking at the beach.
- Some local alterations to the development framework should be considered to ensure water safety access and optimal public transport infrastructure.

Design Related Matters

- The Development Framework should be altered in relation to the Beach Village with options being further explored with stakeholders.
- Improved communication in relation to timescales and approval process for key building components of the Framework

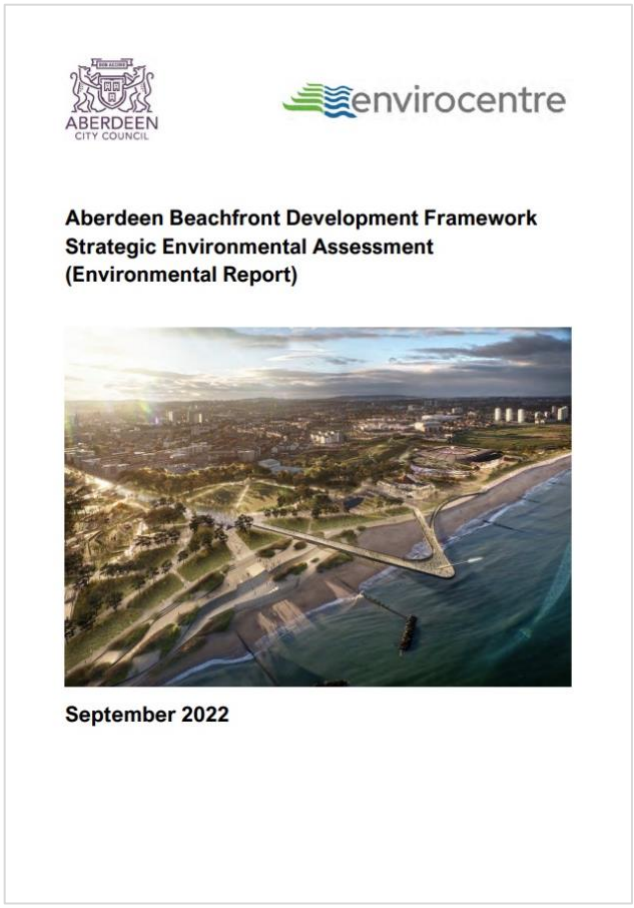
Economic Related Matters

- Clearer communication around funding, timescales and delivery model.

Consultation Feedback
Question 2 - Public Feedback on the Strategic Environmental Assessment

Members of the public were asked:

Do you have any comments on the Aberdeen Beachfront Development Framework, Strategic Environmental Assessment (Environmental Report)? In addition, statutory consultation response were received from HES, SEPA and NatureScot.



The Council's Planning Team had a requirement that the public have the opportunity to comment on the Strategic Environmental Assessment. This is a detailed technical document and it aims to inform the draft Beachfront Development Framework development process. As stated above, Beachfront Development Framework is a high level plan and as such, the approach taken to the SEA has been of a high level assessment. This SEA is not intended to address issues that should be considered during the assessment of lower-level plans or complementary strategies which may support implementation of the Beachfront Development Framework.

Matters Arising

There were 228 consultation responses to question 2:
Of these:

- 56 responses related specifically to traffic and transport
- 12 included references to traffic and transport
- 103 related to the Beachfront Development Framework in general (not the SEA)
- 57 Responses related to an environmental issue

When the 57 SEA specific responses were split into Positive/ Negative/ Neutral/ Unclear, responses were as follows:

- Positive - 22
- Negative - 20
- Neutral - 4
- Unclear – 11

An anonymised extract of a sample of responses is included in Appendix C with a full list of all responses being able to view on the Beachfront webpage of the Council Website.

Positive responses included the enhancement of biodiversity (x6), potential inclusion of renewable energy (x4) and green spaces (x3). Others included general comments such as:

- I think it makes best use of the land without such impact. It's hardly an environmental success the way it looks now.
- I am happy with the Environmental aspects.
- I think the positives far outweigh any negatives.
- I think things can be sustainably managed as per report.

There were 20 negative responses which included impacts on wildlife/biodiversity (x8), the document is too long (x4), impacts on the natural environment (x3). Others included general comments such as:

- Additional building over the water will impact the environment during build and may result in additional littering into the water when in use.
- Modification to the water flow and sediment transport may make some areas of beach unsuitable for safe access.
- The pier will affect the beach and the wildlife with the building works.
- We have an amazing area which we need to preserve and use!

SEA Consultee Feedback
A consultation response was received from the SEA Gateway on 24/10/2022

Historic Environment Scotland (HES) supports the retention and enhanced use of the Ballroom as part of the wider regeneration of the area.

HES noted that the assessment finding against the SEA question for setting notes that a supporting study could be submitted as part of the planning application, and it therefore may be beneficial to include further consideration of the impact on the setting of Ballroom from developing design proposals at that stage.
SEPA had no site-specific comments to make on the Environmental Report "but take this opportunity to provide the following advice for the Responsible Authority or developer to consider when preparing any subsequent planning applications:

- With regard to surface water flooding, we highlight that the SEPA Flood maps do show small areas of high likelihood (10% or 1 in 10 year return period) surface water flooding around the Queen's Links (south-west of the Beach Ballroom), as well as flooding with a medium and low likelihood in pockets across the site. These will need to be taken into consideration within any drainage strategy,

- We hold some records of past surface water flooding, which may be off interest when carrying out the proposed Flood Risk Assessment (Aberdeen City Council Flood Risk Management Team may hold further flooding records). Surface water flooding has been recorded on 7.7.2015 and 11/12.8.2022 on the road running along the northern boundary of the Kings Links. In addition, surface water flooding has also been recorded on several occasions

(26/27.11.2009, 7.7.2015, 12.8.2022 and 22.10.2022), at the entrance to the hotel on Links Road."

NatureScot questioned some of the information/assessment and the tone of the mitigation/ enhancement opportunities. They sought firmer commitments, however, it is considered the wording of the SEA mitigation and enhancement measures is suitable for the high level BDF. NatureScot also commented on the Compatibility Analysis (CA) which was used to compare the SEA Objectives with the BDF Objectives. The BDF did not contain explicit objectives, and these were prepared at the SEA Scoping Stage and agree them with ACC/Keppie. NatureScot appeared to misunderstand what the CA was to be used for i.e., identify potential synergies and inconsistencies between what the BDF is trying to achieve and relevant aspirations for the environment as summarised in the SEA objectives. In addition, the compatibility analysis was used to inform the scope of the detailed assessment within Appendix E by highlighting particular issues that could benefit from more detailed consideration.

The Beachfront Development Framework (BDF) has taken into consideration the findings of the SEA (based on the Compatibility Analysis and the Assessment of Preferred and Alternative Options (Appendices D and E respectively) which provides a level of detail considered appropriate to the BDF.

Summary of Consultation Feedback for Q2 and recommended next steps.
Transport Related Matters
Council officers and the design team are content that the 20 negative points relating to treatment of wildlife and the natural environment will be adequately addressed as the project progresses. Responses from statutory consultees are considered acceptable for this stage of project development.

Consultation Feedback
Question 3 - Public Feedback on Temporary Movement Changes on Beach Boulevard and Esplanade South

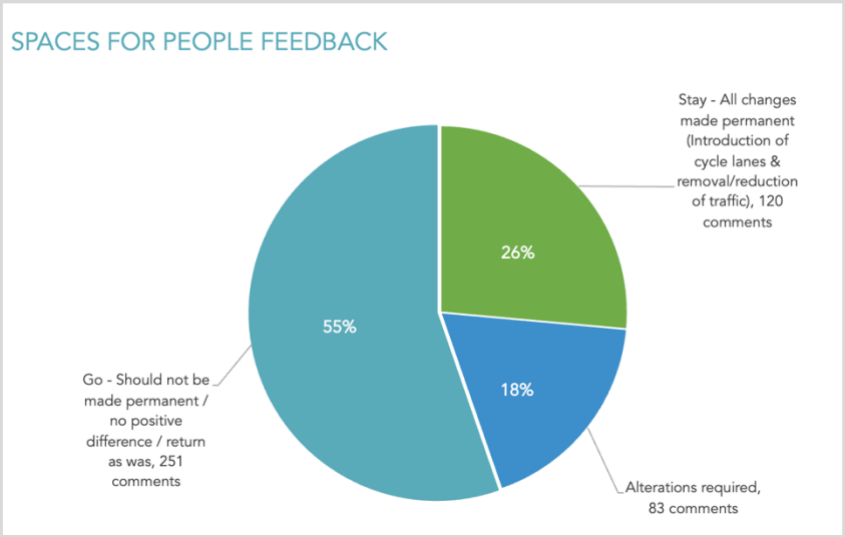
A previous Committee asked that the public be consulted specifically on the temporary movement changes put in place on Beach Boulevard and the southern section of the Esplanade during the Covid-19 public health emergency. Therefore the undernoted question was asked:

The Beach area still includes some temporary movement changes put in place to help people travel during the Covid-19 public health emergency. These measures are on Beach Boulevard (changes to car parking and introduction of cycle lane) and on the southern part of the Esplanade (introduction of one-way system for general traffic and bi-directional cycle lane). Do you have any thoughts on these measures, including whether they should be made permanent? - Please provide your comments in the text box below:

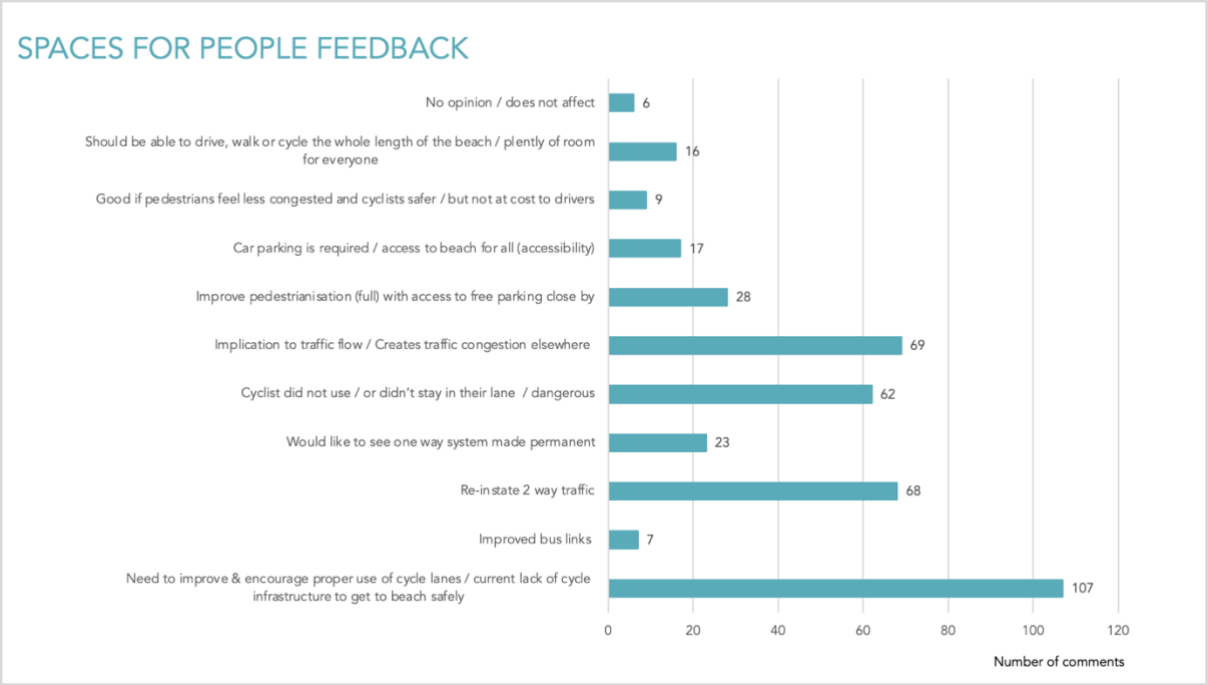
Of the 713 online and hard copy responses received, there were 454 relevant responses to Q3. A relevant response is one which is directly related to the question. Some responses to this question were deemed to be irrelevant as they related to other elements on the Draft Development Framework and not this question. A full extract of all anonymised responses is available on the Beachfront webpage of the Council Website.

A summary of response to this question is that

- 55% of the 454 relevant responses to the temporary transport interventions have a preference that they should be removed
- 26% believe they should stay
- 18% believe further alterations are required



The table below summarises the key themes that were raised as part of the feedback with the majority, 107 comments, focussing on the need to encourage proper use of cycle lanes and a need for a more comprehensive active travel network to enable safe access to the beach from further afield.



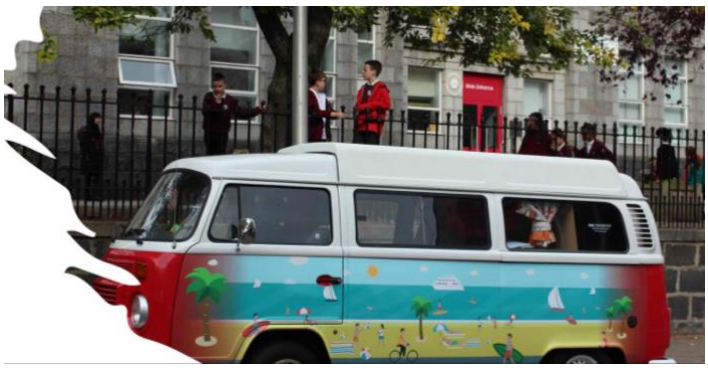
Council officers will now consider this feedback and make a recommendation to Councillors.

Children and Young Person Engagement
ACC's Creative Learning have been working in partnership with streets-UK to deliver innovative and creative approaches to consulting with children and young people (CYP) on the development of the City Centre and Beach Masterplan.

The Urban Park is a key element of the Beach Masterplan and Development Framework and there has been an ongoing relationship with the city's young people to co-design this space.

Hundreds of young people from across Aberdeen City schools, both primary and secondary, have worked with creative practitioners since the summer to discuss and develop their ideas for designing a better future. Working with Masterplan design teams to explore accessibility, space, place and play within topics and themes important to them, the young people have positively impacted on the design and planning processes.

During October, the Beach team visited 6 primary schools and 2 secondary schools and ran information-sharing and model-building sessions with over 450 pupils. A drop-in session for the children and their families to see the models and share additional activities was also completed, as well as a theatre workshop for 3 days during the October school holidays.



Engagement Activity Included:

- A 6-week engagement around the Beach Framework took place from 13/9 to 21/10 with 3 drop in events at the Beach ballroom.
- An awareness ‘road trip’ to 6 primary and 2 secondary schools took place on 3rd, 4th and 5th October. This took place in Betsy, the customized Beach campervan, to generate interest and enthusiasm.
- The children were given a presentation by the landscape architects which showed how previous feedback had influenced the play zones, the big play ideas and the questions that the design team want help answering.
- The presentation also contained a wide array of precedent images of play structures to fire the young people’s imaginations as well as 3D imagery of options for the big structure ‘play factory’ called The Rope Factory.
- The Creative Learning team then set a challenge to imagine structures and create their own models for the Beach zones. An artist detailed this process and the classes were left with a box of materials.
- The children and teachers were also able to access “Comic Book” engagement.

The team engaged with

- 82 P6 & P7 pupils at Skene Square Primary School
- 89 P6 & P7 pupils at Hanover Street Primary School
- 60 P7 pupils at St Joseph’s Primary School
- 97 P6 7 P7 pupils at Gilcomstoun Primary School
- 50 P6 & P7 pupils at Seaton Primary School
- 26 P7 pupils at St Peters Primary School
- 20 1st to 5th yr pupils at Lochside Academy with additional support needs
- 4 classes of 10 pupils at the ASN wing of Bucksburn Academy, along with their teachers and class teams

Questions posed to the young people

- Which is your favourite Zone of play and why?
- What can you see happening in that zone?
- Do you think we have all the play you need?
- Do you have a favourite play park you visit regularly?
- Which is your favourite Rope Factory big play structure?
- Which equipment did you like the most?
- Is there a particular piece of accessible equipment you would like to use?

The Creative Learning team then set a challenge to the children to imagine structures and create their own models for the Beach zones and the Rope Factory.

- The team brought boxes of materials and helped the classes to begin the building process.
- At the end of the week, the models were collected from the schools and brought to the Beach Ballroom to form part of the Open Day on the 8th October

A children-focused engagement was run as part of the public drop-in events highlighting the process of engagement with children and young people to date and how the CYP feedback has developed the key themes around adventurous and large-scale play, nature and climate resilience, activity and games, better access to the beach, local history and has also informed the zoned proposals for the Beach. This was in an accessible comic book form and was easily identified as the 'fun' section of the presentation.

Invites were sent out from the primary schools and the children were encouraged to come along with their families and friends to the Drop-in event on 8th October to see their creations on a large floor plan of the zones and to participate in the family orientated activities on the day being run by Creative Learning

Autumn in the City

The models created by the primary schools were also used as inspiration for the theatre-based workshop for 10 to 17 year olds run at the Beach Ballroom on the 17th, 18th and 19th of October as part of the Autumn in the City programme.

The participants also scavenged the beach for inspiration and to help re-imagine what the beach will be like 5 years from now – a rocket ship in the adventure playground or even travelling to the beach by levitation…!

Beach Engagement Outcomes
Excitement and Enthusiasm
All the classes were genuinely excited by the scale and ambition of the proposals. Being able to visualize what the large play factory structure could look like through the 3D imagery and the wide array of precedent images of play and activity examples from around the world fired the young people's imaginations.

Models
The young people made an amazing range of models from the materials brought along to the schools by Creative Learning. The models allowed the young people to collaborate and express their imagination creatively in physical form. Subsequently showing the models at the Open Day also engaged the wider families to come along and participate.

Preferences
Straw polls on the day give an interesting first reaction to the zones that had most appeal following the presentation (Adventure and Sport/Games) and the Play Factory structure they would most like to play on. With the options explored with the young people, they quickly engaged and applied their own 'nicknames' – 'The Fort', 'The Insect' and 'The worm'! **The Worm was the most popular design followed by the Fort and the Insect**

Option 1 The Fort

The young people all listed on Post-its the kind of things they would like to see in their preferred zones. This has provided the design team with a strong feel for the weight behind established activities such as ball games, trampolines and slides but also increased insight into other activities such as parkour, ping pong, zip-lines, climbing walls and structures and hang-out spaces.

Option 2 The Insect

On-going Participation
The activities provide a continuation and development of the engagement with the schools and the pupils. A key request of the schools from the outset was that the engagement be an on-going process and relationship.

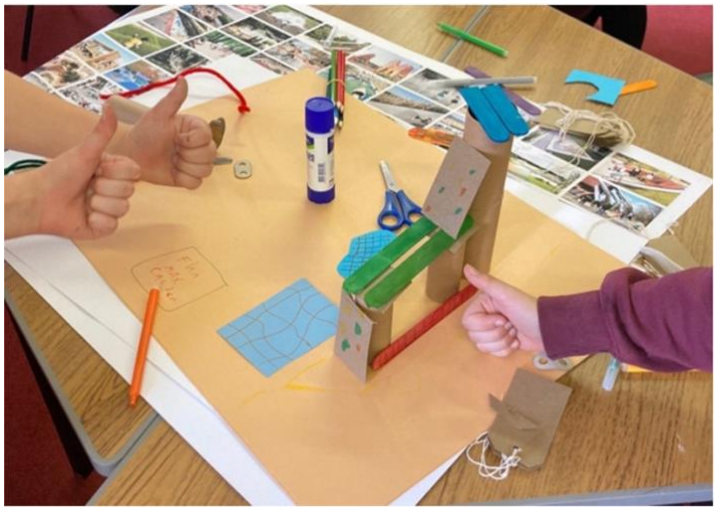
Option 3 The Worm

Feelings
The young people were also open with how they would like to feel in the play zones at the Beach. This ranged from excited and energized by the sport, games and adventure to fascinated and inspired by woodland and nature. A strong sentiment that came across, particularly from the

assisted support classes, was the need for spaces to enjoy quiet time, to de-compress and relax.

Accessibility
The children felt strongly that equipment and activities should be accessible to all. Many comments were also received around the importance of good accessibility to and between the activities and that those with physical and or learning disability should be better represented in both the precedent images and in the design process.

Creativity, Self-expression and Being Heard
The school visits, the Open Day activities and the theatre workshops all allowed the young people the opportunity to express their ideas and have their voices heard in different ways. Feedback from the schools and from parents and careers has been very positive in terms of the benefits felt by many of the young people involved.



Summary and Next Steps

The public consultation sought views on three topics:

- The Beach Development Framework
- The Strategic Environmental Assessment
- Temporary transport interventions implemented on Beach Boulevard and south Esplanade.

A total of 713 online and hard copy responses were received with the following headlines:

- Development Framework - 55% of the 713 respondents are generally supportive of the Beach Development Framework, 21% being unsupportive and 24% neutral or uncategorised.
- Strategic Environmental Assessment -there were 57 relevant responses with 22 being positive, 20 negative and 4 neutral and 11 unclear.
- 55% of the 454 relevant responses to the temporary transport interventions have a preference that they should be removed

Recommendations in response to Q1
Transport Related Matters

- Improved communication is recommended in relation to city wide and local transport plans. This will address mis-information such as assumptions people are unable to drive to and park their cars at the beach.
- Some local alterations to the development framework should be considered to ensure water safety access and optimal public transport infrastructure.

Design Related Matters

- The Development Framework should be altered in relation to the Beach Village with options being explored with stakeholders.
- Improved communication in relation to timescales and approval process for key building components of the Framework

Economic Related Matters

- Clearer communication around funding, timescales and delivery model.

Recommendations in response to Q2
That it is noted feedback on the SEA does not raise any issues that are of concern. All can be addressed in accordance with statutory requirements as and when projects progress.

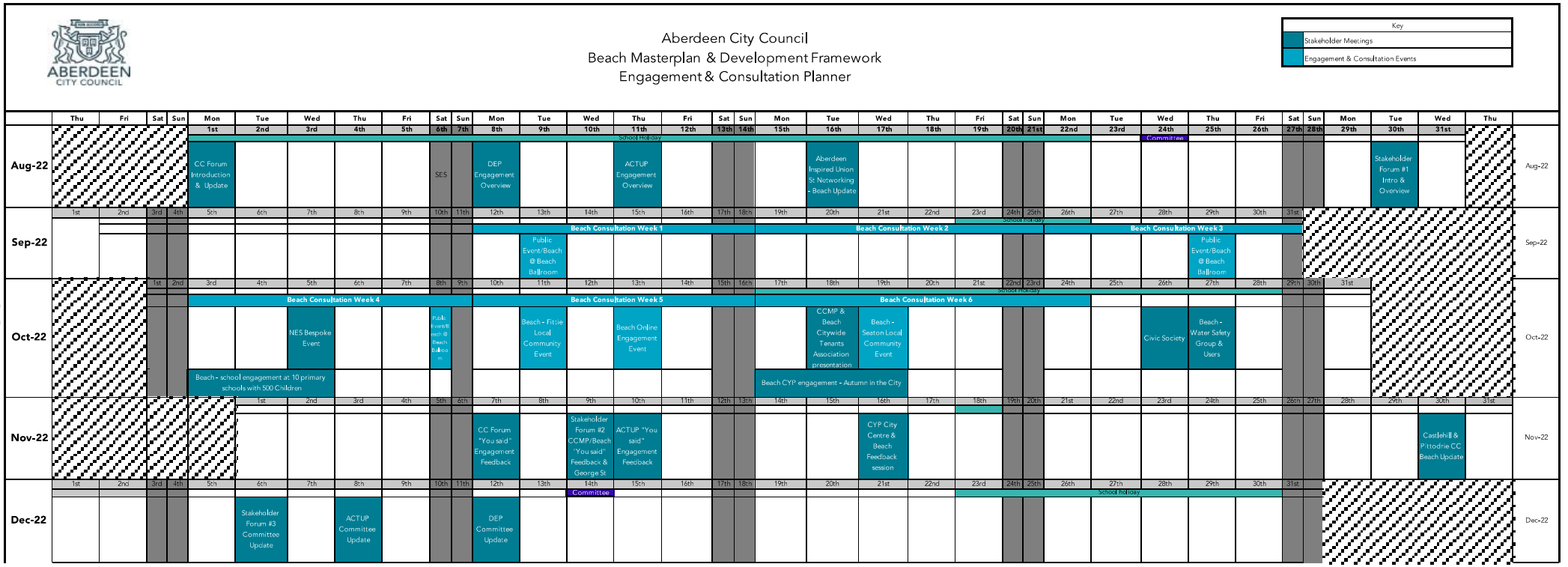
Recommendations in response to Q3
Council officers will assess responses to Q3 and make recommendations on future transport interventions on Beach Boulevard and Esplanade South

Children and Young Person Engagement
Involved nearly 500 young people and has provided the design team with valuable insights to enable progression of designs for the play elements of the Urban Park. The preferred theme for the key play structure being “The Insect”.

Stakeholder Engagement
Meetings with 12 key stakeholder groups should continue, with other groups added as required and as the project progresses. Where groups feel able to comment on the Framework and Masterplan, this should be encouraged and responses noted with relevant actions taken.

Appendix A

Beach Masterplan & Development Framework
Engagement & Consultation Planner



Appendix B

Extracts from public feedback to Q1: "Do you have any comments on the Draft Aberdeen Beachfront Development Framework?"

I am worried about possible loss of our ice rink or loss of facilities while the work takes place. Concerned about the amount of football fans that would be down by the beach...etc.... it's a family area and this would put me off going...walking the dog and relaxing on the beach front at one of the cafes. I would also not feel comfortable at the rink with football fans being able to cross over into the Ice Rink area ...alot of young children are at the rink...this could be intimidating. Football fans are not always known for their best behaviour. Also access to the rink by car will be far more problematic than it is just now...it would be worse with the road route changes. If you made it pedestrianised ...no parking...that would destroy the beach front and chase away the public ... Union Street big example of that. City centre is now dead!!! Please leave the beach alone.... it's our history.
The stadium will ruin the beachfront, lack of parking, will cause congestion, overcrowding on match days ruining the beach for people not there for football and essentially making other people avoid the area due to the issues it will cause. Not ideal when matches are at peak times of the weekend when people want to enjoy the beach. Will cause literally the opposite effect of what you want.
This proposed development can completely transform the beachfront and in time complete an urban corridor between the City Centre and Seaside.
In principal, doing something to attract people is good, however, making it a no through road for cars coming and going to the north of the city is a disaster. We all know what happened when the esplanade was closed off for "filming", gridlock on King Street was what happened! Also, it mentions paid parking along all of the beach, also a disaster.No-one is going to pay to park down there. No car access to the cafes are, also a disaster, if these plans go ahead as they stand, all the cafes will go out of business as not everyone is able to walk from the cut off car access points at Links Rd. It mentions using the bus...really? it currently no longer serves the beach front, so why would it in the future? Surely widening Accomodation Rd and allowing through traffic to join via the bottom of Broad Hill onto Links Rd would be the best option with access to the beach front via the prom as it is at the moment. As it stands, this "vision" will kill off the beach as an attraction, i go there every morning to walk the dogs and have our morning coffee, this would become impossible if the traffic is cut off, my dogs and my husband are too old to walk the extra distance we would require to walk from Accomodation Rd, plus of couse i would not wish to pay for parking that has always been free. Removing the parking on the road from the Castlegate to the beach and adding extra greenery sounds lovely but in fact means more people will just not bother going down there as they will worry about getting parked. Currently the customers that use Cafe Ahoy rely on getting parked along there, its just way too far to walk from the nearest car park on Fredricks Street.You seem intent on keeping cars away from the city centre and the beach when in fact most people really need to use a car as they just arent able bodied enough to walk there, these plans would mean that a large amount of people would just not be able to access the beach front at all. Not exactly inclusive is it?
Would be a brilliant addition
Great plans and idea to bring back the buzz to the city. The city is dying of death and this can be the rejuvenation it needs
Our beach front has been sadly neglected for decades. This investment and modernisation is desperately needed. I urge the plans to go ahead asap and it is vital that a new AFC stadium is included.

AFC need to stay in the city majority of folk will agree with that what the fans put into the economy and local business over a year will be millions and would be suicide for alot of business that rely on match day income . The only worrying thing is if we want to be ambitious and keep growing as a club and expanding the fan base for the future why are we only building a 16k stadium minimum should have been 18 or 19 thousand capacity it's really short sighted from the club in my opinion and by reading majority of comments most fans would agree ! Yes you'll save money short term but long term your restricting what you can take in Surely the board need to rethink this one .
Car parking
Looks very exciting. Hope that the new stadium is a part of it as it's a much better location than Kingsford. Would also improve the beach front
Brilliant, I'm all for it.
I do not agree with a stadium! We need an outdoor pool for kids& adults.having more walkways is not the answer, we have that now in the new gardens. I have found memories as a kid playing at the beach & in the play park that had a paddling pool. Then growing up went to the pool that should never have been taken down. If you go to the beach you will. see people walking along the beachfront. Older people park and have an ice cream and watch the sea, even in bad weather. Taking that away would be a grave mistake everyone I talk to.say the same. I A stadium will not be used by all of the people of Aberdeen. The people that come to Pittodrie football get buses, in and out,so they are no advantage to the city. you need to go back to the drawing board and start thinking out of the box and not about what is there already? We do not need a stadium for football as not all the people are interested in it. W need a mix of thing for the Kids the young and the old. You put out a consultation on the gardens and the postal vote. The vote was for a different plan, it was ignored, and we now have something we did not vote for! I sincerely hope you will listen to the public this time.!!
There seems to be little reference to non sport/child areas. I would hope there are plans to make more of the beachfront for others. This is a great opportunity to look at developing the promenade in line with many other inviting beachfronts to attract tourism and revenue to the area. Beachfront restaurants, cafes, shops and garden areas would make this a wonderful location to visit for both locals and tourists. As it is, the cafes and restaurants are condensed into one area with a few 'vans' serving food for the rest of a very long promenade. With cruise liners also due to port into Aberdeen, this again would be more attractive to visit than what we have meantime which is a poor excuse for a beachfront. Such potential- I hope it's looked at and not just children's play parks!
Honestly don't think this team understand the people of Aberdeen. We love the beach, we love the fact that you can drive your car down the beach and park up next to the beach, why on earth would you try and take that away from people? All we want is for you to renew the beachfront and install lighting along the upper and lower levels of the walkway so that people can use it all year round. This jewel in the crown is made up by the council, the beach ballroom is not a big deal, letting the only family pool close for good is a big deal. This council is self serving and does not represent the people who live in Aberdeen.
100% supported, however it's vital that road/vehicle access is RETAINED. I go to the beach 4 or 5 days per week with my family - by car. If the current level of vehicle access was removed, I would not and could not access the beach. I am not alone in this. The beach is an asset for everyone - do not prevent people from accessing it because of "green" fanaticism. The football stadium should 100% be a central part of the development. It is the vibrant life and soul of the City. Lose the stadium and you lose a huge part of the city centre. Appropriate Lighting should be provided along the promenade - the area is a no-go zone after dark - which means the beachfront is little used for a good proportion of the day outside of summertime.

Like everything else the council is responsible for, development wise, this plan for the beach means I won't be able to enjoy the beach area once the changes are made. Being disabled with mobility problems, breathing problems and other health problems, I will not be able to access the altered beach set up. As it is I cannot access the centre of Aberdeen and have not for the last number of years due to a serious lack of parking. Also what is there in the city centre to attract people - nothing and as for Union Terrace Gardens I will never visit them again after the total mess they are in now. It seems to me that you have not considered disabled people at all in any of your development plans. A few years ago I had to pay a speeding fine at the court and I had to make 6 attempts on 6 different days before I could get a parking space close enough to the court to be able to walk comfortably to the court, I have to use crutches.
Should be left much as it is and just upgraded and steps etc fixed. Definitely not pedestrianised as that is unfair to disabled as the council seem to discriminate the disabled. I am totally against Football stadium being moved there as well . The Beach is supposed to be for the use of all families of all ages and abilities not the select few that are able .
In general I look forward to the redevelopment of the beach but would like to see a decommissioned oil rig in the bay and still semi functioning to show people how an oil rig worked. A new boat jetty could be attached to the proposed "pier" that juts out from the beach to provide boat trips out to the rig and on the the wind farms. Access to the rig could be from the boat or via the new pier. The area around the rig could be developed to provide a marine sanctuary for marine life.
The prom Going out to the sea is stupid, waste of money. Sea wall defo needs re sealed. Fence needs replaced or painted. Beach Ballroom is a beautiful building dance floor (floating) is brilliant to dance on. It's part of the Beach history. Surely it's a listed building.
The proposals are ambitious, which is great. There is a lot of emphasis on cycling and walking, which I support but there is no mention of where people could park their cars. Most people do not live within walking or cycling distance of Aberdeen town centre and although some would travel by public transport, for many people this is not practical. I request that you identify where people could park their cars in order to make use of the revitalised beach area.
An utter disaster of a plan. the importance of transport by bus, cycling and pedestrian access would mean that we as retired older we would not be able to reach the beachfront and enjoy the amenities as we do now. People will not get the bus down to the beach front because there are no parking areas to link with the bus. For example a family living in Kingswells are not going to get the bus to the beach as it will take them about an hour and a half travelling just for a twenty minute walk on the beach and an ice cream. The current open aspect of the area is part of its charm albeit it is tired and run down and does need upgrading. This development is not going to make Aberdeen a tourist mecca and do nothing but make it more difficult for locals to access the beach and promenade. I see no mention of how much this is all going to cost.
Would hope that all the small independent businesses that have sprung up are encouraged to continue The current driving restrictions do not work and are also an eyesore Buses needed to be encouraged to travel to Footdee and the beach - hard to believe the service was at risk Water sports / open swimming needs to be fully encouraged. There's a great buzz about the beach nowadays and it's used now by swimmers, surfers and paddle boarders more than ever Would love to see a tidal pool accommodated .. perhaps by the beach ballroom? Something like those at St Monan's or Cellardyke

I have studied the plans and spoke briefly with the landscape architect. There are aspects that I intensely dislike and some that I think are in the right direction but require more thought. What makes Aberdeen beach so great and is the wide free open space and the opportunity for Aberdonians and visitors to walk, cycle run swim surf along its open and natural length. It is in my opinion the best thing about Aberdeen. the little, low level [architecturally] independent cafes and vans providing food and drinks are well used and adequate. Stylish changing/shower/toilet and perhaps small cafe [no chains!!] further up the beach as indicated on the plans [around the leisure centre area] would be welcome I feel for surfers and swimmers and walkers, bike racks too. Here lies a problem....what about cars?. the parking proposed behind the leisure centre must allow people who come to the beach in their cars from west end of town to access the beach quickly and easily for their swim, surf, walk before and after work which is what currently many people do. Will their be unobstructed walk throughs, bearing in mind that these activities involve carrying gear. Also this is common ground and the right to roam laws in Scotland do not need for people to have 'permissions' to access their own beach to partake in healthy fun activities and just 'breath'. I like the glass space on top of the beach ballroom, it is stylish and would offer a glorious view, excellent. I intensely dislike the nonsense trees and silly boulevard along the beach and superficial pier breaking up the wide beautiful vista of the beach. Ridiculous idea and not in keeping with the north east and probably get blown away . I think there is something to be said for gently invigorating the approach from town down the boulevard to the beach are so that it is not car dominated and just generally made more interesting, but in an adult way not just a giant plastic playpark for kids that accumulates litter. Aberdeen has some fine landscapers [egSeaton park] and gardeners, could suitable seaside planting and interesting seating, swings, seesaws etc be put in place? A sound and scent garden? An aquarium or rockpools?
Getting some permanent sand courts for beach volleyball would be great as it would really benefit the local volleyball teams. Furthermore it would allow aberdeen to host more beach volleyball competitions (which are usually in edinburgh or st andrews)
I feel that, although not included in the framework, the stadium needs to be included as essential to the development. Otherwise there is no focal point. Think of Dundee's waterfront development, but without the V&A. Pretty landscaping, parks, etc. are all very nice - but what is going to draw people from the City, Shire and further afield? Not a skate part and landscaped boulevard. It needs a WOW factor - something that people will visit for. Without a museum/attraction - at least the stadium will guarantee footfall and visitors all year round. Also it is essential that water sports is priorities - more is needed. Launch areas, changing facilities, etc. Post-COVID, more and more people are taking part in surfing, wild swimming, SUP, etc. and this should be central to the waterfront. With that said, access needs to be maintained. People cannot take surf boards/SUP, etc. on the bus. The beach area (Footdee end especially) has become somewhat of a independent food hot spot, with water users and dog walkers making the post of the fantastic independent food and coffee offerings. Limiting car use would be detrimental to that and be another nail in the coffin of Aberdeens independent food scene (after closing of Indoor Market).
Please consider the disabled beach users by ensuring accessibility. Also include a changing places, rather than a disabled toilet, as there are lots of disabled people who cannot transfer without a hoist, cannot support themselves on a toilet and require a changing table.
Concern about access to beach - looks like proposal would limit parking and access - making it challenging for disabled visitors or those with young families, plus impact on those who access the beach for activities (eg SUP/surfing). One of the great features at the moment is how easy it is to get parked (for free). If this becomes harder many people simply won't bother, particularly on days when the weather isn't great (which is often!). Cafes that are currently there depend on people being able to get to beach easily and I'd be concerned about impact on their trade (especially with added competition from this new development)
It seems like a lot of money on an area that is already fine, areas like union street should be looked at first?! it will effect the commute for a lot of people whilst being done and possibly afterwards…..
Looks good, please get it done soonest.

Not understanding at all why ACC are messing with the Beach and Beachfront. During the pandemic we as a family loved our Beach walks...there was plenty of space with the 2 level walkways. Taking away some of this area will not be a good option. I'm all for Pittodrie being built there but hoping that there will be ample parking for all visiting buses and cars. Would love there to be more investment in a decent sized swimming pool aswell as a separate "fun" pool with waves and slides etc. Beach Leisures flumes have not worked for years. You can see how the Cafes are thriving in the Summer and even on colder days too. It's lovely to see all the food trucks down the Beach too. How about letting some Pop Up Trucks with say clothes, gifts etc get started for cheap rent? The Beach area is what makes Aberdeen don't try and change it by adding walkways out to the sea.....it works as it is. PLEASE LISTEN TO US ABERDONIANS WE WANT AND NEED ABERDEEN TO THRIVE.
The road through the beach should not be removed
Fantastic plans - it should be progressed as soon as possible. The only thing I can suggest to stop people complaining about transport is to build a tunnel road right underneath the site otherwise, unfortunately, there will always be loud complaints.
Good to bring new life to Aberdeen and make an accessible way back to the city centre. Don't ruin the aesthetic of the ballroom though. The art deco architecture etc. And don't damage nature on the shore. Dolphins... Coastline etc.
It's over the top to the detriment of Aberdonians who need east access of parking and able to walk the length of the beach. Yes it needs improvement but it still needs to be accessed by all means. I am not in favour of the stadium
Most of this development seems wholly unnecessary and I think significant elements of the development will reduce the attractiveness and the accessibility of the beach for the people of the city. The transport plans seem unconnected with reality. The consultation reflects that 63% of all trips are by car in Aberdeen. This is a huge underestimate for people going the the beach and whilst there may be some encouragement of active travel and bus use, this will remain relatively small and car use will remain dominant. The plans seem to make the beach very inaccessible for cars with significantly less parking and restricted routes. Therefore they will prevent the majority of Aberdeen people from using the beach and it will become emptier over time. The new layout will be interesting to people initially and then they just won't bother. The better connection to the city centre is welcome but this could be done quickly and cheaply with simple improvements to the route from the Castlegate. The new stadium is probably also welcome but again can be done without wholesale changes to the road network. Again lack of any sort of nearby parking will make it difficult for most fans. Overall, the main area of development at the intersection of the esplanade and the beach boulevard is just not exciting enough to be a major attraction and just does too much damage to existing access to be worthwhile.

Not impressed with road design or lack of road. I spend many days parked at north end of beach to walk or just to sit in car. Going to affect many people where public transport is not an option for them. What happens to people surfing want them to carry boards on their backs. Family with kids their bikes their dogs don't think buses will work for them and they will just find somewhere else to go. Any closures on King Street will result in gridlock on that side of Aberdeen The cost of putting a pier in which will be unused on many days would be better put to use to sort out the steps and access on other areas which are currently closed off. Is the Fittie end going to be the poor relation. This plan will not encourage people to visit the area just drive them away less people to support the existing businesses. Only good thing might be easier to get out of the Asda car park at the weekend if you drive people away.
Great to see a suggestion for improvements, but I'm Not sure the Wow factor is needed as it is already a well used area. Key improvements should be on a great walkway and beachfront area with adequate bike access and car parking spaces. And better access to the beach itself. The variety of food stops should be kept, and the pop ups along the esplanade are something that makes Aberdeen beach individual.
It looks great. Certainly will make me venture to the waterfront more. A lot of other cities, Dundee for example, are really embracing their waterfronts. We should too.
My big concerns are a safe spot for surfers and other water users and parking/access for water users. At the moment the vast majority of users go near to Fittie because that is the safest spot along Aberdeen beach. Relocating surfers to the north of the development towards tunnels will be more dangerous as sometimes that spot is not suitable (rip currents, rocks, larger groynes at all tides, surf too large etc). My 2nd concern is parking availability - surfers and water users have gear to transport and use, so cycling or public transport are not particularly viable options. Public transport would likely necessitate a change of bus for most visitors. There is an active surfing community and other water users in Aberdeen and this development risks pushing these people out. My children enjoy visiting Fittie to surf and go in the water.
After being to see the consultation. I think you really need to scrap, all plans form this. You living in cloud cuckoo land. You very little parking for what you are trying to do. People will and always will need the car. Leisure centre and stadium attracts lots of people who need there car to get there . You are focusing more on cycling again. Where doe busses park. As for the pier, get a grip and bin all this idea. Let the club build there new stadium but bin the rest.
Best thing that could happen to aberdeen beach

Aberdeen is a city that now needs significant regeneration due to the changing socio-economic makeup across the city. If Aberdeen intends to future proof itself for new generations we must make changes now. Amongst young people there was significant disappointment in the decision to backtrack on the pedestrianisation plans and the potential this could bring to the city centre, therefore it is vital that we create a central hub in the city where visitors and residents alike can spend time, as is replicated in other successful European cities and destinations.
Project is ill conceived waste of tax payers money. Not something I want to see in the city. What about services instead of vanity projects that go over budget and delivery no benefit to ordinary people. Can 1 project at least be finished before moving on to the next waste of money. Sea levels are rising and the project will either be underwater or require a vast cost in sea defences to protect it, in coming years. Has that been factored into the cost? Why should I pay for a commercial structure like a new football stadium when their company has money of it's own to build? Where is anyone supposed to park to visit the beach, including disabled access? We live in Scotland not Spain, we can't have the outside cultural they have as we have different conditions. It will be just another waste land of pedestrianisation like the gallowgate, when is the council going to learn from history instead of repeating it. Stop the development before it just wastes money we don't have. Why not take the money and support business setup in all the empty shops in the city.
I object strongly a replacement for Pitodrie stadium being constructed on the grass east of the broad hill. When the football club were given green belt land to build their new facilities it was because the club wanted to have both the training facilities and the stadium at the same site and the footprint of Pitodrie was too small to accommodate this. With the training facilities now having been built elsewhere if the football club are to continue to play in the town itself then the site of the existing stadium should be redeveloped rather than eating up yet another piece of open land.
As there is great beach volleyball community in Aberdeen having permanent beach volleyball courts would make the beach even more atractive for active people.
It's a big document, but just some things that jumped out at me: Green spaces - I lived on Beach Boulevard for 2 years and honestly I struggled to cope with the lack of green space. I left the beach to live closer to Duthie Park, and it's been a great improvement for my mental health. The idea of incorporating green spaces into the redevelopment plan would be a huge improvement. I also strongly agree that the through roads are very problematic currently and really detract from our potential Aberdeen's potential as a beach-front city. I'm a little confused about the active travel map. I'm not sure what the dashed red line means. Could you please separate cyclists from pedestrians? Building high quality active travel infrastructure would be enormously helpful to the city of Aberdeen. But I think you should build this first before you consider the pier or a new football stadium. Overall I like the idea of a redesign and refocus of the beach, and I think it would be a great improvement to Aberdeen. If you're improving crossings, could you use Dutch style lights that have sensors for pedestrians and cyclists to minimise wait time?
Disagree with stadium plans - should be funded through private investment. Concerned with traffic plans - how do I access south end of beach from Bridge of Don which doesn't affect already congested routes of Seaton and King Street. Beach Village is welcome but should be to south of beach - more activity in that area.
Where I agree with most of the proposals laid out for the Beach redevelopment I feel the closure of the beachfront to traffic from and from Bridge of Don will have a massive impact on shifting traffic onto King Street & Seaton. Links Road - Urquhart Road- Golf Road could not deal with the displacement of traffic. I don't feel a true survey of the traffic that currently use the beach front road has been undertaken. When the AWPR was opened we seen a possitve reduction of traffic

on King Street. The benefit will be lost on what is the unofficial AEPR route is closed. This is where I feel most objections to the redevelopment will come from. As for the rest of the project it all looks like something the City is crying out for. Keeping the football club at the heart of the city in a modern stadia is essential to the surrounding businesses that reap the benefits on match days. I understand the councils policy of trying to get people to give up their cars and increase use of the public transport system or onto bikes. But that is not a viable solution to alot of the citizens of Aberdeen and Aberdeenshire who rely on the current road network. Public transport in the city has been cut drastically in the last 20 years and is often unreliable and unsuitable to meet the needs of an ageing population in the suburbs. The closing of many of the routes in the city center and Union Street in particular is self evident. Our once golden mile of shops is an embarrassment to the city. In the no to far future there will be an increase of electric vehicles on our roads but with no roads to travel on. With this switch away from fossil fuels why will there be a need to remove them from the city??
The beach area is currently open allowing big sky's and stunning views of the Aberdeenshire coast, however the beachfront development looks cramped, restrictive and crowded with out of character trees. If cars are no longer allowed it will kill off the cinema, shops and restaurants. How do cars access the retail park as the existing roads are massively over congested The Broad Hill is historic and should be left alone, not carved with paths and hidden behind a monstrous stadium. Swimming, gym, and Ice skating hockey needs to be replaced or improved. The loss of any current facilities is not acceptable. Entertainment area needs to be large enough to cater for big top events like Circus and Lady Boys.
My main concern is a proposed stadium where the old hotel once stood, if it becomes operational parking will be a nightmare for locals and for visitors to the stadium. The original plans at Westhill are better suited. My other concern will be parking at the beach & access by car, quite often I drive to the beach at lunchtime when time is tight to walk the dog. Once you put restrictions in place I won't be back.
The idea of removing the ability to drive and park along the beach will make the beach less accessible. Since covid the numbers using the beach and water has increased significantly and to remove parking would only move the user users to other beaches, having a negative impact on the many independent traders.
Ridiculous idea to close the road.
Are you seriously considering removing the road? Access will be limited. Traffic elsewhere will be impacted. Please rethink this.
I am very disappointed to hear this will involve closure of the road and the only road access to bridge of Don will be via king Street! This will be a nightmare.and cause even more city congestion on ming street. I travel via the beach to bridge of Don and need to use my car as a District Nurse. I am also a big user already of this lovely area for paddleboarding at Fittie end of the beach and bridge of Don end. I also believe there will be limited parking and this will be paid!! This will mean less of us that use the beach will manage to use it as it is. Very disappointing and definitely not for the road closures, limited parking away from the beaches and paid parking. There is already a HUGE problem of congestion at the beach shopping areas
Don't believe people that want to use the beach should have to pay for parking. This may discourage regular users (swimmers, SUP-ers and surfers.
Please keep the road for beach access and leisure.
Agree the beach area has been neglected by the council and needs revamping. The council MUST accept this is Aberdeen on the north east coast of Scotland and the weather most of the year is not the warmest so need to keep this in mind, this is NOT a European beach resort where outdoor bars and cafes can thrive all the year round. Regardless of what is planned the beach NOW needs to be brought up to standard. FIRST the sand that has been migrating to fill up the River Don estuary needs to be brought back to the main beach which is in a poor state with a good part of the beach now pebbles. I know that groynes have been installed along the beach in an effort to stop the sands being washed northwards with the tides and ugly rocks placed in the central area to help, but have had

minimal effect. The prevailing winds cause sand dunes to cover the beach lower promenade and steps in places and these are partial cleaned by a motorised cleaning machine and the sand is dumped where? not back on the beach I suspect. The railings and steps to the beach are in very poor condition in many places, despite the storms why are these not being maintained rather than be closed off. The pointing in the concrete defences are eroded in many places although there appears to have been an effort at Fittie to repair a small portion. As the the plan it may be a start to focus on this rundown area which is welcome but have the consultants ever been to see the area and more importantly in the autumn and winter storms, has that been considered in the plans if so where. It all looks like what could be done to reflect a summers day, where is the shelter from the storms. Whatever is decided we as citizens and taxpayers need a car route all along the front (some parts may be a bit away from the sea front) and a proper PARKING provision FREE. We encourage proper segregated cycle and walking paths but not to the detriment of road traffic. There needs to be an attraction there to draw in people. Why don't we have a redundant oil rig moored just a bit offshore, after all this is a reason for the prosperity of the region. I'm sure we could get what remains of the oil industry to contribute along with the Government grants etc. This could be a showcase and have restaurants coffee shops etc on it. Weston Super Mare has one funded mostly by central government even though it does not have a link to the oil industry. We need to think out of the box.
Looks good especially the new walkway but my biggest concern is the fact that the beach esplanade is a main North/ South route through city centre. Where will all this traffic go it looks as though the esplanade comes to a dead end if travelling from the North, with no access from the south / city centre/ harbour direction. The beach esplanade also works well as it provides loads of parking most of its length giving people the oppurtunity to walk any part of the beach. If you don't get acccess to the Beach correct then less people will visit, the businesses will suffer and the whole thing will be a complete waste of time.
Yes, whilst the proposal to improve the beach area is welcome the design is flawed in terms of accessibility. The proposed design will result in high traffic congestion in terms of trying to get to the Fittie end of the beach or the bridge of Don end as the routes to get to these areas will be become bottle necks due to the reduction of road access routes caused by the new proposed layout. As someone who lives on the outskirts of Aberdeen and a keen surfer/stand up paddle boarder I need good road access to get to these areas by car to get all my gear to the beach. Since Covid there has been an explosion of beach users that use it for surfing, stand up paddle boarding, sea swimmers and more, good access to the beach is essential for these people. I am afraid I believe the new design will reduce the numbers of people using the beach because the hassle it will create in getting there. I think the new design should create pedestrian areas without choking off main access arteries of Aberdeen, designs should be modified to allow good car access to these areas whilst creating new redeveloped areas.

I've lived in Aberdeen for 4 years and hope to live here for many more. I'm a very active beach user and frequently swim and surf at the seafront. I'm incredibly enthusiastic about the beachfront development proposals that have been put forward. I feel this is an amazing opportunity do something exciting with the beach front and transforms it back to it's former glory. I genuinely believe these proposals could be the making of Aberdeen, transforming the city into a place people want to live in regardless of the vagrancies of the oil industry. I'm very keen on almost every aspect of the proposals and I'm particularly supportive of the pedestrianisation measures and cycle infrastructure. However, some further points/suggestions for you to incorporate:

Surf/swimming facilities
• Aberdeen is becoming an increasingly well known for its surf scene. This could be a chance to really encourage this and create a new post-oil industry and feature of interest.
• As many will have said, the surf village needs to be closer to Footdee which offers the best/safest swimming and surfing along the beachfront.
• The Aberdeen surf club only really represents student surfers which is a small proportion of all the surfers in Aberdeen. Be sure to reach out to the community in general. I would suggest the 'Surf North East Scotland' facebook page combined with signs inviting consultation down at the beach access points in Footdee.
• Generally love the pedestrianisation features, but there will need to be some free parking maintained close to Footdee as its generally impractical to carry a surfboard any other way. Paid parking or reduced parking would kill the burgeoning surf scene over-night.
• Key features that sea users would love: secure storage, changing rooms, hot showers, wet suit cleaning facilities, surf shop.

Pier
• Love the pier designs, never seen something like that before. This could become a really iconic piece of infrastructure for Aberdeen and the NE, along the lines of the Angel of the North etc.
• Possibly there could be more on it- café/sitting facilities so that people like to go spend time there.

Aberdeen football stadium
• Only part of the scheme I'm really not in favour of. What on earth is the point of moving the football stadium 200m from its current position? Going ahead with this idea could potentially derail the whole thing. There are so many better things that could be done with that space.

Retail space
• Over lock down a whole range of food vans have popped up by Footdee, which have proven immensely popular. However, they are currently making do with some make-shift seating cobbled together on the pavement. Why not provide more retail space in your proposals? Space for bars, restaurants, clubs, shop and whatever else people can think up. It would be great if we could transform the sea front into somewhere people like to hang out irrespective of whether they want to be by the sea or not (look at Brighton sea front for inspiration).
• The area currently covered by the stadium could be a good candidate for some kind food-hub square and there are also lots of opportunities along the sea front itself- the grassy embankments etc.
• I'd strongly advise you to consider how you could make space for this in the development.

Other ideas
• Ever visited Malmö? It's a city in Sweden at virtually the same latitude as Aberdeen. The Ribersborgs Kallbadhaus is an amazing historic sauna and cold-water bathing facility, built on a pier jutting out into the sea. Wouldn't it be amazing if we had a modern-day equivalent in Aberdeen? I feel this would really encourage people to make greater use of the beachfront and I would strongly urge you to consider opportunities for developing sauna facilities. It's about time that Scotland imported this tradition from Scandinavia!
https://visitsweden.com/where-to-go/southern-sweden/malmo/ribersborgs-kallbadhus/

Final message

However, more important that any of this I wanted to give you this message: be brave, have the courage and conviction to know that you are doing the right thing- it's no exaggeration to say that the future of Aberdeen is in your hands. You will no doubt be inundated with negative messages during this consultation, mostly from luddites complaining that they will no longer be able to drive and park along the sea front. You need to do everything in your power to ignore these people. Remember that the people with something negative to say will always be more vocal than those who simply have no opinion or those who are generally positive and don't have much to add. The world is full of examples where progressive counsellors will strong visions have completely changed cities for the better, all whilst facing fierce opposition from local people. Look to the pedestrianisation of Ljubljana and the development of cycle infrastructure in 1970's Amsterdam amongst others for inspiration. History has clearly shown time and time again that people hate to live to car-free cities until they find themselves actually living in one:

https://www.wired.co.uk/article/car-free-cities-opposition

In 10 years' time nobody will remember that they used to park their car there on their way to Burger King, but everyone will appreciate these proposals that you've put together. You have the opportunity to change Aberdeen into a truly great place to live, keep up the good work!

Extracts from public feedback to Q2: "Do you have any comments on the Aberdeen Beachfront Development Framework, Strategic Environmental Assessment (Environmental Report)

Comment	Response (where necessary)
With modern facilities swimming pool, beach ballroom, football stadium & ice rink replacements. Roof top solar panels, ground or wind source these would lower the overheads of running these essential city & further afield entertainment centres	Noted: renewables are considered within the Beachfront Development Framework (BDF)
I hope that the plans can showcase Aberdeen as a modern energy capital that is shifting towards green energy.	Noted: renewables are considered within the BDF
I note the overall impact is "mixed", with concerns raised about the Beach Ballroom being negatively impacted by the stadium development. Take a look at the Broadhill Bar today and see if they're exaggerating.	Noted
No its a technical document so not appropriate	Noted
The area is rich for wildlife, especially the golf course and towards Donmouth and the Bridge. Broad Hill and the land surrounding it is also rich in wildlife with owls, falcons and many birds seen even in daytime.	The BDF aims to protect Broad Hill, and promotes biodiversity however, Donmouth is outwith the boundary of the BDF.
The only comment I would make regarding the environment is the windfarm is a danger to birds apart from it being an eyesore	Unclear what this is in reference to?
What will the impact be of the proposed pier on sand movement and erosion including the areas not directly affected by the proposals north and south and indeed up the coast to the north?	As this is a concept modelling cannot be undertaken until a detailed design is produced. Once this is prepared an assessment will be undertaken.
This is a full report. All I can say is that Donmouth and is a nature reserve and Aberdeen beach should be consistently blue cross, any human destruction or waste/litter impact is at the council's peril. The whole area is a feeding ground for seabirds, dolphins, seals, ducks, fish, and inumerable sealife. So, any talk of excessive cafe/restaurants/ bars/ lighting etc is totally out, a no-go area.	Noted. Donmouth is outwith the boundary of the BDF
It looks good. I am glad this is being considered centrally in the plan and I hope it stays that way. It would be lovely to see more green spaces on the beachfront that also promote conversation and biodiversity	Noted
Improving the green space beside the beach to improve wildlife value, such as in the plans for improving Broad Hill, would be amazing. The environmental assessment seems to demonstrate due care not to pollute the water, beach, green space, etc.	Noted
Groynes should be removed to allow safer access for water users.	These features cannot be removed as they protect the shoreline from coastal erosion
Additional building over the water will impact the environment during build and may result in additional littering into the water when in use.	Noted. Structures over the water will be designed to minimise impacts on the environment
Modification to the water flow and sediment transport may make some areas of beach unsuitable for safe access.	Modelling cannot be undertaken when a detailed design is prepared for the boardwalk and slipways. Once this is

	prepared an assessment will be undertaken
Over development of the beachfront affects the wildlife that is currently there on the green spaces. Will we have any green space left when the council is determined to pave everything. Less wildlife affects the sustainability of the planet. What about the carbon footprint of the construction work? Yet more emissions.	The BDF proposals promote biodiversity where possible, and have been based on the findings of ecological surveys.
Yeah, your document is so long. I don't even know if I've found the Environmental Report yet. Could these consultations have more specific questions?	Noted. The document was long because it included a copy of the BDF as an Appendix for reference.
Looks fine. Maybe opportunities for wildlife, pollinator meadows etc?	Promoting biodiversity is an aim of the BDF
It will negatively impact the natural environment of the beach by over commercialising the area. It will disrupt wildlife and the natural coastline. It's a waste of money and will take years to complete. It's absolutely not needed and unnecessary and will have a harmful impact on the environment with pollution and noise pollution.	The BDF aims to provide open/green space and promote biodiversity using blue/green infrastructure and ecological enhancement.
"The overall effects of the Beachfront Development Framework on our surroundings are mixed, some positive and others negative. Large scale development, that can be seen from a number of locations, will have a negative effect on views and scenery and the character of the Beachfront Area. However, the Beachfront Development Framework also contains design principles" for new development which aims to minimise this impact." Page 5. although picked up in later in the document I am unclear how these principles have influenced the design when we have a break to the line of the beach, a pier proposal and man made dunes. The proposal is a radical departure from the current situation and is likely to have significant impacts on the physical systems of the beach. I don't see any assessment at this stage of the impact of the proposals on the inshore and shore systems. We already have an issue with erosion which is only likely to get worse with climate change. Building a pier, slipway and changing the line of the beach is likely to have knock on effects elsewhere in the system. Without full assessment of the likely impact the city could be signing up to significant ongoing costs to maintain the system and public use eg by swimmers, surfers and paddleboarders could be impacted. We seem to have our new beach village situated away from current usage patterns and close to where riptides have been a safety concern. We already know the coastal defence structures have impacted on public use patterns in the bay with users pushed south and, to a lesser extent, north. What is the likely impact of the proposals and will it further impact user patterns? The area including the children's play area and in front of Transition Extreme is already prone to standing water, with rising sea levels we need to be sure there is not risk of storm blow through in an artificial dune system that makes the situation worse rather than better. I am not picking up how the proposals are being future proofed against the impacts of climate change including increased incidence of extreme weather eg will the man made dune features experience significant blow through in storm events and require ongoing reconstruction? Will the pier have to be closed in extreme conditions for public safety and how will this be managed? What is the carbon footprint of the proposal? Whilst the assessment speaks about needing to respond to climate change and net zero it does not appear to weigh the proposals carbon costs against that. The negative cumulative effects (page 86) do not address this at all. With a large carbon cost to a pier, new roads and new buildings it is hard to envisage a net gain. In fact elements including the pier seem both	As this is a concept modelling cannot be undertaken until a detailed design is produced. Once this is prepared an assessment will be undertaken. The project provides a platform to create new & innovative technologies and systems, to provide a net zero carbon, electricity, heating, and cooling solution to serve the load demands of the development. At this early stage options are ongoing with an appraisal to determine the best Energy Strategy for the proposed development. Collaboration will be possible with both Aberdeen Heat & Power and the Councils Green Hydrogen Joint Venture partner to fully explore and understand the feasibility of options. This appraisal would include all load profiling, sizing, location considerations, technical specifications, capital costs and running costs considerations. An aim of the Beachfront Development Framework is to achieve Net Zero Carbon in Operation status. The design team are also seeking to reduce carbon associated with construction, but it is understood the project will not seek formal Net Zero on Construction certification. Coastal modelling cannot be undertaken until a detailed design is prepared for the boardwalk and slipways. Once this is prepared an assessment will be undertaken Flood Risk Assessment will also be undertaken.

expensive compared to the actual cost and the carbon footprint when concrete emissions sit at approximately 72.5kge/tonne. What message is the city trying to give? I wholeheartedly support redevelopment of the beach area and the city but it surely must have assessment of the carbon footprint of the proposal and design principles that reflect that. In my view a huge concrete pier and new roads doesn't reflect that. The proposals for monitoring are ok in themselves however I cannot help feel there needs to be significantly more modelling of the impact on the physical systems prior to finalisation of plans. The plan actually acknowledges (page91) "Climate change adaptation and vulnerability The proposed development along the coastal strip has the potential to increase vulnerability to local climate change impacts including flooding, accelerated coastal erosion and sea level rise" so why is this not being thoroughly modelled before any plans are being put forward.in a worst case scenario we could be spending millions on a proposal that is at risk from the start?	
The pier will affect the beach and the wildlife with the building works....	Coastal modelling cannot be undertaken until a detailed design is prepared for the boardwalk and slipways. Once this is prepared an assessment will be undertaken. Natural landforms to offer protection from the element are proposed, with dune formations providing shelter from north easterly winds. Promoting biodiversity where possible is an aim of the BDF
The impact on the environment should be as little as possible, everything as natural as possible.	The proposals seek to protect and promote the existing natural habitats and biodiversity found on the site. Additionally, these will be supplemented by a developed green/blue network.
Again, too much disruption will not help our environment.	The proposals seek to protect and promote the environment and existing habitats and biodiversity found on the site where possible. Additionally, these will be supplemented by a developed green/blue network.
Please keep the awful LED lights to a minimum. In years to come we will find out that extra 'energy efficient' lighting is not that healthy for nature, including ourselves. We are already hearing people complain of constant headaches and eye problems and studies are ongoing to investigate their use indoors. Outside makes it even worse, there is no escape. Also, the addition of extra lighting seems to contradict the idea of green spaces for a healthier environment. They are harmful to wildlife and humans. They interfere with natural behaviour patterns. One of my own joys is to visit the sea near dawn and the big light displayed in the proposal photos would interfere with the natural lighting. What consideration has been given to the rabbits and other wildlife living under the grassy area proposed for rejuvenation? I have been informed that the usual practice is to put down poison prior to digging up the areas (to then replace with superficial turf) rather than just digging them up. Will the children be informed that their new play area was developed killing hundreds, if not thousands, of rabbit in the process?	Lighting shall be developed as the design progresses. **Should rabbit warrens and burrows require removal at the development stage, this will be undertaken under the audit of the project ecologist.**
What are the highest risks that have come out the envid? What are the mitigations and do you have the appropriate contingency to mitigate these risks? The same question on the societal risk I.e traffic problems to the tax payer	Mitigation and enhancement have been identified during the assessment.
From the little I have seen of the report it is my opinion that asking for comments about what appears to be 456 pages long is fat too onerous for we ordinary members of the public.	Noted. The document was 459 because it included a baseline environmental report (including a

	Preliminary Ecological Appraisal (PEA) report), and copy the BDF as an Appendices for reference. A non-Technical Summary was provided at the beginning of the document.
It's awfully big. A summary document would have been much easier to understand.	Noted. The document was 459 because it included a baseline environmental report (including a Preliminary Ecological Appraisal (PEA) report), and copy the BDF as an Appendices for reference. A non-Technical Summary was provided at the beginning of the document.
This document is 459 pages long - a public friendly version is a basic requirement. It appears that this is only a SEA scoping document : given our view that the greatest attraction of the beach is the natural environment, a full SEA process is required. We are strongly opposed to further major built infrastructure etc. in the beach area. We have already lost a large area of natural assets with the building of the Queen's Links shops etc.	Noted. The document was the full Environmental Report, which was 459 because it included a baseline environmental report (including a Preliminary Ecological Appraisal (PEA) report), and copy the BDF as an Appendices for reference. A non-Technical Summary was provided at the beginning of the document.
Firstly, why have you only provided an environmental assessment report? You have a legal responsibility to provide a full and comprehensive Health Inequalities Impacts Assessment (HIIA) , I don't see any evidence of this! A city joint impact assessment has also not been shared, this also needs to be done on top of an HIIA to ensure for example Children's rights are considered. The environmental report is limited in the design factor. There needs to be cleared information on how people access the space. The section stating population health is generalised and does not consider the whole population, and HIIA should be completed to support this. There are also a number of 'typos' in the report, some made me question timelines for engagement and areas for the development. If you also expect general public to absorb these kind of documents you should consider providing summaries or easy reads to be more inclusive.	Noted. A non-Technical Summary was provided at the beginning of the Environmental Report. ACC has to comply with duties in the Equality Act – namely the Public Sector Equality Duty and Fairer Scotland Duty. We ensure we do this by completing Integrated Impact Assessments. Public Health Scotland also has to comply with the same duties –called an Health Inequalities Impact Assessment. The Integrated Impact Assessment should cover all points raised in a Health Impact Assessment.
Had a brief skin read - seems like the proposals are adequately taking environmental concerns into account.	Noted. The BDF aims to provide open/green space and enhance the environment/ biodiversity using, for example, blue/green infrastructure and habitat creation.

We have an amazing area which we need to preserve and use!	The BDF aims to provide open/green space and enhance the environment/ biodiversity using, for example, blue/green infrastructure and habitat creation. In addition, Broad Hill is already the most biodiverse part of the Development Framework area, however the aim will be to further look for ecological enhancements through additional tree planting especially along the leeward side of the hill, expanding the pine woodland, grassland management and providing a nature led stabilisation program for the steeper eroding east slopes. This enhancement of the ecological resource will offer a key biodiverse catalyst and generator for the rest of the Development Framework area and the creation of wider green networks.
A very poor document - all detail but lacking a simple summary and the conclusions are weak and unfocussed. Same comments relate to (4) above - should not take place.	Noted. A Non-Technical Summary was provided at the beginning of the document.
I think things can be sustainably managed as per report.	Noted
I agree with the points raised in the environmental report but I think overall the redevelopment is a good thing for the area	Noted
Incredible report	Noted
We need to consider the environment in all aspects of planning so we do minimal damage to the area .	Noted. The BDF aims to provide open/green space and enhance the environment/ biodiversity using, for example, blue/green infrastructure and habitat creation. In addition, Broad Hill is already the most biodiverse part of the Development Framework area, however the aim will be to further look for ecological enhancements through additional tree planting especially along the leeward side of the hill, expanding the pine woodland, grassland management and providing a nature led stabilisation program for the steeper eroding east slopes. This enhancement of the ecological resource will offer a key biodiverse catalyst and generator for the rest of the Development Framework area and the creation of wider green networks.
As above - totally support the plans and the stadium.	Noted
Happy that all environmental procedures are in place	Noted

I am not an enviromental specialist. But incorporating wind and Hydrogen energy must be key to the projects success. Could a major sponsor such as BP or Shell not be approached to part fund the stadium in turn for utilising their Hydrogen for example?	The project provides a platform to create new & innovative technologies and systems, to provide a net zero carbon, electricity, heating, and cooling solution to serve the load demands of the development. At this early stage options are ongoing with an appraisal to determine the best Energy Strategy for the proposed development. Collaboration will be possible with both Aberdeen Heat & Power and the Councils Green Hydrogen Joint Venture partner to fully explore and understand the feasibility of options. This appraisal would include all load profiling, sizing, location considerations, technical specifications, capital costs and running costs considerations.
The development area currently at face value manages environmental issues well. Any further development should follow strict adherence to environmental aspects of the assessment.	Noted
As previously stated a Stadium that doesn't incorporate the surrounding into there design has no respect for the surrounding Beach front and there for the local people of Aberdeen , I Feel like many others The Stadium should incorporate the surrounding and have half the Stadium hidden under a mound /Hillside so it doesn't ruined the beachfront	
Removal of cars seems myopic and they should put in the planned infrastructure prior to removal. Quick improvements or ones implemented away from this should be tackled first for buy in, such as the pier.	
Hope it comes to fruition	
I see very little impact of any.	Noted
Any involvement is deeply needed and perhaps 20 years late	
I think it makes best use of the land without such impact. It's hardly an environmental success the way it looks now.	Noted
I support it, in particular the stadium	
Very feasible	
I think the positives far outweigh any negatives	Noted
It has to be environmentally good for aberdeen or the plans have to be altered the	Noted. The BDF aims to provide open/green space and enhance the environment/ biodiversity
It looks good and I support the plans	

I think future proofing the infrastructure for Electrical charge points, cycle paths and hydrogen points (very early stages but looks to be a contender in the coming decade) be crucial for the area to remain relevant. Being an open area solar energy could also be utilised in building / civil design to maximise the potential. But a more thoughtful approach on the cycle paths would help things greatly, facilitating a good connection with existing paths like the Deeside railway line at Duthie park and in bridge of don would ensure engagement for generations and would put Aberdeen on the map in terms of city development. Glasgow and Edinburgh and even Inverness don't have a beach area so Aberdeen should really lean into this is my gut feeling. People from well into Aberdeenshire still commute into the beach without the additional development. So transport links / bus, cycle would be key from an environmental perspective.	The project provides a platform to create new & innovative technologies and systems, to provide a net zero carbon, electricity, heating, and cooling solution to serve the load demands of the development. At this early stage options are ongoing with an appraisal to determine the best Energy Strategy for the proposed development. Collaboration will be possible with both Aberdeen Heat & Power and the Councils Green Hydrogen Joint Venture partner to fully explore and understand the feasibility of options. This appraisal would include all load profiling, sizing, location considerations, technical specifications, capital costs and running costs considerations.

Appendix D

Extracts from public feedback to Q2 "The Beach area still includes some temporary movement changes put in place to help people travel during the Covid-19 public health emergency. These measures are on Beach Boulevard (changes to car parking and introduction of cycle lane) and on the southern part of the Esplanade (introduction of one-way system for general traffic and bi-directional cycle lane). Do you have any thoughts on these measures, including whether they should be made permanent?"

Not be made permanent... the shopping area just behind the beach gets grid locked because of this and alot of the cyclist don't stay in their lane...they cycle on beach front around the walkers and on the road with the cars..
You need to put back 2 way traffic and cycle lane know one goes on this ???
Don't think they make any positive difference
We don't need a cycle lane. Plenty of room to cycle and there aren't cycle lanes to actually reach the beach so not safe to cycle to get to the beach. Car parking should be brought back for those that are not able to get to the beach otherwise
I like the bus lanes as long as there is also plenty of room for cars ... no need for a one way system , this just holds up traffic at the other end .... get rid of the bike lanes , waste of space and money .
Not required, it was better before when it was a two way system
The one way system at the beach front should be removed with car travel in both directions reinstated. The one way system is cause gridlock in the areas nearby, including the beach retail park.
The one way system on the beach front south end should be made permanent.
All removed and returned to original.
I don't mind the one way system however one of the draws to the beach is that there is plenty of parking, I think this is especially important for people coming from out of town. I am all for promoting public transport but I'm from Ellon and access is a lot easier to the beach with a car, especially if we take bikes to ride along the beach.
I think these measures should be made permanent.
I never felt they were fully necessary in the first place however it makes pedestrians feel less congested and cyclists safer then by all means make them a permanent feature. However, this cannot come at a cost to drivers. To encourage people to take their families from all over ample parking and good infrastructure need to be in place or its just going to deter people from coming.
I am very much for the introduction of cycle lanes and the removal of traffic. I for one would use this space a lot more often and take my family out for a cycle across the area and up to Bridge of Don. At the moment I would never do this as its far too dangerous to be done on the road as traffic can be busy and drivers don't take much care on that road in particular.
I think the one way restriction that was put in place on the southern part of the Esplanade should be lifted. This causes huge traffic congestion at weekends on Links Road with cars leaving the retail and entertainment parks. The southern part of the Esplande is never busy with cyclists or excessive pedestrians on what is an already wide pavement, to justify these restrictions still being in place. It makes it off-putting attending this area at the weekends with the family.
Remove them.
The Beachfront should become completely pedestrianised with free parking moved close by
they should be removed as soon as possible, the one way system and barely used cycle lane causes chaos getting out of the retail park every weekend. I can count on one hand the amount of cyclists that use the cycle lane
No
No comment

The traffic flow through out the whole area requires to be looked at in depth. The whole esplanade in front of Codonas should be permanently pedestrianised
No
No pedestrian it
Yes, retain. However, need to solve the traffic congestion leaving the boulevard retail park
Where does one way system start/end?
One way system actually causes more pollution as cars get gridlocked. Bike lane pointless.
These measures were more of an hinderance than anything else. The areas where they were out in place already had ample room for people to walk / cycle even when the covid restrictions were in place. I work at Waterloo quay and having the beachfront down to a one way system has caused major congestion on the road along side Asda, congestion that would have been eased or remover completely with the reopening of the beachfront.
I like the one way systems
You should be able to drive, walk or cycle along the whole length of the beach, there is plenty of room for everyone so don't see need for restrictions for cars, the new plans should include some form of still be able to drive even if rerouted slightly. To divert drivers onto King Street seems rediculus to drive along the beach.
As above, I personally thought those cycle lanes were awful and a total waste of money. I cycle as well as run and walk. Although I didnt use those lanes as a cyclist, I drove past them, ran and walked past them. They should not be made permanent in my opinion. I like the way the traffic flows along the beach front and I like the way you can park at the Bridge of Don end. At the retail end it has changed which was strange the last time I was there but it did make sense one you got that it had changed. As it is all free parking it definitely encourages people there more so than heading into the city centre.
Na
They're should be better lanes for push bikes. The current road around the beach is dangerous as very wide, and only 2 lane carriageway. Plenty of room for a dedicated bike lane .
No they should not be made permanent
Do not make permanent
No
Everything should be revisited for betterment now the pandemic has largely subsided
Remove asap
Doesn’t affect me either way .
Don’t touch traffic in the city, you have already caused substantial damage
The one way system should be removed but cycle lanes encouraged.
No need for the stupidly large cycle lane we had previously. How anyone thought that would work I have no idea. Better to have 2 way flow in my opinion but the 1 way doesn't bother me. If the stadium is going there the road surface needs to be improved with 2 clear lanes each way marked with white lines. No one has a clue if its 1 or 2 at the moment.
Make permanent
Car parking shouldn’t be allowed along the centre of beach boulevard at all - car parking should be available at either end but not directly infront of cafes etc.
No these should not be made permanent and should be removed at the earliest possible opportunity.
A cycle lane that is not required, with wide roads and wide pavements already existing all along the esplanade.
The current one way system is helpful (if that is what you mean by southern). Cycle lanes in general should be better throughout the city.

I don’t think they should be made permanent as we want to attract people to the beach. Keep all parking as most people use this form of transport
Please do not make permanent. Free flowing traffic is better for the environment than those stuck in a traffic jam
A standalone cycle path the length of the beach and linking to other cycle paths is a necessity. It should really be possible to cycle there on paths from the park and rides and from the suburbs. You cannot ban cars, so roadways should be retained maybe with additional parking. Parking should remain free as the high cost of parking in city centre is a strong deterrent to ever. going there.
Cycle lane not necessary and poor use of space
Parking on the edges of the area One way system Pedestrian walkways
No opinion either Way.
Return to previous free movement for cars both ways. Don’t mess up the beach frontages lik you’ve done to Union Street. Get local councilors and unelected officials off their backsides and travel to these areas to see the detrimental effects of their plans
Ridiculous in the first place.
I wouldn't mind if they're made permanent but I don't think they need to be
Whatever helps the beachfront businesses
Totally agree that cycles lanes are essential to city life
Make the one way permanent but also make the cycle lane one way.
Yes. Anything that encourages non-car use of the beach area should be encouraged. Temporary cycle lanes are fine, but permanent lanes will allow for better separation with pedestrians and cars
Change it back to how they were
Kindly remove these provisions, they make the Beach front a disaster zone.
No remove them. They’re ugly. Aberdeen beachfront needs more car parking spaces to encourage people to go down and visit the businesses that are brave enough to open down there. The council need to remove some of the licensees for burger vans also. There are too many now and must be having a financial affect of the locals cafes.
You need transport links to bring people to the area. This will include the car for some families. So while I hope the main area is fully pedestrianised, I hope that good parking facilities are available close by. I support the use of cycle lanes so that space is not mixed use where walkers young and old risk being struck by a cyclist.
These measures should be made permanent and the previously-removed measures permanently reinstated.
Active travel links need properly formalised with connecting infrastructure at junctions
One way system should be removed
Remove temporary measures. Still significant cars going to the Asda shopping development and it causes a bottle neck. We drive to take a walk at the beach several times a week.
I think these should remain. On the esplanade, more should be done to make the bike lane permanent and separate it from the main carriageway
One way system is ridiculous
The measures were very poorly executed and they should be removed, future long term measures should be put in place but should not exclude car and parking otherwise this will limit who visits the beach area.
If they improve cycle and pedestrian access -yes.
WASTE OF TIME AND MONEY

The number of people in the city who thought it was a ridiculous idea. It was uncalled for, a waste of money.
NA
The COVID-19 restrictions put in place were never discussed with the public with that stupid cycle lanes put in place next to the curb with car doors opening onto it. So dangerous. My cyclists just continued to use the pavement anyway. As it was Central Government funded it should have been placed on the far side of the road beside the dunes with ALL cycling prohibited on the road and pavements. That could have remained after the Covid restrictions were lifted. The remaining bike lane on the Beach Boulevard central outside the cafes and restaurants should have been lifted along with the other lanes. It is a complete nonsense leaving that in place. Take away NOW to let the traffic flow improve. Keeping it which is barely used results in traffic going via the Beach retail park road which is horrendous at the weekends. So much for trying to reduce pollution.
I think the promenade should be pedestrianised - far more appealing to visit.
My thoughts are with the people who wasted public funds to put all the measures in place. An investigation with people being held to account for wasting money without any public consultation. If we carry on like this all we are doing is encouraging bad decisions without repercussions. In any other job you would be sacked for wasting millions of pounds, why should civil servants be any different. The question is actually embarrassing, the fact that you can't bring yourselves to admit that mistakes were made is why your asking whether we would like your mistakes to be made permanent.
There is a nearby train line. Could this be used as a commuter train?
Scrap the unused cycle lane and restore the original measures to ease the flow of traffic and assist businesses in the beach area.
Pedestrianising the beach area should be a priority in any future developments
These measures, which front the cafes, work extremely well although cyclists seem to ignore the cycle lanes and prefer to travel on the upper or lower promenades. Keeping the single lane for drivers seems to be ideal and allows all the cafes seating outside.
As above. These changes, especially the one way system have caused more traffic & jams. As people looking for parking just go round again. In your plan it's going to be ALL pedestrianised! Discriminating the elderly & disabled who can't walk any great distance. Maybe make it emissions free. Using shuttle zero emission buses. With a cycle lane if necessary, I must say I hardly ever see anyone using the cycle lane!
Water sports participants require vehicle access along the entire seafront because the launch sites vary according to Wind direction and sea state.
In general, the published plans for the entire beachfront seem great, but let's not get bogged down with respect to cars. They should do what they are told and that should be the end of it. We don't need them near the revamped beachfront for that to flourish. KEEP THEM AWAY. You have been imaginative enough to find solutions to the beachfront, so you can surely find solutions for the disabled and other parties that don't end up like Union Street.
Cycle lanes to be permanent. I would stop cars all together in front of the restaurants and pedestrianise it.
Yes - keep the cycle lane. If you're investing in improving the cycle lanes from the city to the beach it makes sense to keep the cycle lanes across the beach too. I think the entire esplanade should have a bi-directional cycle lane set away from the road for people to cycle up/down the beach safely.
Remove them immediately. The area is often in gridlock when trying to return from the South end of the beach. There is plenty of cycle access in other parts of the city, and to put lanes outside of the beachfront shops is a disproportionate concession to cyclists - who remain in the minority. The pop-up catering huts to the South of the promenade are a fantastic idea - as evidenced by how few parking spaces remain vacant through the day. This is fantastic during the week - but it's a nightmare to access at weekends - again because exit options are restricted and gridlock occurs because of the one-way system. SCRAP IT.
Make permanent.

An environment focused on people should make them healthier and happier. Allowing cars means more air pollution, noise pollution and less room for wildlife. People want a cleaner and greener environment. We don't want these plans.
Beach Boulevard should not be one way
The changes to the parking and one way system at the beachfront are diabolical as for cycle lanes - I have never seen any cyclists using them, they use the pavements and how many cyclists do you see cycling in the cold, wet, snowy weather - none, how many months of the year is it not viable to cycle. By the way, staying in the Bridge of Don and going to the beach regularly, we hardly see any cyclists on Ellon Road, King Street, the Beach Esplanade or the beachfront, in fact never see cyclists on these routes. You need to seriously reconsider access and parking for the disabled. NO THE CHANGES SHOULD DEFINITELY NOT BE MADE PERMANENT.
The Beach front is the one area in Aberdeen where cycle lanes are not necessary but I feel it is time that the area in front of the cafes was made 2 way traffic again as the build of traffic from the shopping centre at the beach is horrific and causes huge traffic jams. Also there is only 6 disabled spaces which are very often occupied by non blue badge holders. Why is there never any wardens down there checking on these sort of things?
Shouldn't be permanent, it's bad enough trying to get around Aberdeen as it is
As for cycle lanes, which you hardly see used. I cannot see the point of them being made permanent, so definitely not for me, just give us back all our car parking spaces.
Open up for as much access as possible but encourage cycling etc
Free up traffic movement by opening esplanade traffic flow to two way traffic
I do not think there is a need for a cycle lane as the roads are broad and offer good visability plus the esplanade (both levels) are used by cyclists. Cars should not be excluded in any area at the beach. If Beach B maintained the no parking it would not be a problem as, like I said previously, it is easy to park along the beach front. I do think the whole beach front should be a 20 zone though, not just part of it.
No should be removed immediately
Keep the cycle lanes but in balance with more car parking areas
No I don't think it should be a permanent fixture , poeple want to go to the beach to see the water and sand , and with it being a one way system it stops the flow of traffic , makes more cars park there , dosent look as attractive-
Dreadful and this should be returned to normal asap
Stricter enforcement of cycle lane use would be welcome as cyclists persist in causing alarm (and possibly harm) to pedestrians on pavements.
Yes but maintaining or improving this shouldn't be a blocker to the planned development.

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APPENDIX B DELIVERY TIMELINE

Item	RIBA stage 0	HUB STAGE 1 COMMENCE	RIBA stage 1 complete	DECEMBER COMMITTEE	RIBA stage 2 complete	HUB STAGE 1 COMPLETE	FEBRUARY COMMITTEE	HUB STAGE 2 COMMENCE	RIBA stage 3 complete	APRIL COMMITTEE	RIBA stage 4 complete	HUB STAGE 2 COMPLETE	Construction start
				(14th December)			(22nd february)			(26th April)			
Beach Public Realm													
(Business Case Group 1)													
Play park (A)	Complete	3/1/2022	7/8/2022	90% RIBA Stage 1	2/3/2023	2/3/2023	Hub Stage 1 Submitted	2/3/2023	4/7/2023	15% RIBA Stage 4	7/14/2023	9/8/2023	Q3 2023
Sports Area(A)	Complete	3/1/2022	7/8/2022	90% Hub Stage 1	2/3/2023	2/3/2023	Hub Stage 1 Submitted	2/3/2023	4/7/2023	15% RIBA Stage 4	7/14/2023	9/8/2023	Q3 2023
Pump track (A)	Complete	3/1/2022	7/8/2022	90% Hub Stage 1	2/3/2023	2/3/2023	Hub Stage 1 Submitted	2/3/2023	4/7/2023	15% RIBA Stage 4	7/14/2023	9/8/2023	Q3 2023
Amphitheatre (A)	Complete	3/1/2022	7/8/2022	90% Hub Stage 1	2/3/2023	2/3/2023	Hub Stage 1 Submitted	2/3/2023	4/7/2023	15% RIBA Stage 4	7/14/2023	9/8/2023	Q3 2023
Events Field (A)	Complete	3/1/2022	7/8/2022	90% Hub Stage 1	2/3/2023	2/3/2023	Hub Stage 1 Submitted	2/3/2023	4/7/2023	15% RIBA Stage 4	7/14/2023	9/8/2023	Q3 2023
Gateway Building (A)	Complete	3/1/2022	7/8/2022	90% Hub Stage 1	2/3/2023	2/3/2023	Hub Stage 1 Submitted	2/3/2023	4/7/2023	15% RIBA Stage 4	7/14/2023	9/8/2023	Q3 2023
Hub Building (A)	Complete	3/1/2022	7/8/2022	90% RIBA Stage 2	2/3/2023	2/3/2023	Hub Stage 1 Submitted	2/3/2023	4/7/2023	15% RIBA Stage 4	7/14/2023	2/16/2024	Q1 2024
Landscape Mounding(B)	Complete	3/1/2022	7/8/2022	30% RIBA Stage 2	6/23/2023	7/7/2023	40% RIBA Stage 2	7/7/2023	8/25/2023	70% RIBA Stage 2	1/26/2024	2/16/2024	Q1 2024
Broadhill (A)	Complete	3/1/2022	7/8/2022	90% Hub Stage 1	2/3/2023	2/3/2023	Hub Stage 1 Submitted	2/3/2023	4/7/2023	15%RIBA Stage 2	7/14/2023	9/8/2023	Q3 2023
Pedestrian Spine (B)	Complete	3/1/2022	7/8/2022	30% RIBA Stage 2	6/23/2023	7/7/2023	40% RIBA Stage 2	7/7/2023	8/25/2023	70% RIBA Stage 2	1/26/2024	2/16/2024	Q1 2024
New Canopy(A)	Complete	3/1/2022	7/8/2022	90% Hub Stage 1	2/3/2023	2/3/2023	40%RIBA Stage 2	2/3/2023	4/7/2023	15% RIBA Stage 4	7/14/2023	9/8/2023	Q3 2023
Beach Boulevard(B)	Complete	3/1/2022	7/8/2022	30%RIBA Stage 2	6/23/2023	7/7/2023	40%RIBA Stage 2	7/7/2023	8/25/2023	70% RIBA Stage 2	1/26/2024	2/16/2024	Q1 2024
Boardwalk(C)	SSPS		2/24/2023	50%RIBA Stage 1									
Slipway(C)	SSPS		2/24/2023	50%RIBA Stage 1									
Beach Village(C)	SSPS		2/24/2023	50%RIBA Stage 1									
Beach Ballroom													
Beach Ballroom	8/31/2022	9/1/2022		On Hold									
Ballroom externals(B)	8/31/2022	9/1/2022	11/30/2022	30% RIBA stage 2	6/23/2023	7/7/2023	40%RIBA Stage 2	7/7/2023	8/25/2023	70%RIBA Stage 2	1/26/2024	2/16/2024	Q1 2024
Leisure													
Leisure Centre	Complete	3/1/2022	6/30/2022	25% RIBA Stage 2	11/30/2022	11/30/2022		5/121/22	3/31/2023		Q4 2023	Q4 2023	Q4 2023
Energy Centre	Complete	3/1/2022	6/30/2022	25% RIBA Stage 2	11/30/2022	11/30/2022		12/5/2022	3/31/2023		Q4 2023	Q4 2023	Q4 2023

RIBA Plan of Work Stages

Stage 0- Strategic Definition
Stage1 - Preparation & Briefing /Hub Stage 1
Stage 2 - Concept Design/Hub Stage 1
Stage 3 - Spacial Coordination/Hub Stage 2
Stage 4- Technical Design/ Hub Stage 2
Stage 5- Manufacturing & Construction

Phase A Work - Sports Area, Pump Track, Amphitheatre,Events Field,Gateway Building,Broadhill
Phase B Work -Play Park, Hub Building,Temp Landscape,Pedestrian Spine, Beach Boulevard and Canopies

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Appendix C
Key Features Legend

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ABERDEEN CITY COUNCIL

COMMITTEE	Council
DATE	14th December 2022
EXEMPT	No
CONFIDENTIAL	No
REPORT TITLE	Beachfront Masterplan Update – medium to long interventions
REPORT NUMBER	COM/22/293
DIRECTOR	Steven Whyte
CHIEF OFFICER	Craig Innes
REPORT AUTHOR	Craig Innes
TERMS OF REFERENCE	21

1. PURPOSE OF REPORT

1.1. This report provides Members with updates on preparation of the Beachfront Development Framework as well as a number of key projects which are progressing through to either Outline Business Case (OBC) or Full Business Case (FBC).

2. RECOMMENDATIONS

2.1. Note the update from the Chief Officer - Strategic Space Planning on the 6 week consultation period carried out on the Draft Development Framework and accompanying Environmental Report and the findings of the resulting Engagement Report and agree that an updated Development Framework be reported back to the Council meeting on 26 April 2023.

2.2. Instruct the Chief Officer – Strategic Space Planning to retain Spaces for People measures until they are replaced with a finalised scheme and advertise any required Temporary Traffic Regulation Order.

2.3. Note the update from the Chief Officer – Commercial & Procurement on progress of the medium-term interventions to OBC: Pedestrian Spine, Beach Boulevard, New Canopies, Landscape Mounding, Reconfigured Beach Landscaping.

2.4. Instruct the Chief Officer – Commercial & Procurement to report progress of the OBC for the medium-term intervention listed in recommendation 2.3 to Council on 26 April 2023.

2.5. Note the update from the Chief Officer – Commercial & Procurement on progress of the longer-term interventions, Beach Village, Slipway, Boardwalk, Beach Ballroom, New Leisure Facility and Energy Centre and Stadium.

2.6. Instruct the Chief Officer - Commercial & Procurement to include all the longer interventions listed at recommendation 2.5 within the Beach Masterplan in the

interim for review during the annual budget cycle and/or as funding becomes available.

2.7. Note the update from the Chief Officer – Commercial & Procurement on progress of the City Centre to Beach Connectivity to OBC: Justice Street Roundabout.

2.8. Instruct the Chief Officer – Commercial & Procurement to report progress of the OBC for the medium-term intervention listed in recommendation 2.7 to Council on 26 April 2023.

2.9. Note the update from the Chief Officer – Commercial & Procurement in conjunction with Chief Officer – Operations & Protective Services on progress of coastal protection studies and design development to inform the OBC.

2.10. Instruct the Chief Officer – Commercial & Procurement to report progress of the OBC for the medium term intervention listed in recommendation 2.9 to Council on 26 April 2023.

2.11. Instruct the Chief Officer – Strategic Space Planning to explore options for implementing physically segregated cycle tracks within the designated Beach Masterplan where possible to do so and report back to Council on 26 April 2023.

3. CURRENT SITUATION

Beachfront Development Framework

3.1. Officers were instructed at the 12 November 2021 meeting of the City Growth and Resources Committee to progress work on a Beachfront Development Framework (to sit as a sister document to the City Centre Masterplan 2015) and report back in June 2022. Officers presented the Draft Beachfront Development Framework and Executive Summary to Council on 28 June 2022 and were subsequently instructed to undertake a period of public consultation on the Draft Framework and its accompanying Environmental Report. The outcomes of the public consultation were to be reported back to Council within six months, including any recommended revisions to the Draft Framework resulting from the consultation.

3.2. Public consultation on the Draft Beachfront Development Framework and associated Strategic Environment Assessment Report took place over a 6-week period during September - October 2022. The consultation was publicised through the Council's website and social media platforms, as well as via email to key stakeholders and consultees, with target consultations with key groups also taking place. Drop-in sessions were also held at the Beach Ballroom on Tuesday 13 September (2-8pm), Thursday 29 September (2-8pm) and Saturday 8 October (12-6pm). It is estimated that around 500 people attended the drop-in sessions over the course of the 3 days and local community events and meetings.

3.3. Targeted consultation was also undertaken with children and young people including visits to 6 primary and 2 secondary schools on 3rd, 4th and 5th October meeting with 450 young people and participating in a model building challenge, and a theatre-based workshop for 10 to 17 yr olds run at the Beach Ballroom on the 17th, 18th and 19th of October as part of the Autumn in the City programme.

3.4. Responses to the consultation were collected and reviewed and a detailed summary of the issues raised is captured in the Consultation Summary Report (Appendix A). All consultation feedback will be made available online, subject to approval of recommendation 2.1 above.

3.5. The consultant attracted 713 responses with 55% of those generally supportive of the contents of the Development Framework, 24% uncategorised/neutral and 21% generally unsupportive.

3.6. The areas that drew the most comments related to: -

- Traffic and Transport Management.
- The Beach Village.
- The Boardwalk and associated projections onto the beach.

3.7. Appendix A contains recommendations on how matters raised could be addressed and can be summarised as:

- Traffic Management, public transport and parking – light touch changes recommended to Development Framework to ensure appropriate emergency water safety access.
- Traffic Management, public transport and parking – improved communications required to explain permitted vehicle movements and parking arrangements.
- Water safety, access and location of beach village – recommendation that Development Framework should consider locations for additional beach village location towards Fittie.
- Design and safety of boardwalk/pier – recommendation that ongoing engagement with key stakeholders such as the Aberdeen Water Safety Group and beach users should occur as designs progress from high level concept stage.

Next Steps

3.8. Officers have reviewed the feedback and will now consider what amendments to the Development Frameworks should be made. A revised Development Framework will therefore be presented to Council at the February 2023 Committee for consideration.

Beach Projects

3.9. The contents of the report align with requests made by Council on 28 June 2022 to update on progress in the current period and the anticipated next steps going forward.

3.10. The report is structured to address all elements currently associated with the Beachfront and includes:

Public realm including the urban park and events field;
Provision of new leisure facility;
Refurbishing Beach Ballroom;
Beachfront Energy Centre;
Reconfigured Beach Landscaping;
Highways works including Beach Boulevard and City Centre connections.

3.11. A range of pre-construction planning, and cost development activities have been progressed since the June 2022 Council meeting.

Appendix B – Project Phasing sets out the current timetable of design/consultation activities, business case preparation and pre-construction planning activities being taken forward in 2023 and beyond.

3.12. The key features of the Beachfront Projects are shown in Appendix C where they are numbered one to nineteen (including Justice Street roundabout). The report focuses on the:

Medium Term Interventions:

- New Canopy Features
- Beach Ballroom Plaza
- Broadhill (Structures)
- Pedestrian Spine
- Beach Boulevard

Longer Term Interventions:

- Beach Village
- Beach Ballroom
- New Stadium
- New Leisure Facility
- Boardwalk
- New Slipway
- Energy Centre
- Justice Street Roundabout

Public Realm Overview

3.13. Detailed phasing and market appraisal studies have continued in the period as a result of on-going market volatility. The adoption of a phased pre-construction and construction strategy for the public realm projects is continuing which will achieve a greater level of certainty in delivery. This approach, which has been developed in conjunction with the design team, allows for the up -front delivery of the works that do not involve major services diversions or transport/roads

related consultation and approvals processes. This approach ensures that the impact of inflation associated with current market conditions is mitigated to ensure best value. These works for part of a separate report on the short term interventions.

3.14. Phase B Projects (Medium Term):

- Pedestrian Spine
- Beach Boulevard
- Landscape Mounding

3.15. This second phase of public realm works, phase B, consists of projects that require a longer pre-construction phase to conclude complex services related issues and highways interventions.

3.16. Work will continue across Teams on the highways interventions to meet the design and quality aspirations on the City Centre Masterplan.

3.17. A phased delivery strategy is proposed with incremental changes to the existing highways network.

3.18. These have progressed in the period to the RIBA Stage 2 Concept Design as per programme (Appendix table with programme) and are currently 30% through this stage. Engagement with key ACC Technical Officers has been progressed to inform the designs as they emerge,. The proposals will also be informed by the conclusions of the stakeholder engagement being carried out in the period, the results of which have been recorded, analysed and reported back to Council.

3.19. Delivery is currently on programme with Hub Stage 1 approval anticipated in Q3 2023 with Hub Stage 2 approval in Q2 2024 and a site start in Q2 2024 with a seamless integration into the phase A construction period
(Appendix B)

3.20. This phase of works will continue through Concept Design in the next period following approval of the Hub Stage 1 proposal in Q3 2023 will progress to RIBA Stage 3 Developed Design thereafter. Engagement on statutory approvals will commence in this period including Planning, Technical Standards and Public Utilities.

3.21. Phase C Projects (Longer Term):

- Beach Village
- Slipway
- Boardwalk including the reconfigured beach Landscaping

3.22. Building on the detailed scoping and planning activities carried out to date by Council Officers this longer-term phase of works has been commissioned through a strategic support partnering services appointment to the PMO. These projects are currently in RIBA Stage 1 (Preparation and Brief).

3.23. Engagement with Council officers is ongoing to review coastal flood defences associated with the Aberdeen beachfront and how proposals will integrate with and complement the existing defences.

3.24. An initial phase of intense stakeholder engagement has taken place in the period to inform the briefing process. A key activity to help understand and reflect the aspirations of beach water sport users, the wider public and key water safety groups.

3.25. This initial exercise is expected to conclude with an RIBA Stage 1 Report outlining the brief for these projects at the end of February 2023 with a view, on approval, to progressing to RIBA Stage 2 Concept Design thereafter with the development of a full delivery programme including the statutory approvals.

Leisure Facility Overview

3.26. On February 28th 2022, the Council instructed the progression of the design and development of the leisure facility to Outline Business Case (OBC).

3.27. The OBC, being prepared by the PMO consultant team, forms part of the Aberdeen City Centre and Beach Masterplan, focusses on the redevelopment of the Beach Leisure Centre, Linx Ice Arena and the Beach Ballroom at their existing location. Additionally, the OBC looks at the development of a new stadium for Aberdeen Football Club on the Aberdeen beachfront site.

3.28. The OBC has been developed on a needs and evidence based methodical approach following Treasury Green Book principles. A long list of options was developed against the Council's SMART objectives and Critical Success Factors to establish the best value preferred option. The development of a beachfront leisure destination will enable wider regeneration in the Aberdeen City Centre and Beach Masterplan. The recommendation is to progress the highest scoring option. The proposed development allows sufficient capacity for a stand-alone stadium to be included in the development in the future. This is dependent on the capital investment for the stadium being provided by Aberdeen Football Club.

3.29. Independent legal advice has been obtained in respect of Subsidy Control compliance, formally State Aid. This advice covers all aspects of the Beachfront development and has been considered through the OBC appraisal procedure. This is a legislative requirement that public bodies must adhere to in respect of co-funding and capital investments. Any proposed contribution would be subject to a future referral to the Competition and Markets Authority. This action through the Competition and Markets Authority , would have to be taken forward by the council as part of the Final Business Case process.

3.30. Findings from the OBC indicate that the Beachfront Leisure Development could incorporate a refurbished Beach Ballroom, a modernised and commercially viable Beach Leisure Centre and Ice Arena, a complimentary commercial attraction, and a new stadium for Aberdeen Football Club.

3.31. The OBC highlights that each of the interventions shown within paragraph 3.29 can be progressed individually or in combinations. There are no dependencies on progressing one asset without the others although there could be benefits from economies of scale during construction and subsequent operational efficiencies through a fully integrated site.

3.32. The development has the potential to deliver wide ranging financial and socio-economic outcomes for the city and surrounding areas over the construction and operational periods.

3.33. At the February 2022 meeting of the City Growth and Resources Committee, it was resolved that Officers should progress the design and development of a standalone leisure facility and retain the existing Linx Ice Arena while the new facility was constructed.

3.34. The main activities which have been carried out since June 2022 include:

- Development and issue of RIBA Stage 1
- Commencement of RIBA Stage 2 Concept Design and issue of draft design information
- Ongoing consultation and engagement with Sport Aberdeen relative to the developing design
- Incremental Revenue Benefits Assessment
- Development and conclusion of Leisure and Stadium OBC

Potential Next Steps

- Design team to develop RIBA Stage 2 Concept Design
- Undertake further surveys of existing leisure buildings
- Consider recommendations of Leisure and Stadium OBC

Stadium

3.35. Continued engagement with Aberdeen Football Club (AFC) to assess relationship and synergies with wider beachfront development has taken place since February 2021.

3.36. The Council has formally written to AFC to establish funding and have received reply. The recommendation at this time is to ensure provision for the Stadium to be considered should AFC progress with their funding options for the Beach and confirm the inclusion of the Stadium within the Beach Masterplan in the interim.

3.37. Decisions associated with the Stadium impact the leisure facility. Should the decision be reached to develop the stadium the accommodation requirements of the new leisure facility may be adjusted to take account of overlapping facilities and shared areas. This includes a decision on whether the stadium and leisure facility become a combined facility. In this respect the programme will be subject to review to reflect the revised scope of a combined stadium and leisure facility, should it proceed.

Beach Ballroom Overview

3.38. The Council on the 28 February 2022 instructed the progression of design and development of the Beach Ballroom toward OBC. The design of the Ballroom at this point had progressed to a concept design based on the Council's aspirations for refurbishing the Ballroom and returning it to its former glory. The Beach Ballroom facility is also impacted by decisions associated with the potential Beachfront Stadium. If it is decided that a stadium will be constructed the accommodation requirements of the Beach Ballroom facility may be adjusted to take account of overlapping facilities and shared areas. In this respect the programme will be subject to review once the status of the stadium is confirmed.

Progress in Period

3.39. In the period preparations for non-intrusive surveys have been developed to support the briefing exercise, this will proceed to confirm structural condition, Mechanical and Electrical Services (MEP) services condition and the presence of asbestos within the building.

Potential Next Steps

3.40. On clarification of the Stadium development, the PMO will continue to progress RIBA Stage 1 (Preparation and Brief) allowing a definitive brief capturing advice from Historic Environment Scotland and other statutory bodies. In addition, an accommodation schedule and programme will be prepared for the Ballroom incorporating the statutory approvals process. Commence non-intrusive surveys Q1 2023.

Sustainability and Resilient Energy Centre Overview

3.41. The energy strategy is aligned with Aberdeen City Council Climate Change Plan 2021-25, founded on delivering a sustainable asset and service models supporting our transition to Net Zero. The Plan sets out the approach, pathways, and actions towards delivering net zero and climate resilient Council assets by 2045. The strategy will seek to build on existing partnerships and apply learnings from previous projects delivered by the Council.

3.42. The energy strategy is based on principles of delivering a Net Zero Carbon in Operation performance standard, in addition to considering how to reduce carbon associated with embodied carbon in construction. Both principles are diligently modelled to ensure alignment with capital budget parameters by applying whole life costing planning methodologies to balance revenue and capital requirements.

3.43. Given the scale and operational functions of the facilities planned within the development, the operational energy demands will be significant. As part of the master planning studies due consideration has been given to a diverse range of sustainability solutions, including green hydrogen, Energy from Waste, utilising the existing District Heat Network, Solar PV and gas.

3.44. The energy centre has been sized at this stage to serve the Leisure Centre and the Beach Ballroom, with facility for future expansion to accommodate the potential future requirements in line within the masterplan.

3.45. As part of ongoing design development and planning appraisals will continue to consider energy supply resilience, security and value for money in order that the energy plan can incorporate appropriate redundancy provision.

3.46. Existing Council partnerships, including Aberdeen Heat & Power, BP Hydrogen Joint Venture etc will continue to be examined to ensure the Council's drivers for a diverse, resilient and value for money strategy are delivered.

Progress in Period

3.47. A RIBA Stage 1 Energy Strategy has been completed in the period, based on an all-electric energy solution with no direct use of fossil fuels.

3.48. An ambient loop heating and cooling network utilising water to water heat pumps for both heating and cooling, has been identified as the most energy efficient distribution system for the type and mix of facilities proposed.

3.49. Air Source Heat Pumps will be the primary means of generating the ambient loop water temperature at the Energy Centre. Additional supplementary systems may need to be introduced to provide sufficient heating for the varying demand and mix of facilities, these systems will include water to-water heat pumps, photo-voltaic panels with associated battery storage facilities and standalone systems for the small independent facilities.

Potential Next Steps

3.50. Consideration of heat and power strategy for each of the leisure venues in the temporary phase during the development.

3.51. Further test the identified solution through engagement with local energy strategy enterprises and businesses, whilst reviewing the strategy with the Climate Change and Net Zero project aspirations.

3.52. Development of Energy Strategy in line with design development principles.

3.53. Explore the options available to provide increased robustness and security of energy supplies to the masterplan.

3.54. Consideration of heat and power strategy for each of the project components in the temporary phase during the development.

3.55. Coordinate design development activities with existing Council partnerships for energy and sustainability.

3.56. Explore inward funding and grant support opportunities from Scottish and UK Government to support development of the masterplan.

Highways Works including Beach Boulevard and City Centre Connections

3.57. The existing roundabout at the bottom of Justice Street presents a significant barrier to pedestrian and cycle connectivity between the City Centre and the Beach. This is both in terms of physical connections and also due to the change in character that is experienced on encountering the roundabout and infrastructure dominated street.

3.58. At the Council meeting on 28 February 2022, Council officers were instructed to develop an OBC based on the redevelopment of the junction 'at grade'. In order to do this, work has started to develop the necessary technical studies, which combined with analysis of economic, social and environmental benefits, will be presented to Council in Q2 of 2023. It is recognised that the development of the existing roundabout is inextricably linked to the emerging proposals for the Beach Boulevard and hence these projects will be developed as a coordinated piece of work.

3.59. The opportunity exists for the development of a 'vision' for connectivity leading to transportation, environmental and urban realm improvements which will positively impact on the current junction and surrounding buildings e.g., Hanover Street School and the Health Village.

3.60. Building on the detailed scoping and planning activities carried out to date Council Officers, will continue to progress activities with a view to concluding an OBC by Q2 2023.

3.61. All highways work associated with the delivery of the City Centre Masterplan are captured in the medium and longer term interventions referred to in this paper.

Project Linkages

3.62. There are a number of key linkages between this project and work underway within the City Centre Masterplan which will be taken into consideration whilst developing the OBC.

These include:

- Beachfront Development Framework (currently being prepared). The roundabout is within this study's redline boundary
- Castlegate Streetscape Project at the junction with Justice Street
- Proposed improvement to the Beach Boulevard
- Recalibration of the City Centre Master Plan
- Ongoing ACC transport specific projects, particularly the Ellon to Garthdee Bus Partnership Fund Study

Next Steps

3.63. Continue with the development of the Beach Boulevard and Roundabout Options Appraisal and progress discussion on statutory approval requirements, processes and timelines.

3.64. Develop proposals, recognising key linkages to ongoing other Council projects. Alongside the PMO progress the RIBA Stage 1 proposals in support of the Options Appraisal exercise.

3.65. Work with PMO to develop stakeholder engagement strategy with key users and operators to engage at regular intervals as design develops.

3.66. The proposed OBC (with identified options) will be reported to the Committee for approval in Q2 2023.

Coastal Protection Studies Design Development Update

3.67. The Flooding and Coastal Engineering team carry out regular inspection, repair and maintenance of the sea defences along the Aberdeen coastal frontage and, over the last few years, studies have been commissioned to consider the condition of the seawall and the need for remedial works.

3.68. More recently a strategic review of the coastal frontage has been made which considered coastal management options and their associated costs. This study gained an improved understanding of the current risks, reassessed the previous studies and the performance of undertaken coastal works.

3.69. The outcomes of any ongoing commissioned studies will be considered as part of the long interventions, considering any recommendations and coordinate the design development with the coastal defence works. The Phase C works under paragraph 3.20 will be integrated to develop a joint solution along the beach front.

3.70. The long-term project being delivered through the Strategy Support Partnering Services appointment as part of the PMO will deliver flood protection improvements adjacent to the proposed new urban park, whilst providing access and egress to the beach for all.

Community Involvement and Engagement

3.71. A detailed consultation plan covering the Beach Development Framework was prepared and implemented. A consultation report is contained in Appendix A.

3.72. The consultation sought views on three topics:

- The Beach Development Framework
- The Strategic Environmental Assessment
- Temporary transport interventions implemented on Beach Boulevard and south Esplanade.

3.73. A total of 713 online and hard copy responses were received with the following headlines:

- Development Framework – 55% generally supportive, 24% neutral/uncategorised and 21% unsupportive.
- Strategic Environmental Assessment -there were 57 relevant responses with 22 being positive, 20 negative and 4 neutral and 11 unclear.
- 52% of the 484 responses to the temporary transport interventions have a preference that they should be removed

On 12th September, the public consultation stage of engagement was launched. The six-week programme of activity comprised:

- Consultation information being available to view on line via the Council's Consultation Hub
- In person drop in consultation events staffed by design team representatives and council officers, held in the Beach Ballroom on
  - Tuesday 13th September, 2pm-8pm
  - Thursday 29th September, 2pm-8pm
  - Saturday 8th October 12 noon – 6pm

- Local community events held in Footdee and Seaton. These were designed in conjunction with local community representatives to reflect local requirements:

  - In Fittie (Footdee), on 11th October a public drop in, presentation and "town hall" style meeting was held from 5pm-7pm.
  - In Seaton, on 19th October an informal drop in was held from 10am to 2pm to coincide with a weekly coffee & conversation session.

- A live online webinar style event was held on 13th October from 5.30-6.30pm where the Council's Senior Responsible Officer and design team members gave a short presentation with a Q&A session.
- A summary display of information in the reception area of the Council's Marischal College.
- Parallel Children & Young Person engagement including:
  - An awareness 'road trip' to 6 primary and 2 secondary schools took place on 3rd, 4th and 5th October meeting with 450 young people and participating in a model building challenge.

  - Theatre-based workshop for 10 to 17 yr olds run at the Beach Ballroom on the 17th, 18th and 19th of October as part of the Autumn in the City programme.

3.74. Appendix A documents the matters raised as part of the consultation. Positive comments can be themed as support for:

- Regeneration benefits
- Stadium, Leisure and Ice Rink Facilities
- Beach Village

- Boardwalk/Pier
- Reduction in traffic/active travel infrastructure
- Improved connectivity with city centre

Matters raised can be grouped into the following themes:

- Traffic management, public transport and parking
- Water safety and access
- Location of beach village
- Design and safety of boardwalk/pier
- Football Stadium
- Funding & deliverability

3.75. Appendix A contains recommendations on how matters raised should be addressed and can be summarised as:

- Traffic Management, public transport and parking – light touch changes to ensure appropriate emergency water safety access.
- Traffic Management, public transport and parking – improved communications required to explain permitted vehicle movements and parking arrangements.
- Water safety, access and location of beach village – Development Framework should be considered locations for additional beach village location towards Fittie.
- Design and safety of boardwalk/pier.
- Football Stadium – is the subject of a separate business case to be determined by Council.
- Funding and deliverability.

4. FINANCIAL IMPLICATIONS

4.1. The Council Budget meeting on 10 March 2021 outlined a funding commitment totalling £150M from the General Fund Capital Programme over financial years 2021/22 to 2025/26 to ensure the Council transforms the City Centre and the Beach area.

4.2. The Council will continue to facilitate the next phase of design works with Hub North Scotland Limited and the supply chain of current contractors who will undertake works relating to two or more workstreams allowing lower cost.

4.3. It is widely reported that Brexit (increased tariffs and product manufacturer delays), manufacturing delays associated with the Covid Pandemic, supply issues due to the conflict in eastern Europe and the energy crisis are resulting in unprecedented price increases across the UK. The cost impact of these issues on the project continue to be monitored by the project team and necessary allowances have been included in the cost plan in-line with current industry forecasts and those of the supply chain.

4.4. There are no financial implications at this time in relation to projects within this report.

5. LEGAL IMPLICATIONS

5.1. The Beachfront Development Framework will inform planning applications, but each application will be decided on a case-by-case basis by the Planning Authority.

5.2. The Council has commenced an extensive title examination of areas covered within the Beach Masterplan to determine if there are any ownership, third-party right, and/or Common Good Land issues affecting the review site. No material issues have been identified to date as part of this process.

5.3. As each project proposal progresses, they will be examined and managed within the professional scope of property / conveyancing industry accepted standards, ensuring all due diligence exercises and pre-contract enquiries are complete and satisfactory.

6. ENVIRONMENTAL IMPLICATIONS

6.1. The Draft Beachfront Development Framework is accompanied by a Strategic Environmental Assessment Scoping Report. This Scoping Report will be circulated to the consultation authorities (Nature Scot, Scottish Environment Protection Agency and Historic Environment Scotland (for Scottish Minister)) and subsequently progressed into an Environmental Report to accompany to final Framework document.

6.2. The Draft Development Framework makes reference to commitments by ACC through the Local Outcome Improvement Plan 2016-2026 to Aim for a net-zero operational development with active travel at its core which will create a key sense of ‘Place’ to the Beachfront.

6.3. The Development Framework also makes reference to Net Zero and Sustainability Policies and sets out the aspirations, Aberdeen City Council’s ‘Net Zero Aberdeen Route map towards becoming a net zero emissions city by 2045’ sets out the approach, pathway and actions towards net zero and climate resilient Council assets and operations, by 2045. Energy-efficient design proposals will require to be incorporated within any design proposals and concept masterplan alongside renewable and low carbon energy sources, with consideration necessary to understand how further decarbonisation could be achieved in the future.

6.4. In addition to the energy approach the Draft Development Framework will seek to promote biodiversity and the protection of the natural assets found within the Beachfront area. Any development will require to be cognisant of the recommendations of the suite of Aberdeen City Council guidance.

6.5. The Draft Development Framework makes refence to the Energy Strategy - the energy strategy for the proposals still requires to be fully developed but is likely to include one Energy Centre located at the potential Leisure Centre to serve the entire development.

6.6. Architectural interventions in the Draft Development Framework are proposed to adopt some Passivhaus style construction principles such as super insulated building envelopes, high performance glazing and mechanical ventilation with heat recovery. They will also likely feature the use of smart controls, an off-site sourced 'green electricity' supply and some on-site renewable technologies including Photovoltaic Panels with associated battery storage. Distribution of heating & cooling is likely to be via an Ambient Loop system with water-to-water heat pumps connected to terminal units throughout. For added resilience back up heating & power could be sourced from the existing Aberdeen Heat & Power District Heating System which it is anticipated will switch to a green hydrogen fuel source in the future.

6.7. Again, reference is made in the Draft Development Framework to Net Zero Carbon Aspirations – the project gives a platform to incorporate new & innovative technologies and systems, to provide a net zero carbon, electricity, heating, and cooling solution to serve the load demands of the development. Additionally, there is scope for a solution which aligns with Aberdeen City Council's hydrogen strategy, to generate demand and interest in hydrogen as a power source in order to achieve their climate goals and to capitalise on the unique skills-base of the region.

7. RISK

Category	Risks	Primary Controls/Control Actions to achieve Target Risk Level	*Target Risk Level (L, M or H) *taking into account controls/control actions	*Does Target Risk Level Match Appetite Set?
Strategic	Failure to proceed with the Beachfront Masterplan impacts on wider City commitments and economic targets.	Continue to work collaboratively to achieve the masterplan delivery and wider advantages.	M	Yes
Compliance	Council title issues and other	The Council have undertaken an extensive title	L	Yes

	competing third-party rights.	examination and engagement of a Third-Party review.		
Operational	Beach Boulevard/Beach promenade traffic arrangements	Significant consultation with Council Roads and Planning Teams, Bus companies and Emergency services planned.	M	Yes
	Sufficient capacity of resources with Councils teams to meet programme objectives	Resource review ongoing and augmented support through the PMO	M	Yes
Financial	Budget pressures due to current market volatility.	Robust budgets established. Independent monitoring process established. With PMO early supply chain mitigations action plan established across the programme.	M	Yes
	Removal or reduction in anticipated funding Streams.	Continual engagement and monitor of ongoing funding applications.	M	Yes
Reputational	Failure or delay in proceed with the recommendations	Continue to work collaboratively to achieve the masterplan delivery and wider advantages.	M	Yes
Environmental & Climate	Coastal flooding risk	Engagement with Flooding Team, local community groups and understand that risk exists mitigated by Coastal Defences. Respond to risks identified as	M	Yes

		part of coastal studies.		

8. OUTCOMES

COUNCIL DELIVERY PLAN	
	Impact of Report
Aberdeen City Council Policy Statement	Supports the delivery of Economy Policy Statement 4 – Increase city centre footfall through delivery of the City Centre Masterplan. 1. – Continue to maximise community benefit from major developments.
Aberdeen City Local Outcome Improvement Plan	
Prosperous Economy Stretch Outcomes	Supports Outcome 1 10% increase in employment across priority and volume growth sectors by 2026.
Prosperous People Stretch Outcomes	Supports Outcome 7 Child Friendly City which supports all children to prosper and engage actively with their communities by 2026.
Prosperous Place Stretch Outcomes	Supports Outcome 14 Addressing climate change by reducing Aberdeen's carbon emissions by 42.5% by 2026 and adapting to the impacts of our changing climate Supports Outcome 15 38% of people walking and 5% of people cycling as main mode of travel by 2026.
Regional and City Strategies	The report supports the priorities in the Regional Economic Strategy (RES) investment in infrastructure, regenerating our city centre, unlock development potential, improve the deployment of low carbon transport, to enable Aberdeen to realise development opportunities in the City Centre Masterplan.

9. IMPACT ASSESSMENTS

Assessment	Outcome
Integrated Impact Assessment	Neutral Impact
Data Protection Impact Assessment	DPIA Screening Questions completed. Neither a brief DPIA or full DPIA is required at this stage
Other	Strategic Environmental Assessment Scoping Report (Appendix C)

10. BACKGROUND PAPERS

- Council Decisions 13 December 2021 https://committees.aberdeencity.gov.uk/documents/g7675/Decisions%2013th-Dec-2021%2010.30%20Council.pdf?T=2

- Report to Council 28 February 2022 https://committees.aberdeencity.gov.uk/documents/s129266/220228%20City%20Centre%20Masterplan%20Update%20Report.pdf

- Council Decisions 28 February 2022 https://committees.aberdeencity.gov.uk/documents/g8184/Decisions%2028th-Feb-2022%2010.30%20Council.pdf?T=2

11. APPENDICES

Appendix A: Development Framework Consultation Report (Appendix A of Report COM/22/292 – Beach Masterplan – Short Term Interventions
Appendix B: Delivery Timeline
Appendix C: Key Features Legend
Appendix D: Leisure Centre, Linx Ice Arena and the Beach Ballroom OBC

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APPENDIX B DELIVERY TIMELINE

Item	RIBA stage 0	HUB STAGE 1 COMMENCE	RIBA stage 1 complete	DECEMBER COMMITTEE	RIBA stage 2 complete	HUB STAGE 1 COMPLETE	FEBRUARY COMMITTEE	HUB STAGE 2 COMMENCE	RIBA stage 3 complete	APRIL COMMITTEE	RIBA stage 4 complete	HUB STAGE 2 COMPLETE	Construction start
				(14th December)			(22nd february)			(26th April)			
Beach Public Realm													
(Business Case Group 1)													
Play park (A)	Complete	3/1/2022	7/8/2022	90% RIBA Stage 1	2/3/2023	2/3/2023	Hub Stage 1 Submitted	2/3/2023	4/7/2023	15% RIBA Stage 4	7/14/2023	9/8/2023	Q3 2023
Sports Area(A)	Complete	3/1/2022	7/8/2022	90% Hub Stage 1	2/3/2023	2/3/2023	Hub Stage 1 Submitted	2/3/2023	4/7/2023	15% RIBA Stage 4	7/14/2023	9/8/2023	Q3 2023
Pump track (A)	Complete	3/1/2022	7/8/2022	90% Hub Stage 1	2/3/2023	2/3/2023	Hub Stage 1 Submitted	2/3/2023	4/7/2023	15% RIBA Stage 4	7/14/2023	9/8/2023	Q3 2023
Amphitheatre (A)	Complete	3/1/2022	7/8/2022	90% Hub Stage 1	2/3/2023	2/3/2023	Hub Stage 1 Submitted	2/3/2023	4/7/2023	15% RIBA Stage 4	7/14/2023	9/8/2023	Q3 2023
Events Field (A)	Complete	3/1/2022	7/8/2022	90% Hub Stage 1	2/3/2023	2/3/2023	Hub Stage 1 Submitted	2/3/2023	4/7/2023	15% RIBA Stage 4	7/14/2023	9/8/2023	Q3 2023
Gateway Building (A)	Complete	3/1/2022	7/8/2022	90% Hub Stage 1	2/3/2023	2/3/2023	Hub Stage 1 Submitted	2/3/2023	4/7/2023	15% RIBA Stage 4	7/14/2023	9/8/2023	Q3 2023
Hub Building (A)	Complete	3/1/2022	7/8/2022	90% RIBA Stage 2	2/3/2023	2/3/2023	Hub Stage 1 Submitted	2/3/2023	4/7/2023	15% RIBA Stage 4	7/14/2023	2/16/2024	Q1 2024
Landscape Mounding(B)	Complete	3/1/2022	7/8/2022	30% RIBA Stage 2	6/23/2023	7/7/2023	40% RIBA Stage 2	7/7/2023	8/25/2023	70% RIBA Stage 2	1/26/2024	2/16/2024	Q1 2024
Broadhill (A)	Complete	3/1/2022	7/8/2022	90% Hub Stage 1	2/3/2023	2/3/2023	Hub Stage 1 Submitted	2/3/2023	4/7/2023	15%RIBA Stage 2	7/14/2023	9/8/2023	Q3 2023
Pedestrian Spine (B)	Complete	3/1/2022	7/8/2022	30% RIBA Stage 2	6/23/2023	7/7/2023	40% RIBA Stage 2	7/7/2023	8/25/2023	70% RIBA Stage 2	1/26/2024	2/16/2024	Q1 2024
New Canopy(A)	Complete	3/1/2022	7/8/2022	90% Hub Stage 1	2/3/2023	2/3/2023	40%RIBA Stage 2	2/3/2023	4/7/2023	15% RIBA Stage 4	7/14/2023	9/8/2023	Q3 2023
Beach Boulevard(B)	Complete	3/1/2022	7/8/2022	30%RIBA Stage 2	6/23/2023	7/7/2023	40%RIBA Stage 2	7/7/2023	8/25/2023	70% RIBA Stage 2	1/26/2024	2/16/2024	Q1 2024
Boardwalk(C)	SSPS		2/24/2023	50%RIBA Stage 1									
Slipway(C)	SSPS		2/24/2023	50%RIBA Stage 1									
Beach Village(C)	SSPS		2/24/2023	50%RIBA Stage 1									
Beach Ballroom													
Beach Ballroom	8/31/2022	9/1/2022		On Hold									
Ballroom externals(B)	8/31/2022	9/1/2022	11/30/2022	30% RIBA stage 2	6/23/2023	7/7/2023	40%RIBA Stage 2	7/7/2023	8/25/2023	70%RIBA Stage 2	1/26/2024	2/16/2024	Q1 2024
Leisure													
Leisure Centre	Complete	3/1/2022	6/30/2022	25% RIBA Stage 2	11/30/2022	11/30/2022		5/121/22	3/31/2023		Q4 2023	Q4 2023	Q4 2023
Energy Centre	Complete	3/1/2022	6/30/2022	25% RIBA Stage 2	11/30/2022	11/30/2022		12/5/2022	3/31/2023		Q4 2023	Q4 2023	Q4 2023

RIBA Plan of Work Stages

Stage 0- Strategic Definition
Stage1 - Preparation & Briefing /Hub Stage 1
Stage 2 - Concept Design/Hub Stage 1
Stage 3 - Spacial Coordination/Hub Stage 2
Stage 4- Technical Design/ Hub Stage 2
Stage 5- Manufacturing & Construction

Phase A Work - Sports Area, Pump Track, Amphitheatre,Events Field,Gateway Building,Broadhill
Phase B Work -Play Park, Hub Building,Temp Landscape,Pedestrian Spine, Beach Boulevard and Canopies

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Appendix C
Key Features Legend

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Aberdeen Beachfront Leisure Development

Outline Business Case

December 2022

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Aberdeen Beachfront Leisure Development

Outline Business Case

December 2022

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01	21/07/2022	Various	R. Sayce		WIP for comment
02	30/08/2022	Various	R. Sayce	R. Sayce	First Issue
03	09/09/2022	Various	R. Sayce	R. Sayce	Second Issue – Updated Economic Case Section
04	10/10/2022	Various	R. Sayce	R. Sayce	WIP – Ballroom incorporated
05	04/11/2022	Various	R. Sayce	R. Sayce	For Comment
06	16/11/2022	Various	R. Sayce	R. Sayce	Incorporating Comments
07	24/11/2022	Various	R. Sayce	R. Sayce	Reintroduction of the stadium
08	01/12/2022	Various	R. Sayce	R. Sayce	Attraction removed
09	06/12/2022	Forever Consult Kat Hill Claire Holdgate Rob Sayce Alex Clewett Freddie Ditch Kathryn Rowarth	R. Sayce	R. Sayce	Incorporating Comments

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Glossary

Net Present Value (NPV)	A generic term for the sum of a stream of any future values that have been discounted to bring them to a present value.
PV Cost	Present value of costs, is a term used in cost-benefit analysis and project appraisal that refers to the discounted sum, or Present value, of future costs associated with a project or proposal.
PV Benefit	Present value of benefits is a term used in cost-benefit analysis and project appraisal that refers to the discounted sum, or Present value, of a stream of benefits associated with a project or proposal.
GVA	Gross Value Added (GVA) is the measure of the value of goods and services produced in an area, industry, or sector of an economy. It is a measure of the contribution to GDP made by the project or proposal
Deadweight	Allowing for outcomes that would have taken place without the intervention under consideration. Deadweight will be revealed when the total outcome of an option for intervention is compared with business as usual (BAU).
Leakage	The extent to which effects “leak out” of a target area into others e.g. workers commuting into other areas to take up new employment opportunities.
Displacement	The degree to which an increase in economic activity or social welfare that is promoted by an intervention is offset by reductions elsewhere, in the area under consideration or in similar areas close by. This occurs where existing businesses close and reopen in a fresh location or move into the target area from similar areas close by.
Substitution	Where one type of labour of factor of production such as capital equipment is substituted for another but there is no increase in employment or output.
Composite multiplier Effect	Refers to the proportional amount of increase, or decrease, in final income that results from an injection, or withdrawal of capital.

Subvention Expenditure	Refers to a grant of money in aid or support, mostly by the Government.
Discount Rate	The annual percentage rate at which the present value of future monetary values are estimated to decrease over time
Optimism Bias	The proven tendency for appraisers to be over-optimistic about key project parameters, including capital costs, operating costs, project duration and benefits delivery.
CIL/ S106	The Community Infrastructure Levy (CIL) is a charge that local authorities can set on new development in order to raise funds to help fund infrastructure, facilities and services.
Prudential Borrowing	The set of rules governing local authority borrowing in the UK. Under prudential borrowing, the amount of debt and other liabilities most local authorities can incur is no longer capped by an upper limit. Instead, borrowing must confirm to the Prudential Code, which (among other things) requires that borrowing be affordable and prudential.
Value for Money (VfM)	A balanced judgment based on the Benefit Cost Ratio which brings together social costs and benefits including public sector costs over the entire life of a proposal, together with decisively significant unquantified deliverables, and unmonetised risks and uncertainties, to deliver a proposals SMART objectives. The judgement is made in the context of the proposals role, in supporting government policies and strategies of which it is a part, and it's fit with wider public policies.

Executive summary

This Outline Business Case (OBC) seeks to provide justification for the investment required to deliver a new Beachfront Leisure Development for Aberdeen. The Beachfront Leisure Development could incorporate a refurbished Beach Ballroom, a modernised and commercially viable Beach Leisure Centre and Ice Arena, a complimentary privately operated commercial attraction, and a new stadium for Aberdeen Football Club integrated into the development.

The strategic and economic cases evaluate combinations of these elements within the development and establishes the highest scoring option that incorporates all these elements. The commercial and financial cases are completed based on the highest scoring option. The recommended option of Beachfront Leisure, Beach Ballroom, and an integrated stadium has the potential to deliver the following outcomes for the city and surrounding areas over the construction and operational periods:

300+

Jobs (Total Community Benefit Outcomes).

£137m

Economic Net Present Value. The sum of all the discountned future cash flows – benefits (positve cash flows) and costs (negative cash flows).

1,125,031

Total visitors per annum during operation

£450k

Estimated saving per annum in operational subsidy for the Beachfront Leisure Centre and Beach Ballroom.

£177m

GVA created from construction over the period of construction.

£13m

GVA created from operation per annum.

£42m

GVA created from visitor spend per annum.

Figure 1 Visualisation of Keppie Design for Beachfront

Source: Keppie, Beachfront Projects Feasibility Report (Aug 21)

Background

The Beachfront Redevelopment project forms a key part of the Aberdeen City Centre and Beach Masterplan (CCBMP) and aligns with the Aberdeen Economic Policy Panel Report (November 2020) and other key strategic Aberdeen City Council (ACC) documents, including the Local Outcome Improvement Plan (LOIP). The CCBMP was initially developed and set out in 2015 (as the City Centre Masterplan), then revised, updated, and approved in August 2022 to include the Beach Redevelopment. The update was driven by political expectation for a 'recalibration' of the 2015 CCMP and the impact of COVID-19, Brexit, the downturn in the oil and gas industry since 2015, and the move to renewable energy. The CCBMP articulates the vision and objectives for improving the Beachfront and the associated facilities developed by Aberdeen City Council.

Case For Change

Aberdeen benefits from a strong economy built around core sectors such as oil & gas and agriculture & fishing. As such, the city performs well against key economic indicators, for example, Gross Value Added is £40,667 per head of population, significantly higher than national (£25,685) and UK (£27,430) averages. Annual earnings are also higher than the national average at £32,747 compared with £31,672 in Scotland and £31,285 in the UK.

Aberdeen is however facing a period of transition, with a decline in oil and gas and a transition to low-carbon and renewable energy sources, for example, hydrogen. As such, the city is recognising the need to sustain its position as an economic driver, adapt to structural change and diversify into other emerging growth areas around, for example, low carbon energy, food and drink, and tourism.

The Beachfront Masterplan proposals therefore create an opportunity to bring employment associated with leisure, tourism, and hospitality, as well as construction employment.

Existing Arrangements

Aberdeen Beachfront consists of open pathways, access roads, car parking facilities, buildings, and structures related to park maintenance and sports and leisure facilities. The main built elements include the Beach Ballroom, Beach Leisure Centre, and Linx Ice Arena.

The existing Beach Leisure Centre currently provides the following offering: Swimming Pools (with flumes), Wet Change, Heat Experience, 8 court Sports Hall, Studios/multi-purpose room, Gym, Dry Changing, Crèche, Café, Community Facility, and Reception. The leisure centre is owned by Aberdeen City Council (ACC) and operated by Sport Aberdeen, which works in partnership with ACC and Sport Scotland. The facility requires a yearly subsidy from ACC.

The existing Linx Ice Arena is used by Aberdeen Lynx Ice Hockey Team for training and matches. It currently provides skating tuition, public sessions, parent and toddler sessions, figure skating, synchronised skating and 3 different ice hockey clubs. It can currently seat approximately 1,000 visitors. It is owned by ACC and operated by Sport Aberdeen.

Aberdeen Football Club currently plays its home fixtures at Pittodrie Stadium which is located within 1km of Aberdeen Beachfront. Pittodrie Stadium has a capacity of approximately 21,000 and the Club has been considering the development of a new stadium out-of-town at Kingsford, having established that the existing site at Pittodrie is too constrained to develop a modern football stadium.

Highest Scoring Option

A long list of options was developed against the Council's SMART objectives and Critical Success Factors. The long list of options includes the 'Business As Usual', 'Do Minimum', and 'Do Maximum' options as well as an additional thirteen 'Intermediate' options. The appraisal assumed that each of the development elements within an option could be delivered together or separately, but ultimately leading to the 'complete' outcome. If the financial case does not allow for an element of the development to be delivered at this stage, allowance within the masterplan is provided such that the development can achieve the maximum benefits should funding become available in the future. Four options have been identified to be taken forward as the short list: 'Business As Usual', 'Do Minimum', 'Do Maximum' and one 'Intermediate' option.

The short-listed options were then assessed against economic indicators and presented in the Economic Case. The highest scoring option taken forward at this stage was 'Do Maximum'.

Figure 1.2 Highest scoring option: Do Maximum

Economic Impact

The economic metrics and project benefits for the highest scoring option, Do Maximum, have been presented in Table 1 and 2 below.

Table 1: Economic Metrics

Summary	PV cost	PV benefit	eNPV	Total Visitors per annum
Do Maximum	£268,717,865	£405,691,385	£136,973,521	1,125,031

Table 2: Project benefits

Summary	Do maximum
Total visitors once operational (per annum)	1,125,031
GVA created from construction (over construction period)	£177,517,171
GVA created from operation (per annum for 1 or 5 years*)	£13,339,227
GVA created from visitor spend (per annum for 1 or 5 years*)	£42,763,130
TOTAL GVA	**£233,619,528**

Affordability

Funding for the highest scoring option is intended to be sourced from both public and private sector and private financial contribution specifically intended for the integrated stadium. The value of the private financial contribution is to be finalised but will be subject to subsidy control restrictions. Should this private financial contribution not be available, allowance has been made within the design of the development for the ballroom, leisure, and ice arena elements to progress, with a stand-alone stadium to be developed at a later date should funding come forward from the private sector.

The new leisure, ice arena, and ballroom elements of the development will not repay the initial investment over a 25-year period through additional revenue generation. It will improve and, in some instances, remove the current burden of ongoing maintenance costs and subsidy provision over the future period of operation. The investment will also provide wider socio-economic benefits to Aberdeen and the surrounding region as identified through Economic Impact.

As part of developing the Final Business Case, a detailed analysis of existing sports and leisure services and assets across the Sport Aberdeen estate will be conducted to validate the highest scoring option, including value for money and economic appraisal tests.

Conclusion and Recommendations

The development of a beachfront leisure destination will enable the wider regeneration sought in the Aberdeen City Centre and Beach Masterplan. The existing facilities are tired and subject to ongoing high maintenance costs and operate with subsidy from the council. This project provides the opportunity to redevelop and replace existing assets, and redefine operating structures, hence reducing the burden on the council whilst providing jobs and economic growth for Aberdeen and the region through its construction and operational impacts.

The leisure destination without the stadium is expected to attract in excess of 400,000 new visitors to Aberdeen per year, which in turn will generate further economic activity in the area with excess of £55m GVA per annum during operation.

This is an ambitious and transformative project. However, subject to further analysis at FBC stage to prove commercial viability, the delivery of this project should be justified by the wider economic activity it will generate in the city and regional economies.

1 Introduction and Project Overview

As part of the Aberdeen City Centre and Beach Masterplan, this Outline Business Case provides justification for the development of the Beachfront Area, with a focus on Leisure facilities, incorporation of a Stadium for Aberdeen Football Club (AFC), and redevelopment of the Beach Ballroom.

1.1 Background to Beachfront Regeneration Plans

Aberdeen Beachfront has been recognised for its popular recreational and sports area and attracts many visitors throughout the year. It is of regional and local importance due to the sport and leisure facilities it offers and as a significant area of public open space. The Beachfront is only a short distance from the Aberdeen City Centre.

Figure 3 Visualisation of Keppie Design for Beachfront

Source: Keppie, Beachfront Projects Feasibility Report (Aug 21)

Aberdeen Beachfront consists of open pathways, access roads, car parking facilities, buildings and structures related to park maintenance, sport, and leisure facilities. The main built elements include the Beach Ballroom, Beach Leisure Centre, and Linx Ice Arena. Other features include a range of cafes, restaurants, and a family fun fair. There is also a cinema, retail park, and fitness gym.

1.2 Masterplan Proposal for the Aberdeen Beachfront

A transformative regeneration of Aberdeen's city centre, former market, and beachfront was given the go-ahead at the November 2021 City Growth and Resources meeting. This is underpinned by the City Centre and Beach Masterplan 2022 which includes the streetscape improvement to Union Street Central, the creation of a new city market, and the revitalisation of the beach area, with plans for a new pier, new green hub, and a leisure focused destination.

The proposed works are split into projects by Aberdeen Market (NPR 1), Beachfront (NPR 2), and Ballroom (NPR 3) packages. As of February 2022, all NPRs (New Project Requests) have been finalised and approved by ACC and Tier 1 Contractors appointed. The Beachfront project incorporates eight different phases, of which Leisure is Phase 6b. This phase includes upgrades

for commercial and operational improvements to the Beach Ballroom, Beach Leisure Centre, and the Linx Ice Arena, whilst addressing the opportunity to incorporate a new stadium for Aberdeen Football Club.

The Committee agreed that this Outline Business Case should include the option for a deal structure and funding model that requires both the Council and Aberdeen Football Club to fund their respective shares of the development with no cross subsidy.

1.3 Vision and Objectives for the Aberdeen Beachfront

The vision and objectives for improving the Beachfront and the associated facilities have been developed by Aberdeen City Council. This was initially developed and set out in the 2015 Aberdeen City Centre Masterplan (CCMP) and revised and approved by ACC at the August 2022 Committee meeting as the City Centre and Beach Masterplan 2022 (CCBMP). Eight objectives feed through the masterplan: to change perceptions, grow the city centre employment base, introduce a metropolitan outlook, create a living city for everyone, made in Aberdeen, reveal the waterfronts, become technologically advanced and environmentally responsible, and be culturally distinctive.

Further updates to the objectives include strategies such as developing a holistic Aberdeen City Vision to support economic recovery and growth post-Covid and to support the continuing diversification from oil and gas-based industries to green infrastructure, emerging technologies, and renewables. The core principles that form the basis for the Masterplan proposals and embody the essence of the initiative for the Beachfront regeneration are:

- The importance of the re-imagined Beach Ballroom, including a desire to return it to its former glory when it was known as the ‘People’s Ballroom’. This needs to recognise the building’s heritage and historic significance whilst equipping it for the future as a modern events venue.
- The potential to share / link facilities associated with the new Stadium and Leisure facilities to support joint funding with the Stadium Anchor tenant and realise economies of scale.
- A desire for a dynamic waterfront making the most of the Beach Boulevard and considering support facilities such as changing accommodation / beach huts and a potential pier structure.
- Excellent, high quality public realm.
- Leisure activities that are inclusive and accessible to all income groups that may visit the Beachfront.
- Access and Connectivity between the Beachfront and City Centre.
- Infrastructure, including traffic management that reduces the impact of the existing road network to promote alternative forms of travel, including cycling, whilst improving public realm.
- Co-ordination with potential flood and/or sea defence works planned for the area.

1.4 The Business Case Process

The UK Government’s ‘Green Book’ provides guidance and a framework to make the case for investment, taking investment proposals through option development and assessment as they move through three stages of business cases, namely Strategic Outline Case, Outline Business Case and Full Business Case, to hone the best scheme or intervention that will deliver local and Government policy objectives and deliver social value.

This Outline Business Case (OBC) would typically be followed by a Full Business Case (FBC). Each business case consists of five ‘cases’ – Strategic, Economic, Commercial, Financial and

Management. As highlighted in Figure 3 below, the strategic and economic cases have the greatest focus and importance upon completion of the Outline Business Case.

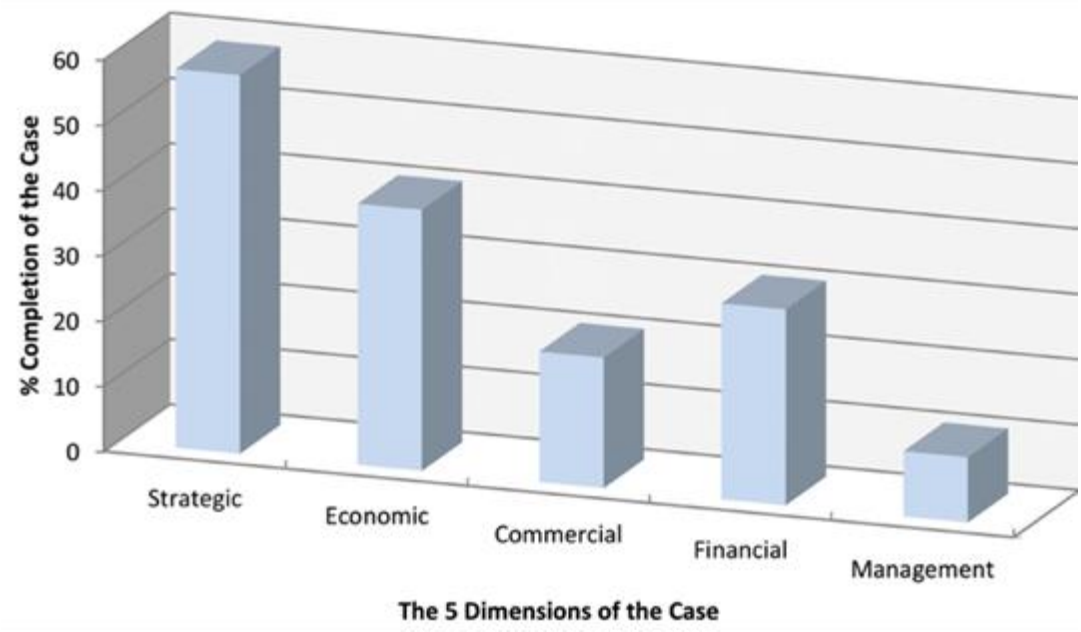

Figure 4 The Five Case Model, and Focus of the Outline Business Case

Source: Guide to the Project Business Case, HM Treasury & Welsh Government, 2018

This stage aligns with the Cabinet Office Gateway Review point 2 (delivery strategy) and comprises of the following business case development activities:

- Step 4: Determining potential VfM.
- Step 5: Preparing for the potential Deal.
- Step 6: Ascertaining affordability and funding requirement.
- Step 7: Planning for successful delivery.

At the conclusion of the OBC, Council should be in a position to consent to the procurement phase of the project and the business case across the five dimensions of the Five Case Model.

1.5 Review of Previous Design Study

A consultant team was appointed by Aberdeen City Council including Keppie, AFL, Open, Goodson, Wallace Whittle, and Currie and Brown to prepare a report which sets out a high-level vision for developing the Aberdeen Beachfront to inform the feasibility stage of the Aberdeen City Vision. The report (ACB-KEP-XX-XX-RP-A-852002_NOV21), issued in November 2021 aimed to support decision making in 2022.

The report will be referred to sporadically throughout the Outline Business Case as the options for developing the Beachfront Regeneration Plans will now be supported with more detailed commentary around affordability, commercial viability, stakeholder involvement and management models along with project risks at this early stage.

1.6 Community Involvement

Consultation with the wider community and stakeholders has been undertaken to influence and improve proposals for the Beachfront regeneration. This has mainly been used to this point to inform the design team. This included meetings with the Beachfront user groups and presentations to key stakeholders associated with the Aberdeen Football Club (Proposed Stadium Tenant), Sport Aberdeen (Leisure Facility Operators), and Aberdeen City Council (Beach Ballroom Operator). A summary of the comments and feedback captured from the groups is provided below. Further details of the consultations are provided in Appendix A. As the project continues and design is further developed, a Stakeholder Engagement Plan and further engagement exercise will be required to form the foundation of more detailed plans for engagement and communications activity.

1.7 Beachfront User Group

1.7.1 Vanguard

Vanguard consultancy is a member of the Aberdeen Chamber of Commerce that includes working groups for economic development and the environment, including a working group for the Beachfront. The group had conducted internal optioneering activity to short-list a number of projects it is keen to see incorporated in any beachfront development. This included:

- A Sculpture
- 'Road Train'
- Promenade Lighting
- Street Art and Signage

1.7.2 Northeast Scotland Cricket

Northeast Scotland Cricket SCIO (Scottish Charitable Incorporated Organisation) is aware of the Beachfront proposals and thought that this may lead to it being relocated, leading it to start looking for alternative locations. Its preferred location is the Jack Wood Pavillion at Inverdee. This is currently home to football pitches, but scope exists to locate Cricket facilities there.

1.7.3 Wider Community Consultation

A series of workshops took place with key stakeholders associated with the core Beachfront facilities:

1.7.3.1 Beach Ballroom

Two sessions took place with Beach Ballroom representatives. The initial meeting took place with Aberdeen City Council Officers and identified the following considerations for any development of the Ballroom:

- Minimising vehicular traffic as part of the public realm works is important, but car access to the Beachfront has been considered important previously.
- Walking routes from the City Centre are currently poorly defined.
- Parking arrangements at the stadium on match days will be managed.
- Agreement that the Rope Works[1] is the preferred Masterplan option for Public Realm.

[1] "The Rope Works concept takes the organic form of the rope to create a network of footpaths and desire routes, extending down from Beach Boulevard and opening up towards the Beach Ballroom at the heart of the proposed Masterplan." Keppie, Beachfront Projects Feasibility Report, February 2022

- The Spanish City and Whitely Bay developments enthused Aberdeen City Council and a development of a similar nature at the Beach Ballroom is thought to be aspirational.
- Facilities Management and/or Operational solution maintains a competitive tension, whilst being complementary to other offerings in Aberdeen, including The Events Complex Aberdeen (TECA).

1.7.3.2 Sports and Leisure (Sport Aberdeen)

A number of sessions took place with Sport Aberdeen to identify and discuss considerations for development of the Leisure Centre and Ice Arena:

- Positive feedback on Public Realm proposals and agreed Rope Works is a desirable Masterplan option. Feedback on Sports and Leisure facility generally concerned commercial issues related to current operations – Ice Rink and its future viability.
- Further analysis needs to be carried out on Ice Rink provision associated with this as design and business case development progresses.
- Desire to focus on operational performance and leisure outcomes. F&B operation and provision not a requirement of Sport Aberdeen operation.

1.7.3.3 Stadium (Aberdeen Football Club)

The following are outputs from sessions with Aberdeen Football Club regarding development to Pittodrie Stadium:

- Positive feedback on Public Realm proposals and agreed Rope Works is desirable.
- Linking stadium and Sports / Leisure is a good option.
- Some ideas on complimentary activities, including Golf based attraction, quoting a facility from Watford as an example.
- Agreed that design development will need to look closely at crowd management including coach parking.

1.7.3.4 Public Consultation

On 12th September 2022, the six-week public consultation stage was launched, including in-person drop in consultation events, local community events, and online webinar. Positive feedback was received relating to the following subjects:

- Regeneration benefits
- Stadium, Leisure and Ice Rink Facilities
- Beach Village
- Boardwalk/Pier
- Reduction in traffic/active travel infrastructure
- Improved connectivity with city centre

Matters raised related to the following subjects. Recommendations on addressing these matters have been identified within the Consultation Report:

- Traffic management, public transport and parking
- Water safety and access
- Location of beach village
- Design and safety of boardwalk/pier
- Football Stadium
- Funding & deliverability

1.8 Proposals for Enhancing the Beachfront Leisure Provision

The proposals to enhance and redefine the Beachfront Leisure offer include the following:

- New or refurbished leisure centre facility that delivers improved operational and commercial performance.
- Ice Arena.
- Stadium option for Aberdeen Football Club.
- Refurbishment of the Beach Ballroom.

The proposals for the wider beach boulevard, public realm, and connection with the City Centre are not included in the scope of this OBC. Further detail on each of the options under consideration is captured in the Strategic Case of this document.

2 Strategic Case

This section of the Outline Business Case reviews the strategic context of the project (including the case for change), articulates the spending objectives, and identifies and evaluates a long list of potential options to identify a short-list of options for appraisal.

2.1 Strategic Context

This section introduces the local, regional and national strategies that are relevant to the Beachfront redevelopment and highlights how further project progress should be directed to contribute to the realisation of these strategies.

2.1.1 Background

The existing Beachfront Leisure Centre opened in 1989 incorporating a leisure pool with water flume rides, a gym, and sauna rooms. The flumes have not operated since the COVID-19 pandemic and the pool has recently been closed due to recent high energy prices. The facility operates at a deficit and faces operational challenges related to the age of the facility. The existing Linx Ice Arena opened in 1992 and a refurbishment was completed in 2017. Similar to the Beachfront Leisure Centre, it faces ongoing operational challenges due to the age of the facility. The ongoing maintenance costs and operating deficit is a financial burden to Aberdeen City Council that is currently untenable. There are examples of modern facilities and operating models, privately and publicly owned that have resolved this issue with public intervention and as such should be investigated as part of this business case.

Figure 5: Existing Beachfront Leisure Centre, Linx Ice Arena, and Beach Ballroom

Aberdeen Football Club is a professional football league club and currently plays its home games at Pittodrie Stadium situated within 1km of the Beachfront site. The Club has played at the stadium since it opened in 1899 and the stadium has been developed and upgraded to a 21,000 all-seater stadium. The Club plays in the Scottish Premier League, the highest tier of professional football in Scotland and has a rich history and is one of the few clubs in Scotland with European honours. The Club faces similar challenges to all professional football clubs in so far that, to remain competitive on the field of play, it needs to maximise the revenue from their built asset on matchdays. The Club has investigated the development of a new stadium at Kingsford, approximately 10km west of Aberdeen city centre, with planning approved in 2018. Sport stadiums and event arenas provide demonstrable benefits to their surroundings in terms

of socio-economic benefits. Recent trends in venue development locates these facilities in city centre locations due to catalytic regeneration impact from the footfall these venue types provide, for example, the Stadium currently attracts over 300,000 visits per year with positive impact on local spending and jobs. It is therefore important to investigate in this business case, the advantage of including a Stadium in the development due to the benefits of gaining public support for the masterplan development.

The Beach Ballroom was built in 1929 and is a unique art deco, Category B listed building under the ownership and management of Aberdeen City Council. They key services at the venue remain event management, technical support, food production/service, bar service, and civic catering services. Sales are derived from three main sources; external events such as entertainment, internal Council events, and Civic events. In 2019, options were explored for changing the delivery model for services provided by the Beach Ballroom whilst ensuring the Ballroom remains as an iconic venue for the city. Additionally, Building Condition Surveys have suggested major refurbishment of the Star Ballroom roof may be necessary, thus showing that a lot of work is required to get the Beach Ballroom back to a first class events space.

Figure 6: Existing Location of Football Stadium and Beachfront Leisure

Figure 7: Artist's Impression of Potential Future Beachfront Development

Source: Keppie Architects

The following masterplan documents, authored by Keppie Architects, with the Stadium, Leisure, and Ice Arena design by AFL Architects, have been used as a reference to analyse and inform the strategic context.

- ACB-KEP-XX-XX-AG-A-10001
- ACB-KEP-XX-XX-RP-A-852001
- ACB-KEP-XX-XX-RP-A-852002_15OCT21
- ACB-KEP-XX-XX-RP-A-852002_NOV21
- P21032-KEP-XX-XX-PP-A-106001_ACC_Beachfront Presentation

2.1.2 Organisation Overview

Aberdeen is a thriving, cosmopolitan port in the north-east of Scotland offering a wide range of opportunities and services to residents and businesses. The local council, Aberdeen City Council (ACC), was established in 1996.

Aberdeen and Aberdeen City Council have historically benefited from the opportunities presented by the oil and gas sectors, and from investment by the private sector. However, the Council recognises that diversification, growth in other key sectors, and energy transition are key foundations for the economic future of the region.

Aberdeen is also home to Aberdeen Football Club (AFC). The Scottish professional football club competes in the Scottish Premiership and has never been relegated from the top division of the Scottish football league system since it was promoted in 1905. Aberdeen Football Club has won four Scottish league titles, seven Scottish Cups and six Scottish League Cups. It is also the only Scottish team to have won two European trophies, having won the European Cup Winners' Cup and the European Super Cup in 1983.

2.1.3 Spending Objectives

ACC's spending objectives are aimed at improving the local beachfront leisure and entertainment offering. With the finances allocated to the beachfront masterplan, ACC would seek to ultimately achieve the objectives as set out in Table 3. These align with the masterplan objectives as set out in Section 2.1.4; specifically, 'A vibrant City Centre where people want to live, work and visit – a reason to come/stay in Aberdeen' and 'Make Aberdeen the new place to visit in Scotland – the "cool" city'.

Table 3: SMART Objectives[2]

Objective	SMART performance measure
Increased footfall and revenue at the Beach Ballroom and other Beach Leisure Facilities	100% Footfall and 100% revenue increases (Leisure and Ballroom only)
Creation of free public realm and open park/play space	2,200m^2 new free public realm space.
Increased journeys by walking and cycling per annum	38% of people walking and 5% of people cycling as main mode of travel by 2026
Reduction in car journeys at the Beachfront	20% (12,552 -> 10,042) reduction in all vehicle journeys at the beachfront
Creation of Construction jobs over the build period	200 new Construction Jobs
Creation of new jobs directly associated with new Leisure offering at the Beach	30 new Leisure Jobs by 2025
Materials sourced from the local area	20 to 30% of net Construction Costs to be local materials

[2] ACC City Vision SMART Objectives, hub North Scotland

Contractor's labour from the local area	50% Local labour employed

2.1.4 The Aberdeen City Centre and Beach Masterplan (CCBMP)

The key driver behind the Aberdeen Beachfront redevelopment project is the Aberdeen City Centre Masterplan (2015) and update (2022)[3]; a regeneration blueprint aimed at transforming the city centre, former market, and beachfront, while conserving its proud heritage. The ultimate goal is greater prosperity and a better quality of life for all.

The CCBMP was initially developed and set out in 2015 (as the City Centre Masterplan), then revised, updated, and approved in August 2022 to include the Beach Redevelopment. The update was driven by political expectation for a 'recalibration' of the 2015 CCMP and the impact of COVID-19, Brexit, the downturn in the oil and gas industry since 2015, and the move to renewable energy. The CCBMP articulates the vision and objectives for improving the Beachfront and the associated facilities developed by Aberdeen City Council.

The CCBMP is being supported by Hub North Scotland, a partnership between public and private sector organisations for delivering better local services through community infrastructure. Hub North Scotland and Aberdeen City Council have a long-standing relationship of delivering community infrastructure together, including Aberdeen Community Health and Care Village.

The CCBMP aims to enhance Aberdeen's global reputation as a premier place to visit, live, work and do business. It highlights the importance of place making in Aberdeen, making a more attractive city centre, and building on natural assets by strengthening the connection between the beach and the city centre. Nine SMART objectives feed through the masterplan:

1. City centre population growth
2. Increased Gross Value Added
3. Reduction in crime
4. Increased footfall in the city centre
5. Reduced office and retail vacancy rates in the city centre
6. Increased ease of walking and cycling around Aberdeen
7. Reduction in car journeys in the centre
8. Reduction in CO2/NO2 emissions
9. Increased educational attainment, skills and life-long learning

2.1.5 Alignment of the CCBMP and Aberdeen Beachfront Redevelopment to Existing Policies and Strategies

The following strategies and documents support investment in the CCBMP:

National Policy

- Department for Culture, Media and Sport (Sporting Future, 2015)[4]
- Department for Levelling Up, Levelling Up White Paper (2022)[5]
- Visit Britain Strategy (2021 – 2025)[6]

[3] Aberdeen City Centre Masterplan and Delivery Programme.pdf

[4] Sporting Future - A New Strategy for an Active Nation - GOV.UK (www.gov.uk)

[5] Levelling Up the United Kingdom: Executive Summary (publishing.service.gov.uk)

[6] Visit England Strategy 2020 2a (visitbritain.org)

Regional Policy

- Regional Economic Strategy (RES) for the North East of Scotland[7] (to 2035)
- Scotland's Events Strategy 2015 – 2025[8]
- Scotland's National Strategy for Economic Transformation (2022)[9]
- Culture Strategy for Scotland (2020)[10]

Aberdeen Policy

- Aberdeen Economic Policy Panel Economic Review[11] (2021)
- Destination Aberdeen & Aberdeenshire Our Tourism Strategy[12] (2018 -2023)
- Local Outcome Improvement Plan (LOIP) 2016-2026 and updated (2021)[13]
- Aberdeen Local Development Plan (LDP) (2017) (being updated in 2022)[14]
- Cultural Strategy for the City of Aberdeen 2018 – 2028[15]

These strategy documents focus on the desire to develop a holistic Aberdeen City Vision to support economic recovery and growth (post COVID-19) alongside a wide range of complimentary aims and objectives, including re-imagining key city centre public and private sector assets, including empty office, hotel, retail, and leisure property.

Investment in skills, health and wellbeing, and quality of life through the utilisation of 'place based' strategies will also support the development of 'Aberdeen: the Place' – a vibrant city where people choose to live, work, do business and invest. At the heart of the masterplan is the redevelopment of the beachfront to incorporate state-of-the-art sport, leisure, and events facilities to become a hub for innovation and tourism.

The vision for the Beachfront Masterplan reflects these various strategies in its overall vision, defined as: "Creation of a ground-breaking regional sports and leisure destination, with a new stadium for Aberdeen FC at its heart, which embraces the sea and the beach whilst also connecting with the city of Aberdeen. Encompassing physical sports and esports, plus entertainment and corporate events for residents, students, tourists, and visitors. Providing a social, creative, and educational hub to nurture the talent of the next generation, making the beachfront a vibrant place to be whilst respecting its heritage. A destination that plays a pivotal role in the economic future of the city as a vibrant and forward-thinking place to live, work and play."

The key policies have been discussed in further detail in the following sections.

Visit Britain Strategy (2021-2025)

This strategy document sets out the key factors to make tourism one of the most successful sectors in the UK. Through the CCBMP, it is possible that Tourism GDP could grow in Aberdeen through the development of the new stadium and ice arena. Regular high profile football matches will help support local businesses such as hospitality and F&B. Additionally, there is potential for the stadium to host outdoor events in the summer months, thus encouraging

[7] Regional_Economic_Strategy_0.pdf (investaberdeen.co.uk)

[8] Scotland the Perfect Stage Scotland'S Events Strategy 2015-2025 Scotland the Perfect Stage Scotland'S Events Strategy 2015-2025 // Contents - DocsLib

[9] Scotland's National Strategy for Economic Transformation - gov.scot (www.gov.scot)

[10] A Culture Strategy for Scotland (pamis.org.uk)

[11] Aberdeen Economic Report 2021 Final_1.pdf (aberdeencity.gov.uk)

[12] Appendix 1 - Aberdeen-and-Aberdeenshire-Destination-Strategy-2018.pdf (aberdeencity.gov.uk)

[13] Aberdeen City Local Outcome Improvement Plan 2016-26 - Community Planning Aberdeen

[14] Aberdeen Local Development Plan | Aberdeen City Council

[15] Culture Aberdeen updated.pdf (aberdeencity.gov.uk)

tourism. It is evident, through extra funding given by UK Sport, that Ice Hockey is growing in the UK. In the future, we could see people travelling from around the UK to watch ice hockey matches. A state-of-the-art facility is likely to attract regional and national supporters subsequently increasing the number of visits to the City of Aberdeen.

Scotland's Events Strategy 2015 – 2025

The revised 'Scotland the Perfect Stage' Events Strategy for 2015 - 2025, aligns well with the redevelopment of the Beach Ballroom. The strategy aims to provide the strategic focus for all involved in any aspect of planning, securing, supporting, and delivering events of all sizes in Scotland. The successful delivery of this strategy will allow for the development and growth of the events industry, enabling Scotland to enhance and sustain an inspirational portfolio of events year on year that generate business, create jobs, and boost the economy whilst delivering legacy and building on the nation's strong reputation and international attractiveness.

Regional Economic Strategy (RES) for the North East of Scotland (to 2035)

This strategy document sets out a 20-year vision for the future of the north-east of Scotland's economy. Out of the four key strands highlighted in the document, the main intervention that aligns with the CCBMP is investment in infrastructure, through the redevelopment of the ballroom, leisure centre, ice arena, and football stadium, ensuring Aberdeen City remains a vibrant and attractive place for residents, students, businesses, and tourists. Alongside this, the innovation strand aligns with the CCBMP as the creation of state-of-the-art leisure and events facilities will drive tourism and general economic growth in the area.

Aberdeen Economic Policy Panel Economic Review (2021)

The CCBMP follows the recommendation from the panel to put Aberdeen, the place, at its heart, and focus on the regions approach to sustainable, inclusive economic development and improved well-being. It is widely recognised that exercising and leading an active healthy lifestyle improves wellbeing[16], therefore, the introduction of new state-of-the-art leisure facilities will encourage the community to get active, thus improving well-being.

Aberdeen benefits from a strong economy built around core sectors such as oil & gas and agriculture & fishing. As such, the city performs well against key economic indicators, for example, Gross Value Added is £40,667 per head of population, significantly higher than national (£25,685) and UK (£27,430) averages[17]. Annual earnings are also higher than the national average at £32,747 compared with £31,672 in Scotland and £31,285 in the UK[18].

The Aberdeen Economic Policy Panel in its 2021 Economic Review acknowledges this strong performance and highlights investment in key infrastructure and a focus on skills, energy transition, and economic diversification as an opportunity. This aspiration is also reflected in the Regional Economic Strategy (RES) for the North-East of Scotland (to 2035).

Aberdeen is however facing a period of transition from oil and gas to low carbon and renewable energy sources such as hydrogen. As such, the city is recognising the need to sustain its position as an economic driver, adapt to structural change and diversify into other emerging growth areas around, for example, low carbon energy, food and drink, and tourism.

The Aberdeen Economic Policy Panel also supports the need for attractive places to live, work and play. It suggests there is a need to create a local offer which creates jobs, retains skilled labour and attracts new talent and investment to Aberdeen.

[16] (PDF) Leisure and wellbeing (researchgate.net)

[17] GVA per head of population, income-based approach, ONS, 2017

[18] Employee earnings, ONS 2021

The CCBMP proposals therefore create an opportunity to bring employment associated with leisure, tourism, and hospitality, as well as construction employment.

Destination Aberdeen & Aberdeenshire Our Tourism Strategy 2018 -2023

Linked to economic diversification, Aberdeen has the potential to increase its leisure offer, attract visitors and boost the local economy. 'Destination Aberdeen & Aberdeenshire Our Tourism Strategy 2018 -2023' is the tourism strategy led by Visit Aberdeen. The strategy highlights the tourism potential locally, citing the opportunity to benefit from existing and new major assets linked to culture, heritage, and sports as well as natural resources and marine tourism.

It also highlights the need to capitalise on overseas tourism (post restrictions) and the conferencing and events sector, recognising the growing trend to mix business with leisure. There appears to be untapped latent potential in the visitor economy in Aberdeen. The strategy cites an ambition to grow visitor spend to £1bn pa. This also aligns with the Regional Economic Strategy for the North of Scotland, citing internationalisation (including international tourism) as one of its four key themes. The table below provides examples of comparatively sized towns and cities in the UK which have a 'city with a beach' characteristic and shows how the value of tourism is significantly higher.

Table 4: Tourism Statistics in Aberdeen Compared to Comparator Areas

Location	Resident population[19]	Visiting for 3+ hours* (Million trips)	Overnight Domestic Visits** (Million trips)	International Visits20 (Million trips)	Total Visits/trips (millions)	Total Spend (millions)
Aberdeen City	229,100	10.33	0.54	0.23	6.19	£453
Scottish Highland	235,400	14.18	1.95	0.53	12.47	£1,099
Brighton	291,700	20.39	1.14	0.92	13.44	£1,021
Blackpool	138,400	14.23	1.14	0.26	10.23	£817
Bournemouth	397,000	13.31	0.75	0.31	8.02	£514

** 3 hours+ Leisure Day Visit is a Leisure Day Visits visit that lasts more than 3 hours from beginning to end (i.e. from leaving home to returning there). Source: Visit Britain Day Visitor Survey, 2017*

*** domestic overnight tourism within Great Britain by residents of Great Britain. Source: Great Britain Tourist Report 2019*

The proposals should build on Aberdeen's offer as a city with a beach, by strengthening connections between the city centre, leisure offer and beachfront, and helping to unlock the tourism potential and increasing local tourism spend.

Overall, prosperity in Aberdeen masks pockets of deprivation and unemployment, and potentially social polarisation locally. The figure below demonstrates the presence of neighbourhoods ranked within the most deprived 30% of communities in the country. There is also evidence of slightly higher unemployment in the city, at 5.1%, compared with 4.7% nationally[21]. The proposals therefore bring an opportunity to create local opportunities and employment for all, which links directly to the overall vision of 'a place where all people can prosper' cited in the Local Outcome Improvement Plan. Inclusivity is also a key feature of the

[19] ONS Population estimates 2020

[20] VisitBritain, 2019. Data is only available at county level.

[21] Economically active people who are currently unemployed, ONS, 2021

Regional Economic Strategy (to 2035) for north east Scotland, of which, Aberdeen City Council is a partner.

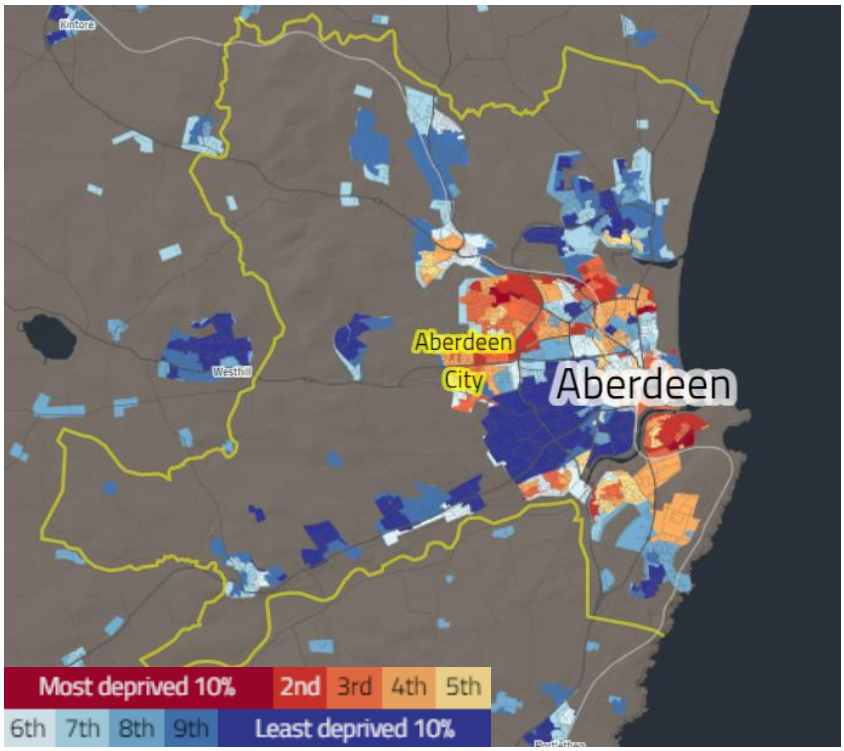

Figure 8: Scottish Index of Multiple Deprivation 2020

Source: simd.scot

Aberdeen Local Development Plan (LDP) (2017)

The Local Development Plan of 2017 in policy 'NC9 Beach and Leisure' supports mixed use leisure in the Beachfront location[22].

Cultural Strategy for the City of Aberdeen 2018 – 2028

Culture Aberdeen, a network of cultural organisations in Aberdeen and the City Council, has developed a strategy for culture also titled Culture Aberdeen.

In developing this strategy, a number of activities were completed including a conference on the approaches to cultural strategies within other oil and gas cities; a programme of workshops which examined a series of themes to identify key priorities for the next ten years for the cultural sector of Aberdeen; consultation sessions throughout the process with the cultural community and the creative sectors industry; development of a Citizens' Circle to consider the views and standpoints of individuals from a range of backgrounds and prior experience of cultural participation and engagement.

The Beachfront development supports all four of the ambitions outlined in the Cultural Strategy:

[22] Policy NC9 – Beach and Leisure: notes that development within the defined Beach and Leisure area will be permitted provided they: a) contribute to the range and quality of the existing uses, facilities and activities of the wider beach area; b) are of an appropriate scale; c) do not have an unduly adverse effect on the character of the area, or cause negative visual or environmental impacts or affect the amenities of nearby residents; and do not result in the significant generation of car borne journeys, nor additional pressure for car parking.

- Improving the quality and impact of the arts, culture, and heritage provision in the city. This is demonstrated by development by Aberdeen City Council through the masterplan and the supported programme of cultural activity.
- Prioritising existing financial resources of the Council for more effective investment in arts, culture, and heritage. This could be demonstrated by redirecting some of the existing operational subsidy of the Council's assets to other cultural activities.
- Supports the development of existing venues throughout the city and forms part of the wider ecosystem, as part of a host of smaller developments planned for Aberdeen in the cultural space.
- The development will help in attracting and retaining creative and cultural professionals across the sector, with new jobs linked to the masterplan work.

2.1.6 Stakeholder Engagement

The key organisations included in the beachfront redevelopment include:

Sports Aberdeen – A registered charity which delivers sport and physical activity for the community on behalf of Aberdeen City Council. Sport Aberdeen is committed to creating opportunities, inspiring people, and changing lives through sport and physical activity.

Aberdeen Football Club – A Private limited Company playing in the Scottish Premiership at Pittodrie Stadium. Aberdeen Football Club has a shared interest in the community through the Aberdeen FC Community Trust which supports people across all age groups and backgrounds, focusing on education, football, health, and wellbeing.

Hub North Scotland Limited (HNSL) has engaged with Sport Aberdeen and Aberdeen Football Club during the development of this outline business case. The outcomes of the market assessment and demand analysis for the leisure and ice arena were presented to Sport Aberdeen on 26th May 2022 at its offices at Bridge of Don. The documentation presented during the meeting was provided to Sport Aberdeen. There was consensus during this meeting on the conclusions and hence these documents were applied as the brief. Sport Aberdeen was invited to attend site visits at the Wave in Coventry and Ice Arena Wales but was unable to attend. Aberdeen City Council attended these visits.

HNSL has also engaged with Aberdeen Football Club specifically, regarding the operational structures of joint facilities and the commercial arrangements to build confidence in the discussions being undertaken between the Club and legal heads of terms. The proposed structures focus on shared commercial outcomes from the joint development with venue specialist operators rather than a single operator. The Club expressed a requirement to operate the stadium on matchdays as a non-negotiable requirement.

2.1.7 Strategic Context Summary

Four key themes have been developed upon review of the local, regional, and national strategies:

- Supporting Economic Diversification
  - The need to diversify economic sources from oil & gas to other means, for example, the opportunity to bring employment associated with leisure, tourism, and hospitality, as well as construction employment.
- Untapping Latent Tourism Potential in Aberdeen
  - The need to meet Aberdeen's tourism potential. By increasing its leisure offer, Aberdeen shall attract visitors and boost the local economy.
- Employment Opportunity Creation

  - The need for occasions to create local opportunities and employment for all, in an inclusive way.
- Investment in Aberdeen as a Place
  - The need for attractive places to live, work, and play. The need to create a local offer which creates jobs, retains skilled labour, and attracts new talent and investment to Aberdeen.

These summarise the overarching strategic aims of the council in the beachfront redevelopment and best inform the strategic context of any planned development going forward.

2.2 Case for Change - Leisure and Ice Arena

The following sections define the strategic components that evidence the case for change for the renewal of the leisure and ice arena facilities.

2.2.1 Local Context

This section reviews the local demographics of Aberdeen and examines the catchment area for a new leisure centre to be located in the immediate vicinity of the existing Beach Leisure Centre. The Beach Leisure Centre is located approximately 1.5 miles east of Aberdeen City as indicated in Figure 9.

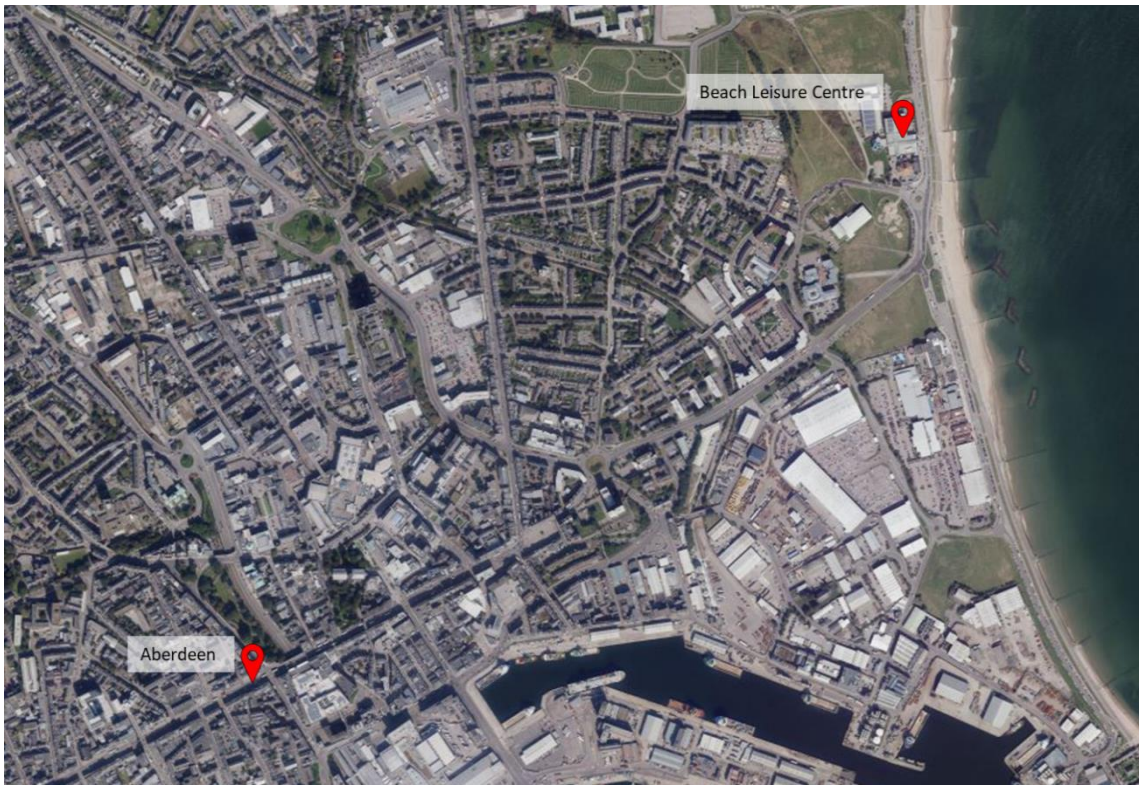

Figure 9: Beach Leisure Centre Location

Source: Bing Maps

2.2.1.1 Population

The total population of Aberdeen City is 229,060, of which circa 195,000 are 15 years or older (85%).[23] Between 1998 and 2020, the population of Aberdeen City increased by 6.2%. In this period, the 16 to 24 age group saw the largest percentage decrease (-16.5%). The 45 to 64 age group saw the largest percentage increase (+16.4%), indicating a trend towards an ageing population. Furthermore, between 2018 and 2028, the 0 to 15 age group is projected to see the largest percentage decrease (-3.2%) and the 75 and over age group is projected to see the largest percentage increase (+16.1%). In terms of size, however, 25 to 44 is projected to remain the largest age group.[24]

Table 5: Population Age Segments

Age	United Kingdom		Scotland		Aberdeen City	
0-14	11,974,857	18%	859,790	16%	33,854	15%
15-24	7,816,838	12%	623,875	11%	28,278	12%
25-39	13,402,705	20%	1,106,939	20%	60,772	27%
40-59	17,522,378	26%	1,466,747	27%	56,858	25%
60-79	12,978,864	19%	1,137,042	21%	39,401	17%
80 +	3,385,592	5%	271,607	5%	9,897	4%

The average age of people living in Aberdeen City is 39.5 years, similar to the average age of the UK of 40.4 years. The proportion of children aged 0-14 (15%) is below the UK average (18%), and the proportion of adults aged 25-39 (27%) is above the UK average (20%).

2.2.1.2 Health

Results of the 2016-2019 Scottish Health Surveys have been averaged and assessed[25] and provide the following insights into the health of Aberdeen City as a whole:

80% of the population consider themselves to have good or very good general health. Higher than the Scottish average of 72%

70% of the population deem themselves to have activity levels that meet recommendations, this is again higher than the Scotland national average of 65%.

24% of the population have a limiting long-term illness, which is less than the Scottish national average of 33%.

The data also indicates that Aberdeen City generally has a healthier Body Mass Index than the Scottish national average, with those classified as a 'healthy weight' standing at 38% compared to 33%.

Overall, the data indicates that the general health and wellbeing of the population of Aberdeen City is better than that of the Scottish nation.

2.2.1.3 Deprivation

According to the Scottish Index of Multiple Deprivation 2020[26], 29 of Aberdeen City's 283 data zones were in the 20% most deprived data zones in Scotland. The most health deprived data zone in the City is S01006684 which falls in 0-5% most deprived band and is in the Woodside

[23] https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/datasets/populationestimatesforukenglandandwalesscotlandandnorthernireland

[24] https://www.nrscotland.gov.uk/files/statistics/council-area-data-sheets/aberdeen-city-council-profile.html

[25] https://scotland.shinyapps.io/sg-scottish-health-survey/

[26] https://www.gov.scot/publications/scottish-index-of-multiple-deprivation-2020v2-local-and-national-share-calculator-2/

neighbourhood. This falls in the 20-minute drivetime catchment for the Beach Leisure Centre redevelopment.

Unemployment in Aberdeen City currently lies at 4.1%, compared to 3.9% in Scotland and 4.4% in the UK.[27]

2.2.1.4 Car Ownership

The most recently available data on car ownership is that from the 2011 census. At that time, car ownership stood at 68.6% for Aberdeen City, and 85.7% for Aberdeenshire.[28]

2.2.1.5 Local Demographics - Mosaic Groups

The 2018 business plan from Sport Aberdeen[29] identified the prominent mosaic groups in both Aberdeen City, and within their existing membership base. The findings were as follows:

Table 6: Aberdeen City and Sport Aberdeen Member Mosaic Groups

Mosaic Group	Aberdeen City	Sport Aberdeen Members
Rental Hubs	25.9%	15.1%
Municipal Challenge	8.5%	Not stated
Prestige Positions	8.0%	Not stated
Domestic Success	7.6%	13.1%
Modest Traditions	7.4%	11.2%
Aspiring Homemakers	Not stated	9.7%

The definitions of the mosaic groups can be found in Appendix C.

More specifically, the mosaic group figures for the 2-mile radius catchment from the existing beach leisure centre have been provided by The Leisure Database Company (TLDC) in a recent report commissioned by Mott MacDonald[30]. The results are below.

Table 7: Mosaic Population Profile - 2 Mile Radius

Mosaic Group	Beach Leisure Centre - 2 miles	Beach Leisure Centre - 2 miles %	Scotland	Scotland %	Penetration	Index
A City Prosperity (15+)	4,844	5.94	77,432	1.64	6.26	363
B Prestige Positions (15+)	1,178	1.45	376,599	7.96	0.31	18
C Country Living (15+)	0	0.00	354,089	7.48	0.00	0
D Rural Reality (15+)	0	0.00	601,535	12.71	0.00	0
E Senior Security (15+)	1,540	1.89	190,795	4.03	0.81	47
F Suburban Stability (15+)	467	0.57	238,345	5.04	0.20	11
G Domestic Success (15+)	2,246	2.76	389,626	8.24	0.58	33

[27] https://www.nomisweb.co.uk/reports/lmp/la/1946157405/report.aspx#tabempunemp

[28] https://civitas.eu/cities/aberdeen

[29] https://committees.aberdeencity.gov.uk/documents/s88108/Sport%20Aberdeen%20Business%20Plan%20Final%20August%20ACC%202018.pdf?txtonly=1

[30] Refer to section 3 for details of choice of catchment size

Mosaic Group	Beach Leisure Centre - 2 miles	Beach Leisure Centre - 2 miles %	Scotland	Scotland %	Penetration	Index
H Aspiring Homemakers (15+)	671	0.82	312,626	6.61	0.21	12
I Family Basics (15+)	1,362	1.67	196,973	4.16	0.69	40
J Transient Renters (15+)	1,377	1.69	111,940	2.37	1.23	71
K Municipal Challenge (15+)	11,589	14.22	551,308	11.65	2.10	122
L Vintage Value (15+)	2,897	3.55	388,894	8.22	0.75	43
M Modest Traditions (15+)	1,429	1.75	362,479	7.66	0.39	23
N Urban Cohesion (15+)	4,047	4.97	81,989	1.73	4.94	287
O Rental Hubs (15+)	47,862	58.72	496,395	10.49	9.64	560
Adults 15+ estimate 2020	**81,510**	**100.00**	**4,731,025**	**100.00**	**1.72**	**100**

The following insight was also provided by The Leisure Database Company (TLDC).

In terms of demographics, there is one Mosaic group that stands out in this area, and that is Rental Hubs (Group O). These are young, single people in their 20s and 30s; representing an eclectic mix of students and young people with budding careers and more mundane starter roles, they live in urban locations in housing that attracts many young people. This group accounts for almost 59% of all adults aged 15+, a figure which is almost six times higher than the Scottish national average.

Almost a third (32%) of the population fall into a single type: O62 (Central Pulse) and these are smart young singles renting contemporary city centre flats. Many of those in type O62 have degrees and now earn good graduate-level starter salaries.

A montage of this dominant group and type is shown below.

Figure 10: Mosaic Profile Montage; O - Rental Hubs & O62 - Central Pulse

Good numbers also fall into type O66 (Student Scene – 9.4%) and these are the full-time students, mostly on undergraduate courses, who live in high density student accommodation close to Aberdeen university.

Type O64 (Bus-Route Renters– 8.5%) is also over-represented in this catchment. These are older than those in type O66 above with most typically aged between 25 and 35. Most are employed, but household incomes are fairly low. Montages of these types are shown below.

Figure 11: Mosaic Profile Montage; O66 - Student Scene & O64 - Bus-Route Renters

Type O65 (Learners and Earners) also features in this catchment, accounting for 6.4% of all people. These are undergraduate students, recent graduates who have stayed on at university and older people, sometimes with university positions.

Group K (Municipal Challenge) accounts for over 14% of the population, slightly above the Scottish average of 11.65% (this makes it the second most prominent Mosaic group in the Scotland population). Those in group K tend to be long-term social renters living in low-value flats in urban locations, or small terraces on outlying estates. Many have been renting their flats for a number of years; often they are high-rise blocks built from the 1960s onwards.

In this catchment, the majority are classified as Streetwise Singles (type K47 – 8.5%). These tend to be people aged between 25 and 55 who are financially hard-up. They live in areas that suffer from high unemployment. Those that do work are in low-paid routine and semi-routine jobs.

Figure 12: Mosaic Profile Montage; O65 - Learners and Earners & K47 - Streetwise Singles

There are two other Mosaic groups which are represented at above average levels (when compared to the overall population in Scotland). Group A (City Prosperity) accounts for almost 6% of local people (compared to a national average figure of just 1.6%) and group N (Urban Cohesion) accounts for almost 5% of the population (compared to a national average figure of just 1.7%).

In each of these Mosaic groups, there is one type that really stands out: A02 (Uptown Elite) and type N60 (Ageing Access).

Uptown Elite represents 5.2% of local people and this is an affluent type consisting of high-status families with older or adult children living in smart city suburbs. They tend to be older than all other group A types, with most aged between 45 and 65.

Ageing Access represents 5% of local people and these are people that are approaching or beyond pensionable age; their average age is 63. Typically single, living alone and without children, these people enjoy living in small homes in busy inner suburbs.

The montages below show that those in type A02 are extremely affluent.

Figure 13: Mosaic Profile Montage; A02 - Uptown Elite & N60 - Ageing Access

All other Mosaic groups account for less than 4% of the catchment population.

In terms of age, this catchment population is younger than average. The number of people aged 40+ is significantly lower than average. Conversely, the number of those aged 18-39 is high.

2.2.2 Existing Arrangements

The existing Beach Leisure Centre and Ice Arena's current provisioning is as follows:

- Leisure Water / Fun Pool
  - 1,200 m^2 leisure pool hall with capacity for 180 people
    - Rapids, Wave pool, Shallow pools, Water slide and three flumes
- Health & Fitness
  - 240 m^2 gym,
  - 50 m^2 functional training rig/space and
  - 70 m^2 studio
- Spa Facility
  - 130 m^2 suite comprising:
    - Two saunas, Steam room, Showers, Relaxation area, Changing area
- Sports Court Facility
  - 1,150 m^2 eight-court sports hall
- Other
  - Changing areas,
  - Café,
  - Reception,
  - Management offices
- Ice Arena

- 1,400 sqm (56 x 26m) ice pad with Skate Hire
- 1,100 spectator seats
- 120 sqm hospitality lounge
- Changing areas
- Café
- Reception
- Management offices
- Meeting room

2.2.3 Local Supply and Demand

In order to understand the context of the demand for the Beachfront redevelopment, the local supply and demand profiles for the leisure and ice arena have been assessed for the individual components for the leisure and ice arena, as per the AFL Architects designs. These can be found in Appendices C and D. A summary of findings for each component can be found in the sections below.

Leisure Pool/Water Park

The existing Beach Leisure Centre is the only indoor leisure pool / water park offering in Aberdeen City/Aberdeenshire. It is therefore necessary that it be retained so to not detract from the local expectation of a leisure pool offering, however, developments to the contents of the leisure pool could help improve the attraction and commercial viability of the facility. It was noted that there is already sufficient provision of lane swimming available in and around Aberdeen that this would not be required in the new redevelopment.

Research into precedent leisure pools/water parks also located in popular seaside towns showed they typically catered to a wide range of ages, noted by the provision of child-focussed water play and separate adult only spa provision. The demand for facilities such as these is likely to come from the 'rainy day' activity market, driven by tourists and locals alike looking for reliable leisure activities in the unreliable British weather.

Figure 14: Left: LC2, Swansea. Right: Sandcastle Waterpark, Blackpool.

By comparing Aberdeen's population and tourism demographics to those of the precedent studies, it was concluded that outcomes achieved at the Swansea LC2 could be easily replicated in Aberdeen due to similar tourism visitor numbers and spend, similar ownership and operation structures, and incorporation of other leisure facilities such as a gym. However, the slightly larger local resident population, and the ambition for the Aberdeen beachfront to draw more tourists in the future indicates a slightly more adventurous offering could be investigated to align the new leisure pool with the more tourist-focused attractions of Blackpool (UK's largest water park) and Scarborough.

The assessment concluded that a USP type attraction, like the BoardRider provided at the LC2, alongside a graded entry wave pool, a lazy river/rapid, at least one age 2+ interactive water feature, and 3-5 water slides, including a mix of flumes and inflatable 'toboggan' slides, should be provided. Additionally, to protect progress made towards the Scottish Swimming and Aberdeen Aquatics strategic objectives of increasing accessibility and opportunity to learn to swim, it is recommended that the provision for swimming lessons is retained in the new development.

The current proposed new facility stands at circa 2,300 m^2 with a proposed capacity of 400/session. This provides 5.75 m^2 per person, which is higher than the other precedents. Analysis suggests that 400 capacity is reasonable and hence the area could be reduced to 2,100m^2 to create a more aggressive m^2/person ratio. However, as this represents a 10% area variance, it is suggested that the current areas are retained at this stage until further market analysis has been completed.

Health and Fitness

There is a healthy local supply of gym suites in Aberdeen City, with 9 other fitness gyms within a 2-mile catchment area of the Beach Leisure Centre, including 4 within a mile.

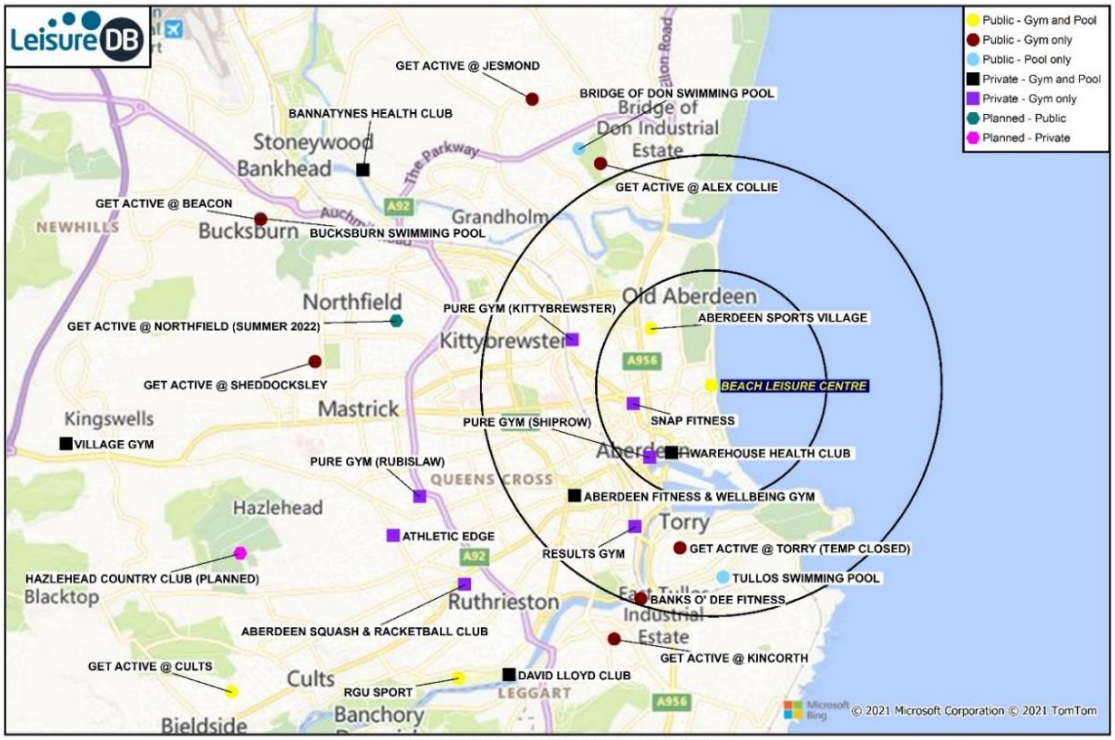

Figure 15: Health and Fitness Competition Map for Beach Leisure Centre, Aberdeen (Showing 1 & 2 Mile Bands)

The Leisure Database Company was contracted to assess the latent demand for fitness for the beach leisure centre. It estimated the latent demand to be 2,231 – this is the total number of members it feels could be achieved, once the new facility opens. This figure includes allowance for 30% of the total to come from outside the estimated catchment area. It has also made some negative consideration for the competition in the area. If the 2020/21 fitness membership figure of 1,056 is subtracted, its estimate highlights a potential increase of 1,175 members upon the opening of the new facility.

Based on a current provision of approximately 48 stations at the existing gym and the 2020/21 fitness membership figure of 1,056[31], the number of members per station currently sits at 22. However, it should be noted that the pre-pandemic (2019/20) membership was much higher, at 1,560 members, which equates to a member to station ratio of 32.5. Industry guidance recommends a member to station ratio of between 25 and 35.[32]

With a total demand prediction of 2,231 members, this would inform the estimation of the total required stations to range from 69 to 102 stations. Therefore, a provision of 100 stations is recommended, as this will allow for membership rebound and growth coming out of the pandemic, whilst maintaining a lower member to station ratio.

Exercise Studios

At the existing gym there is only one studio with capacity for 12 members. A number of exercise classes are held in the sports hall, which has a 20-person capacity for most classes, increasing to 32 for Zumba only. This is not in keeping with predicted future exercise trends and modern industry standards; from analysis of new build leisure centres around the UK, it was noted the most typical distribution of studios is 2 multi use studios and 1 dedicated spin studio. Therefore, the recommendations made by the study were for 2 multi use studios, with a combined capacity of 65 members and one dedicated spin studio. It was also deemed reasonable to pursue the potential future inclusion of one of the studios as an immersive studio, subject to further customer and member engagement.

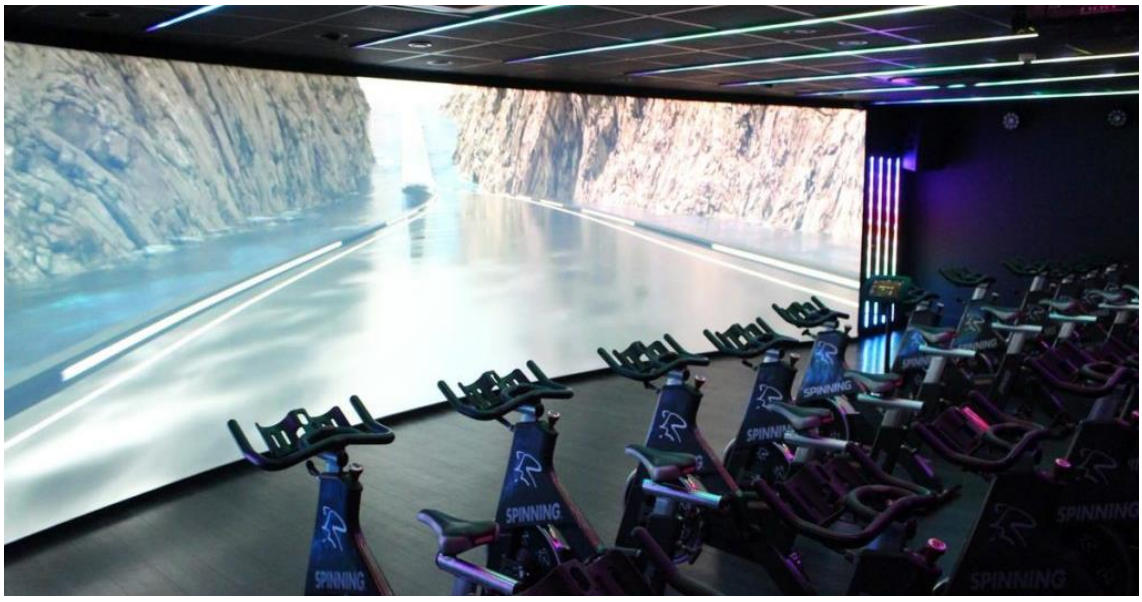

Figure 16: Example of an immersive studio

Source:

Spa Facility

There is a distinct lack of wet leisure spa facilities in Aberdeen City, with most of the 'Spa' offerings being limited to those attached to hotels, and those with only treatment rooms. There are no facilities that cater completely for the day spa experience within central Aberdeen. The nearest facility that provides a competitive offer would be Bannatyne's located 4 miles away.

[31] Memberships are those with a "home" venue of Get Active @ Beach. This means this is the location they signed up at and will predominately use. In the case of fitness, some members do use other venues as it is a city-wide membership that is on offer. https://www.sportaberdeen.co.uk/memberships

[32] https://originfitness.com/knowledge-and-advice/run-gym-full-capacity

There is also evidence of a market trend towards wellness tourism and a predicted growth in the wellness economy at a rate much greater than the average growth rate of global GDP.

The assessment of precedent leisure / waterpark parks in the Leisure Pool section identified that the provision of a day spa experience should form part of the facility mix. The provision of a 700m^2 day spa facility would provide improved facilities for users, which may aid retention and can make the facility attractive to a wider demographic than that attracted to the leisure pool and fitness facilities. Based on the existing supply, global projected growth in wellness tourism, and research of precedent spa facilities as part of wider leisure developments, the proposed spa provision seems reasonable. Considering the ambition for a destination leisure facility, a USP attraction, e.g., an outdoor plunge pool should be included. The spa facility should also offer F&B packages that are provided from the café / bar preparation facility.

Sports Hall and Outdoor MUGA Pitches

Based on current low demand/use of the existing sports hall, the provision of a 9-court sports hall in a dedicated sports facility (Aberdeen Sports Village) within a 1-mile walk, and on industry trends/consultation with the existing operator, it is recommended that any sports hall provision is not included in the new leisure centre.

Further, the provision of a sports pitch does not align with the vision for the Beach Leisure Centre as a leisure destination, i.e., leisure rather than sport performance. It is recommended that no sports pitch provision be included as this has the potential to confuse the message of the offering.

Sensory Centre & Creche

There currently appears to be no sensory room offerings within the Aberdeen or Aberdeenshire catchment. The nearest sensory offerings are located near to Edinburgh, over 100 miles away.

From the findings of the study, it was concluded that a sensory centre would be a beneficial inclusion to the Beach Leisure Centre. The proposed area for the sensory centre including sensory spaces (indoor and outdoor), creche, sensory soft play and quiet rooms appear reasonable based on research of similar facilities provided at Leisure Centres in the UK.

Further consultation with specialist sensory room designers and manufacturers will be required at the next stage to finalise facility mix and specific area requirements. Consideration should be given to tailoring the facility to both children and young people with special educational needs, and senior people with cognitive issues, due to the under provision of adult sensory facilities across Scotland.

There is likely to be a demand for a creche from parents who wish to use the gym and studio facilities at the new leisure facility and need a safe space to leave their children in the meantime. This demand could be met by the provision of a small creche to match the demographic profile of the gym.

Play Park

An assessment into the feasibility of including a play park in the facility mix was carried out. This included analysis on supply and demand for soft play, a trampoline park, and “clip ‘n climb”. The study concluded that considering the age profile of the local demographic, and the existing nearby supply of play park facilities, it would not be required to include a play park within the facility mix.

Considering the market for the leisure pool will be mostly dedicated to younger children, there is a proven revenue stream and demand for children’s parties, seen via the provision of a party room in many leisure pools across the UK. Therefore, the provision of one party room is recommended as a minimum.

Separately, from precedents with similar offerings, a smaller scale soft play is recommended adjacent to the food and beverage offering. A minimum of one children's party room is also recommended.

Café/Food & Beverage Provision

Aberdeen town centre has a high density of cafés and F&B offerings, and the esplanade/beachfront area also has a high-density zone of F&B offerings, approximately a 6-minute walk to the south of the existing beach leisure centre location. However, there is currently no public café or F&B provisions at the beach leisure centre, although there is an in-house café at transition extreme which is located approximately 500 metres from the beach leisure centre.

Research shows a café is the most common F&B provision in recently renovated and newly developed leisure centres across the UK; over 95% of all the new build/renovated leisure centres assessed in the study included a café provision. Research shows it is becoming more common to have dual access in which the F&B offering is the focal point of the leisure centre and can be accessed by multiple areas or parts of the facility. Additionally, it is common for the F&B provision to be located with a viewing point overlooking an activity space such as the swimming or leisure pool hall and/or sports hall. This enables families and friends to socialise whilst their children or other members of their party are partaking in physical activity.

Therefore, it was recommended that the new leisure centre facility includes an F&B offering in the form of a licenced café / bar. It is recommended that this be a focal hub for the centre, with viewing of the activities within the centre, specifically the leisure pool and the soft play. The café / bar should also be located such that it can serve users within the leisure pool facility and the preparation area is able to cater for the spa facility. A total café area of approximately 200m^2 is recommended based on precedent facilities.

It is envisaged that the F&B provision will be able to cater for the spa packages that incorporate F&B. However, more complex F&B packages can be provided by the ballroom facility, such as high tea. Specialist catering advisors should be consulted when determining the food and beverage menu offerings for each facility.

Figure 17: F&B Example: Center Parcs Café, Typical Spa Food and Beverage Offering

Source: Centerparcs.co.uk, Kuoni.com, Shutterstock

Ice Arena

The study attached in Appendix D details the analysis carried out in determining the facility requirements for the redeveloped Ice Arena. The findings are summarised below.

The existing Linx ice arena caters to both commercial ice hockey, and public leisure uses. It is the home of the Aberdeen Lynx Ice Hockey Team which plays in the Scottish National Ice Hockey League (SNL), however it has previously stated its ambition to establish an Elite Ice

Hockey League (EIHL) team in the future[33] (the higher league). Consultation with Aberdeen Lynx provided a preference for a larger ice pad and up to 2,500 seats for spectators based on their current demand. A larger pad is recommended at 60m x 30m (minimum 60m x 26m 'hybrid'). There is currently no data from the Aberdeen Lynx to substantiate the demand from spectators, advice received during a visit to Cardiff Ice Arena suggests this is the minimum requirement for a team playing in the EIHL.

Aberdeen's closest SNL rivals, the Kirkaldy Kestrels and Dundee Comets, train in the Fife Ice Arena and the Dundee Ice Arena respectively. Both ice arenas are home to two ice hockey teams, one in the SNL, and one in the EIHL, and both have seating capacities of over 2,300. Whilst the accessibility of the 1,100 seat Aberdeen ice arena may limit potential attendance (i.e. the 45 minute drive catchment for Aberdeen does not include major cities such as Edinburgh and Glasgow), there is sufficient evidence to recommend an increase in seating capacity from what currently exists. According to the Aberdeen Lynx website, the team regularly attracts over 1,000 fans to home games, which is close to the 1,100 spectator capacity[34].

The study drew the conclusion that a seating provision of 1,500 should be included, with the potential to expand to 2000 for one off games or events with higher demand. Further work will be carried out at the next stage to establish the most appropriate spectator seating provision based on further consultation with Aberdeen Lynx and EIHL. Based on the assessment of similar ice arena provision across the country, it was also recommended that a hospitality provision for 75 people be provided.

The demand for leisure usage of the ice rink is evident from the existing rink timetable, however the study draws the conclusion that the inclusion of a second ice rink would not be justified, due to lack of demand. The study also rules out the inclusion of a specialist ice climbing facility due to its specialist nature and the likely link between facility success/demand and the proximity of other specialist adventure activities such as natural ice climbing

2.2.4 Conclusions and Recommendations

The key objective of the beachfront redevelopment is to provide a leisure / destination experience that will encourage visitors to spend more time at the facility. From the assessments presented in the reports in Appendices C and D, the following conclusions and recommendations have been made for the proposed new leisure and ice arena.

The local population is largely made up of those aged 25-39, with an ageing trend. The proportion of children under 15 is below the UK average, and above the average for the 25-39 age group. Therefore, the recommended facility mix, whilst still catering for families and children, is more geared towards facilities appropriate for adults. However, consideration has also been made for the visiting numbers of tourists.

It has been concluded that the new leisure centre should include a leisure pool modelled on the water park offering at Alpamere, Scarborough and the LC, Swansea. This includes a graded entry wave pool, a rapid run/lazy river, interactive water features, slides, and flumes. It is also recommended that a café hatch and a seating area be provided within the leisure pool for users to purchase and consume food and beverages during their session. Maintenance of the existing swimming lesson provision is also required, without compromising to the leisure pool.

Overlooking the leisure pool facility, a central hub featuring a café and small soft play is recommended.

[33] How can the EIHL expand? (jamesflynn1992.wixsite.com)

[34] About Aberdeen Lynx - Aberdeen Lynx Ice Hockey

Further to specialist design, a sensory centre including sensory rooms and a sensory soft play is recommended, which can complement the addition of a creche. Consideration for adult sensory room provision should be included.

The existing gym provision is recommended to be increased to accommodate the calculated latent demand for fitness, accommodating a 100-station gym and 3 fitness studios, one for spin classes and one for potential immersive fitness classes.

A MUGA outdoor pitch with a 3G surface is not recommended as it is not considered consistent with the leisure destination focus.

The existing sports hall is not recommended to be maintained in the new facility due to low local demand and a dedicated sports facility provided nearby (Aberdeen Sports Village). Similarly, the provision of a play park with dedicated soft play, trampolining and/or climbing facility is also not recommended due to the extensive local supply that can sufficiently meet the demand.

Finally, a dedicated spa facility is recommended, including a sauna, steam room, hydrospa pool, treatment rooms and more; as a destination spa, a USP offering (e.g., an outdoor plunge pool) should also be included. It is recommended that an appropriate food and beverage offering be considered (which can be provided by the proposed café), further including potential packages with the Beach Ballroom catering provision.

Regarding the Ice arena, it was concluded that a single pad full-size ice rink (60m x 30m) should be provided. This is because the current resident Ice Hockey team of the existing ice arena, the Aberdeen Lynx, aspire to join the Elite Ice Hockey League (EIHL), and from the data available, it is evident that all teams in the EIHL have full-size rinks (60m x 30m)[35].

Additionally, the current capacity of the Ice Arena is approximately 1,100 seats. This frequently sells out, and further to the Lynx's ambition to join the EIHL, it is known that the average attendance across this league sits at 3,043, increasing year on year. Therefore, it is recommended that the seating capacity is increased to a minimum of 1,500 seats, with the potential to expand to 2,000 for one off games or events with higher demand. Further work will be carried out at the next stage to establish the most appropriate spectator seating provision based on further consultation with Aberdeen Lynx and EIHL. Based on similar ice arena provision across the country, it is also recommended that a hospitality provision for 75 people be provided.

However, the final facility mix should be informed by targeted research and consultation with existing and future members and user groups. Specialist design is also required at the next stage to finalise the individual attractions' facility mixes and floor areas.

Table 8: Leisure and Ice Arena Facility Mix Conclusion Summary

	Current Beach Leisure Centre	New Leisure Centre Proposal (AFL)[36]	Sport Aberdeen Leisure Facility Proposals[37]	Mott MacDonald Recommendation
Leisure Water / Fun Pool	1,200 m^2 leisure pool hall with capacity for 180 people	1,500 m^2 leisure pool (approx. 2,300 m^2 total area) To replace existing with modern facility with larger capacity (400 people approx.) as	No specific requirements for capacity/floor area	2,100m^2 total area with capacity for 400 people

[35] Rink finder - playicehockey.co.uk

[36] AFL Stakeholder Presentation – Leisure dated 24th September 2021

[37] Sport Aberdeen 'Beachfront Leisure Facility Concept Ideas', Dated 21st September 2021, from Alistair S Robertson

	Current Beach Leisure Centre	New Leisure Centre Proposal (AFL)[36]	Sport Aberdeen Leisure Facility Proposals[37]	Mott MacDonald Recommendation
		community facility and regional destination.		
	Rapids	Lazy river	Lazy river	Lazy River/Rapid
	N/A	Interactive water play area	Water playground area – tipping buckets, cannons, fountains etc	At least one age 2+ interactive water play area
	Wave pool	Wave machine & beach	Beach / gradual entry depth Wave machine	Wave Pool with graded entry point(s)
	Shallow pools	*No specific reference to shallow/learner pool*	Tank provision to enable swimming lessons–within main leisure pool	Learner pool provision to match existing lesson offering.
	Water slide and three flumes	500 m^2 rides area Mixture of flumes and rides, rapid run, etc. Multislide	Flumes to be interactive – lighting, touch points, music Multi flumes –indoor and outdoor Rapid runs–possibly also running externally	3-5 water slides, including a mix of flumes and inflatable 'toboggan' slides
	N/A	Double Flow rider indoor surfing (300m^2)	Flowrider [surfing]	One USP type attraction, e.g. Flowrider
	N/A	N/A	N/A	Food and beverage hatch with seating area
Health & Fitness	240 m^2 gym, 50 m^2 functional training rig/space and 70 m^2 studio	750 m^2, 125 station gym (based on 6 sq m per station) 120 m^2 training space 225 m^2 large studio (35 person) 180 m^2 medium studio (30 person) 60 m^2 spinning studio (20 person)	Fitness suite-125 station, zoned to appeal to different age groups Functional training rig/space 2 x studios; one of which should be 'immersion' Referral, consultation rooms –[GP referral, PT, etc] External 'boot camp' style space	100 station gym Associated stretching area 120 m^2 training space 2 multi-use studios with one installed with 'immersive' technology 225 m^2 large studio (35 person) 180 m^2 medium studio (30 person) 1 spin studio 60 m^2 spinning studio (20 person)
Spa Facility	130 m^2 suite comprising: Two saunas, Steam room, Showers, Relaxation area Changing area	700 m^2 spa facility including Four thermal cabins, ice feature, Hydrospa pool, Feature showers, Wet relaxation area with heated loungers, Dry relaxation area, Five/six treatment rooms with manicure/pedicure area, Small lounge with juice bar, Changing room, Reception area,	Separate entrance and 'exclusive' quality feel Independently operated from main facility and separately branded 6 x treatment rooms Sauna, steam, thermal rooms Relaxation/quiet room Plunge pool possibly open air with moveable roof Outdoor relaxation garden	As per AFL proposed design Integration of food and beverage offering to final spa design, supplied by café in lobby/reception. USP (e.g. outdoor plunge pool) to be included.

	Current Beach Leisure Centre	New Leisure Centre Proposal (AFL)[36]	Sport Aberdeen Leisure Facility Proposals[37]	Mott MacDonald Recommendation
		External relaxation terrace with view of the seafront		
Sports Court	1,150 m^2 eight-court sports hall	1 outdoor MUGA court	No sports courts retained Roof football pitches	No sports hall provision 1 outdoor MUGA/3G pitch
Sensory Centre	N/A	350 m^2 sensory centre, including: Creche Soft play Sensory rooms	Sensory zone Interactive games floor Bubble tubes UV lighting Heated waterbed Fibre optics and projectors Ball pool Wet room with hoists Hoists across whole room Soft play zone Musical steps Interactive tunnels Hopscotch floor panels Giant rolling tunnel Garden Zone Sensory plants Sounds-chimes Plant/veg growing Wheelchair seating area Quiet space	350 m^2 sensory centre, including: Creche Sensory Soft play Sensory rooms Final facility mix to be developed by specialist sensory centre consultant. Provision to have a joint function to accommodate sensory space for children and seniors
Play Park	N/A	Trampoline & play park, clip n climb, soft play Briefing room, WC's, café, kitchen, store, etc. Children's party rooms	Converted Sports Hall: Sub divide and or mezzanine Ninja TAG Active Soft play zone Climbing wall & bouldering [relocate existing TX offer] Interactive eGaming/ iPlay zone iFly –indoor sky diving Kids party room[s]	No Play Park provision
Other	Changing areas, Café, Reception, Management offices	Changing areas, Café, Reception, Management offices		Changing areas, Central hub featuring a café overlooking leisure pool with small soft play provision Reception, Management offices
Ice Arena	1,400 sqm (56 x 26m) ice pad with Skate Hire 1,100 spectator seats 120 sqm hospitality lounge	6600 sq m (60 x 30m) ice pad (min 60 x 26m hybrid) Skate Room & Café Skate hire Skate storage Café, kitchen, storage		One full-sized ice rink (60m x 30m) with Skate Hire 1,500 spectator seats with the potential of adding up to 500 seats for single events 75-person hospitality provision

Current Beach Leisure Centre	New Leisure Centre Proposal (AFL)[36]	Sport Aberdeen Leisure Facility Proposals[37]	Mott MacDonald Recommendation
Changing areas Café Reception Management offices Meeting room	hanging & WC's Changing rooms Team changing rooms Spectator Seating Hospitality suite Management Suite		Other essential functional facilities

2.3 Case for Change - Aberdeen Football Club Stadium

This section will review and examine the catchment area and viability of locating a stadium in the immediate vicinity of the Beachfront. The stadium would be located approximately 1.4 miles east of Aberdeen City. The figure below also shows the locations of the current stadium Pittodrie which is 1.5 miles north of the city.

Figure 18: Stadium Current and Proposed Sites

Source: Bing Maps

2.3.1 Existing Arrangements

2.3.1.1 Aberdeen FC and Pittodrie Stadium

Aberdeen Football Club (AFC) is a Scottish professional football club based in Aberdeen, Scotland. It competes in the Scottish Premiership and has never been relegated from the top division of the Scottish football league system since it was promoted in 1905.

AFC has won four Scottish league titles, seven Scottish Cups and six Scottish League Cups. It is also the only Scottish team to have won two European trophies, having won the European Cup Winners' Cup and the European Super Cup in 1983.

Formed in 1903 from the amalgamation of three clubs from Aberdeen, the Club rarely challenged for honours until the post war decade, when it won each of the major Scottish trophies under manager Dave Halliday. This level of success was surpassed in the 1980s, when, under the management of Sir Alex Ferguson, it won three league titles, four Scottish Cups and a Scottish League Cup, alongside the two European trophies. AFC was the last club outside the Old Firm (Glasgow Rangers and Glasgow Celtic) to win a league title, in 1984–85,

and the last Scottish team to win a European trophy. The team has enjoyed less success since this golden era, though a 19-year wait for a major trophy was ended by winning the 2013–14 Scottish League Cup, followed up by multiple second-place finishes behind Celtic in the league during the 2010s.

AFC attracts support from the city and surrounding areas, as it has no geographically close rivals. Lacking a local competitor, Aberdeen has instead developed rivalries with more distant opponents such as Dundee United and Rangers.

AFC has played at Pittodrie Stadium since its inception. With a capacity of approximately 21,000 Pittodrie is the fourth largest stadium in the SPFL and the largest stadium in Scotland outside the Central Belt. Pittodrie has been the location of a number of firsts in the field of stadium design, including the invention of the dugout, and in 1978 became one of the first all-seater stadia in the United Kingdom[38]. AFC is the fifth-best supported team in Scotland in terms of season tickets and attendances

The most recent development of the stadium came in 1993 when the Beach End stand on the east side of the ground was demolished, with the new Richard Donald stand constructed in its place. The stadium has remained relatively unchanged since then, although some minor improvements, such as the introduction of an electronic stadium entry system for the 2006/07 season have been carried out.

In addition to its main duty of hosting home matches for AFC, it has been the venue for Scottish International matches and occasional rugby union matches. Pittodrie was used by Inverness Caledonian Thistle for its home matches during the early part of the 2004–05 season. This was required because Inverness Caledonian Thistle's own Caledonian Stadium did not meet the requirements for entry into the Scottish Premier League until improvements were carried out and its seating capacity was increased. In 2005 the stadium size criterion for entry to the SPL was reduced to 6,000, thereby allowing Inverness Caledonian Thistle to return to its home stadium partway during the season.

The stadium has also been used for concerts, with Rod Stewart playing there most recently. Away from the playing surface, the stadium hosts conferences and dinners, and includes a Club Shop facility.

The Club has invested in a new stadium scheme at Kingsford, attaining planning permission for the development in 2018. The Club hasn't progressed this scheme.

In March 2020 the Club announced plans to reduce the operational capacity of Pittodrie to 15,500 in a bid to improve the atmosphere on match-days[39]. The plan was to close the upper tier of the Richard Donald Stand, while unallocated seating in the Merkland Stand, known as the Red Shed, will continue after a successful trial in the previous season. In shutting the top of the Richard Donald Stand, the aim was to have much more of a bowl atmosphere with enough room to cater for all supporters in every league game of the previous season, including away supporters.

2.3.1.2 Pittodrie Stadium Hospitality Offering

Pittodrie Stadium currently accommodates approximately 900 hospitality guests on matchdays, which equates to 4% of the stadium capacity. Available benchmarking data show that stadiums with above average revenue performance from their venues operate at a minimum of 5% with

[38] "Profile". Aberdeen Football Club. Archived from the original on 11 August 2011

[39] Aberdeen: Pittodrie capacity to reduce as club target better atmosphere - BBC Sport

Wembley and Emirates Stadiums in London able to sustain 15%. The UK stadium hospitality percentage for stadiums is currently at 3% although this is trending upwards with recent stadium developments and upgrades.

These hospitality facilities are also available on non-matchdays as events spaces catering for weddings, private parties and conferences as detailed below:

Table 9: Pittodrie Stadium Current Event Space Provision

Location	Exhibition	Theatre	Classroom	Boardroom / U Shape	Cabaret	Dinner Dance	Dinner	Reception
Level 3	50	400	200	60	200	320	380	400
Executive boxes (12 available)	1 per box	12	2	N/A	6	N/A	8	12
Legends Lounge	20	100	30	20	70	100	120	140
Teddy Scott	20	100	40	20	70	100	120	140
The Boardroom	6	20	12	14	15	N/A	20	40
Sir Alex Ferguson	15	70	26	28	28	32	60	60
Gothenburg	10	40	20	20	20	N/A		50
Indoor Concourse	70	N/A	N/A	N/A	N/A	N/A	N/A	1000
Car Park	600 Spaces Available							

Source: Aberdeen FC | Homepage (afc.co.uk)

Table 10: Pittodrie Stadium Current Event Packages – Non Match Day

Package	Cost	Inclusions
Day Delegate Rate	£32pp	– Exclusive use of one main event suite and break-out/catering space – Freshly brewed Fairtrade coffee, Scottish blend tea, fresh fruit juice & freshly baked mini-Danish selection – Mid-morning tea break with Scottish biscuit selection Seasonal hot fork buffet lunch – Fresh seasonal fruit bowl and soft drink selection Afternoon tea, coffee and treats – Projector & screen – Flipchart, pad and pens – WIFI – Parking
Private Parties/A Party for Legends Package for 100 guests	£995	– Private Room Hire until 1am – Evening Buffet of Stovies & Macaroni Cheese – DJ & Dancefloor – Private Bar – Parking
Weddings	N/A	– Packages are offered with a variety of bespoke services

Source: Aberdeen FC | Homepage (afc.co.uk)

2.3.1.3 Match Day Offering

The current venue is accessed via various methods of transport outlined below.

Parking

Parking in the stadium car park is reserved for pass holders, with a limited number of spaces available on a first come, first served basis for disabled badge holders.

There is a limited amount of free car parking available in streets around the stadium but there are restrictions put in place on match days. Pittodrie Street adjacent to the stadium is also restricted at a defined time close to kick off.

Park and Ride Service

The football club offers Park and Ride services for every home match played at Pittodrie Stadium (SPFL, Cup and Friendly games) from three sites in the city – Bridge of Don, Souterhead Road and Kingswells.

Public Transport

It is possible to walk to Pittodrie Stadium from the train station situated in the city centre. The walk is approximately 20 minutes. Bus numbers 13 (towards Seaton), 1 (towards Danestone), 2 (towards Ashwood), or X40 (towards Dubford) service the route to the Stadium from Union Street in the City Centre.

2.3.2 Supply

There are no existing sporting grounds within Aberdeen that could provide space to cater for a redevelopment to reach the required capacity. Four sites were identified within Aberdeen but on assessment of these locations, space is at a premium with factors such as location, surrounding land use, and existing use key factors in determining that these locations are not suitable. Based on this assessment it is evident that a new stadium development on a green field space is the most viable option.

The closest stadiums of similar size to Pittodrie are located in Dundee, Perth, and Inverness, all of which are a significant distance from Aberdeen. It should also be noted that these stadiums are occupied by Scottish Premiership teams and traditionally football stadiums are not shared between teams. Football clubs prefer to have a home ground that is at the heart of their city and is a home base for their supporters. As a result, these locations would not be considered as an option.

Table 11: Existing facilities within Aberdeen and within a 100-mile radius.

Facility	Location	Capacity	Distance from Aberdeen	Usage
Caledonian Stadium	Inverness	7,512	103 Miles	Football and Concerts
Tannadice Park	Dundee	14,223	66.2 Miles	Football
Dens Park	Dundee	11,775	66.6 Miles	Football
McDiarmid Park	Perth	10,696	92.1 Miles	Football, Rugby and Concerts
Balmoral Stadium	Aberdeen	2,602	4.6 Miles	Football
Spain Park	Aberdeen	2,000	2.9 Miles	Football
Aberdeen Sports Village	Aberdeen	500	0.3 Miles	Athletics
Hillhead Centre	Aberdeen	300	1.6 Miles	Football

2.3.3 Demand

This section seeks to establish a level of confidence in the required capacity for the new stadium, which Aberdeen Football Club is currently stating should be 16,000 with 1,500 hospitality seats.

The key analysis factors that we require to assess the capacity of a new football stadium are:

- Existing Average Attendance
- New Stadium Effect
- Local population and supporter base ratios
- Hospitality provision benchmarks.

2.3.3.1 Existing Average Attendance

The figure below illustrates the average attendances for Aberdeen Football Club for the period from 2016 to 2022. The average attendance in this period was 13,825 with maximum attendances against Rangers and Celtic of 19,332 and 20,528 respectively.

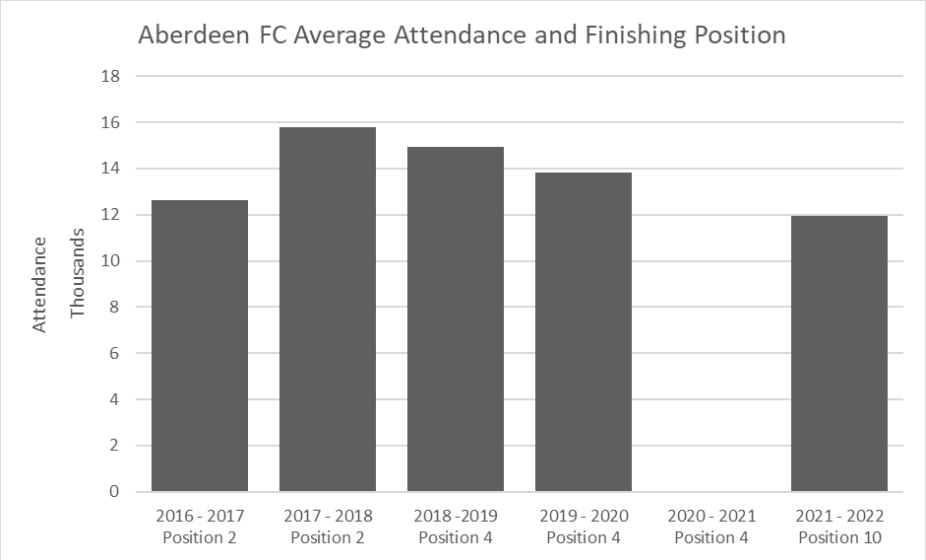

Figure 19: Aberdeen Average Attendance and Finishing position 2016 – 2022

Source (data): https://www.footballwebpages.co.uk/

** Note no attendance recorded for 2020 – 2021 Season due to COVID-19

To assess demand a series of research was undertaken and the tables below represent the findings.

That figure below provides context against all Clubs that have played in the Scottish Premiership between 2016 and 2022.

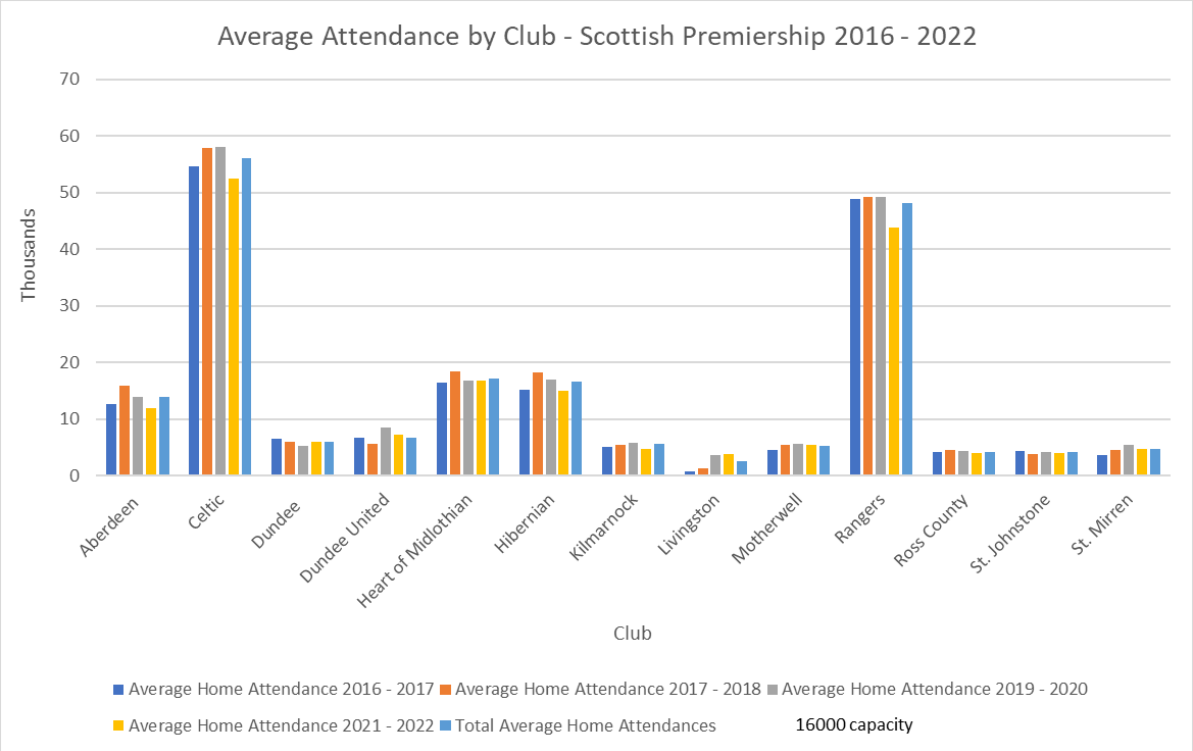

Figure 20: Average Home Attendance by Club - Scottish Premiership 2016 - 2022

Source (data): https://www.footballwebpages.co.uk/scottish-premiership/attendances

** Note no attendance recorded for 2020 – 2021 Season due to COVID-19

* Championship attendance data included for Dundee United, Dundee, Hibernian, Livingston, Ross Country and St Mirren

2.3.3.2 New Stadium Effect

The effect of a new stadium on attendance has been explored to provide an indication on the expected impact a new stadium for Aberdeen FC may have.

There is evidence to suggest that in most cases a new stadium results in an increase in attendance, the “New Stadium Effect”. However, this effect may be emphasised by increased marketing, changes to the type of location (for example a move from outer city to inner city), and club promotions.

Based on a data set[40] of clubs with new stadiums opened in the past 20 years, those that remained in the same league in the year prior to moving to a new stadium saw an average increase in attendance of 45% in the first operational year.

In comparison, those that were relegated or promoted the year prior to moving stadium had an average increase in attendance of 25% and 66% respectively.

On average, all clubs retained the increase in average attendance since moving to a new stadium, with this only not being in the case in those clubs that experienced significant relegation (such as Coventry City FC and Rotherham United FC).

[40] Source: http://www.european-football-statistics.co.uk/england.htm

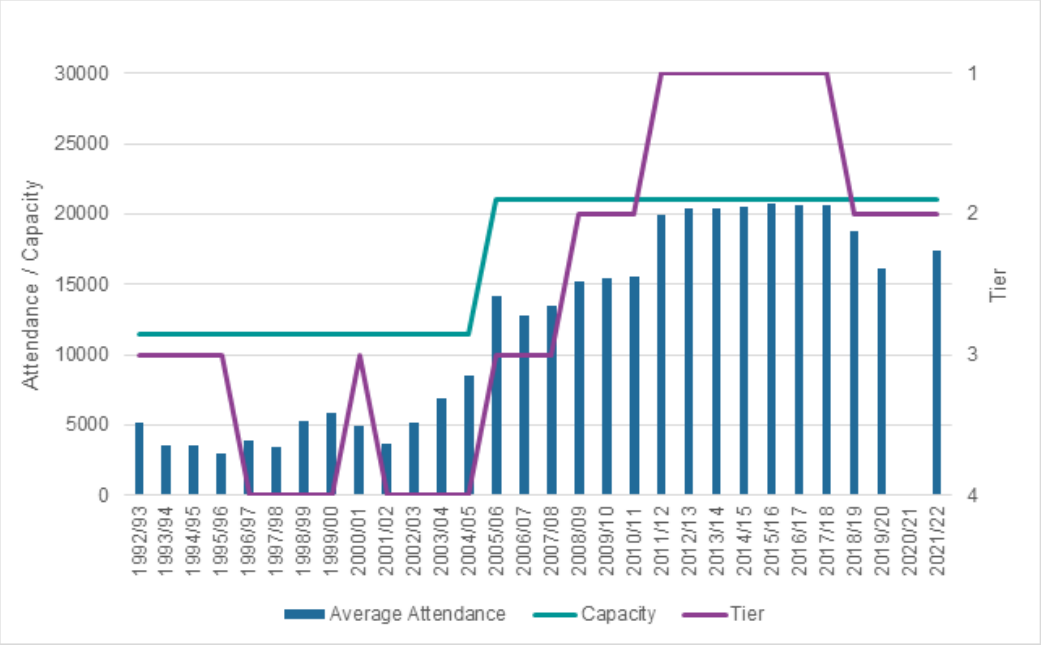

Figure 21: Swansea City

Swansea City experienced an increase in average attendance of 67% in the first year of the new Liberty Stadium opening, in comparison to the year prior. Within this period, Swansea City was also promoted from Third to Second Division, which may have contributed to the significant increase in attendance.

In comparison, during its time at Vetch Field, Swansea City was promoted to the Second Division in 2000. During this season, average attendance was circa 4,900. In comparison to the 2005 season, where it was promoted to the Second Division when the new stadium opened, the average attendance was 14,100. Swansea City has retained this increase in average attendances, which will be partly influenced by promotions since the opening of the new stadium.

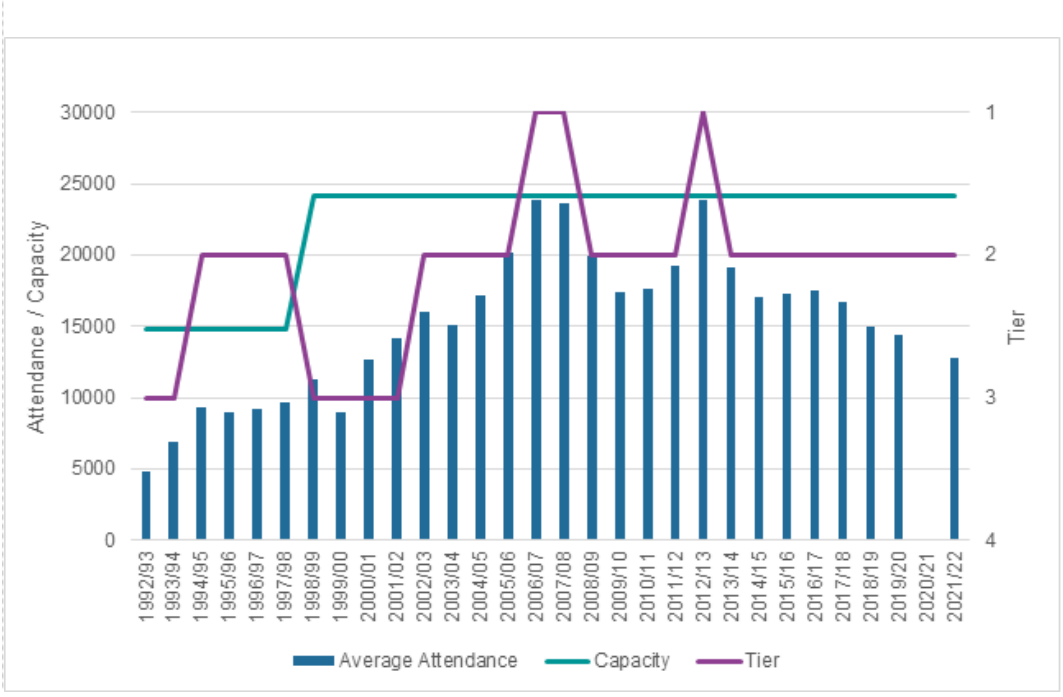

Figure 22: Reading FC

Reading FC experienced a 16% increase in average attendance during the year of the opening of the new stadium in 1998, compared to the year prior. Interestingly, this coincided with the team being relegated to the Second Division at the end of the 1997-98 season. Overall, in the four years following the opening of the new stadium (1998/99 to 2001/02), average attendance experienced a 27% increase in comparison to the four-year period prior to the opening of the new stadium (1994/95 to 1997/98). The increase in attendance has been sustained since the opening of the new stadium, with further increases seen during the periods of promotion to the Premier League.

It is likely that Aberdeen FC will remain in the Scottish Premiership and therefore can expect somewhere between the effects that Swansea City (promotion coincided with new stadium opening) and Reading FC (relegation coincided with new stadium opening) experienced.

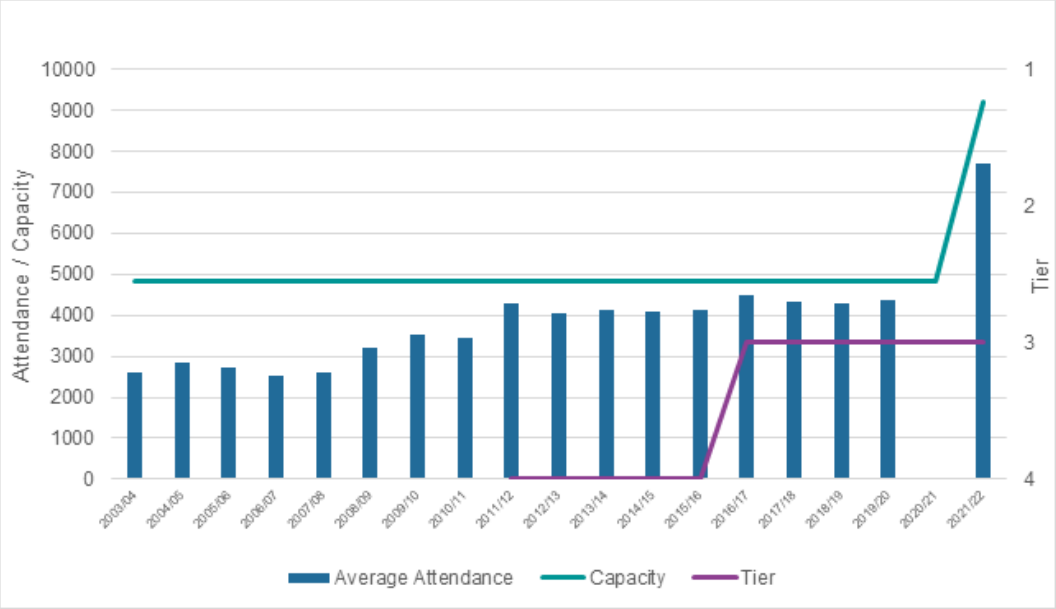

Figure 23: AFC Wimbledon

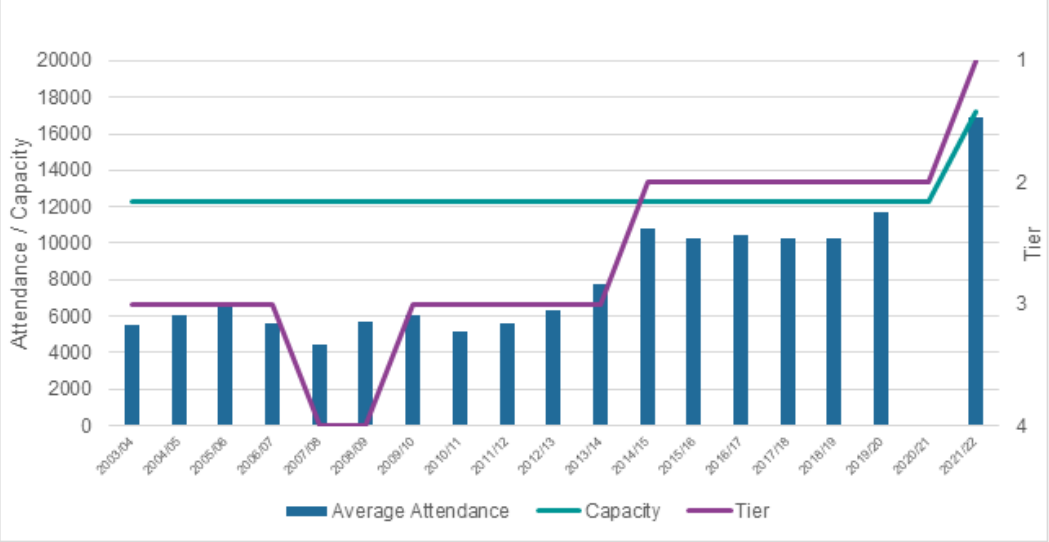

Figure 24: Brentford FC

More recently, Brentford FC and AFC Wimbledon both opened new stadiums in 2021. AFC Wimbledon remained in League One during this time and experienced a 75% increase in average attendance. Brentford FC was promoted in the season prior to moving and experienced a 45% increase in average attendance.

2.3.3.3 Ratio of Stadium Capacity to Local Population

The ratio of stadium capacities of Clubs currently competing in the Scottish Premier League to population as defined by NUTS3 has been presented below in the following table.

Table 12: Stadium Capacities v Population

Club	Stadium	Location	Capacity	Population	Percentage
Aberdeen	Pittodrie Stadium	Aberdeen	20,866	229,060	9.11%
Celtic	Celtic Park	Glasgow	60,411	635,640	9.50%
Dundee United	Tannadice Park	Dundee	14,223	148,820	9.56%
Heart of Midlothian	Tynecastle Park	Edinburgh	20,099	527,620	3.81%
Hibernian	Easter Road Stadium	Edinburgh	20,421	527,620	3.87%
Kilmarnock	Rugby Park	Kilmarnock	17,889	121,600	14.71%
Livingston	Tony Macaroni Arena	Livingston	9,713	183,820	5.28%
Motherwell	Fir Park Stadium	Motherwell	13,677	341,140	4.01%
Rangers	Ibrox Stadium	Glasgow	50,817	635,640	7.99%
Ross County	Global Energy Stadium	Dingwall	6,541	235,430	2.78%
St. Johnstone	McDiarmid Park	Perth	10,696	151,910	7.04%
St. Mirren	SMISA Stadium	Renfrewshire	7,937	179,390	4.42%
		AVG	**21,108**		**6.84%**
Aberdeen	**Beachfront**	**Aberdeen**	**16,000**	**229,060**	**6.99%**

Source: 2020 Data from Office for National Statistics https://www.ons.gov.uk/, Scottish Professional Football League SPFL | Official Site of Scottish Professional Football League

The average percentage across 12 current Scottish Premier League stadiums was 6.84%. The range varied across the clubs from 2.78% to 14.71%. The higher percentages correlate to the large conurbations and to the most successful Clubs, Glasgow's Rangers and Celtic.

The average across all venues across Scotland is 6.84% and this would be in line with the percentage for the new Beachside stadium, which when calculated on a capacity of 16,000 would be 6.99%.

2.3.3.4 Stadium Locations and 60 Minute Catchments

The ratio of stadium capacity to 60-minute drive catchment populations for the Clubs currently competing in the Scottish Premiership has been presented below.

Table 13: Stadium Capacities v Catchment Populations

Club	Stadium	Location	Catchment	Capacity	Ratio
Aberdeen	Pittodrie Stadium	Aberdeen	382,533	22,000	5.75%
Celtic	Celtic Park	Glasgow	2,852,583	60,411	2.12%
Dundee United	Tannadice Park	Dundee	546,047	14,223	2.60%
Heart of Midlothian	Tynecastle Park	Edinburgh	2,186,706	20,099	0.92%
Hibernian	Easter Road Stadium	Edinburgh	1,057,043	20,421	1.93%
Kilmarnock	Rugby Park	Kilmarnock	2,120,826	17,889	0.84%
Livingston	Tony Macaroni Arena	Livingston	2,955,402	9,713	0.33%
Motherwell	Fir Park Stadium	Motherwell	2,772,605	13,677	0.49%
Rangers	Ibrox Stadium	Glasgow	2,821,070	50,817	1.80%
Ross County	Global Energy Stadium	Dingwall	144,008	6,541	4.54%
St. Johnstone	McDiarmid Park	Perth	990,206	10,696	1.08%
St. Mirren	SMISA Stadium	Renfrewshire	2,617,632	7,937	0.30%
Aberdeen	**Beachfront**	**Aberdeen**	**382,533**	**16,000**	**4.18%**

Source: Mott MacDonald Analysis

The analysis of local catchment to stadium is misleading based on Clubs as some share the same local conurbation and hence there is under representation of the number of stadium seats

per person in the catchment. It is therefore important to aggregate the Clubs and their capacities against their average catchment areas as illustrated below:

Table 14: Aggregated Clubs Capacities v Catchment Population

Conurbation	Average Catchment	Total Capacity	Ratio
Aberdeen	382,533	22,000	5.75%
Glasgow	2,765,973	132,842	4.80%
Inverness	144,008	6,541	4.54%
Dundee	546,047	14,223	2.60%
Edinburgh	2,066,384	50,233	2.43%
Perth	990,206	10,696	1.08%
Aberdeen Beachfront	**382,533**	**16,000**	**4.18%**

Source: Mott MacDonald Analysis

The analysis shows that based on the population catchment Aberdeen has an overprovision of seats per capita currently based on the sample of Scottish Premier League Clubs. The proposed capacity of 16,000 represents a ratio that matches conurbation and relative success of the Club.

2.3.3.5 Hospitality Analysis

The trend in new build and refurbished stadiums in the UK is to increase the proportion of hospitality provision to drive up revenues. Historically, these provisions have represented a relatively low proportion of the stadium capacity between 2-3%. Wembley Stadium and Emirates set the new benchmark in the mid to late 2000's with a 15% hospitality offering to capacity ratio with significant improvements in matchday revenues that reflected the local market opportunity. More recently, Tottenham's new stadium opened with a 13% hospitality ratio. Pittodrie currently has a 4% and the proposal for the Beachfront stadium is 1,500 hospitality seats and a total capacity of 16,000. This represents a 9% hospitality ratio, which appears aggressive, but is worth investigating given the local demographic and specifically the local corporate market. This will require detailed market testing to justify the percentage but should be pursued for the benefit of the Club and the development as the Gross Disposable Household Income (GDHI) for the catchment is above the UK and Scottish levels as illustrated below.

Table 15: Population v GDHI per Head

Country, Region, County	Population	GDHI per head (£)
UK	66,040,229	19,514
London	8,825,001	27,825
Scotland	5,424,800	18,099
Aberdeen City and Aberdeenshire	**490,000**	**20,547**

Source: 2020 Data from Office for National Statistics https://www.ons.gov.uk/

2.3.3.6 Precedent Studies – New Venue Builds and Upgrades

A number of venues have been reviewed in order to compare their history, capacities, attendances, operating models, tenant opportunities, community involvement, commercial opportunities and hospitality offerings. These venues were chosen as they have one of the following characteristics: similar capacities, are a new stadium build or have upgraded their existing stadium. A full table of the venue comparisons is available in Appendix F and a summary of consistent findings across this analysis is outlined below. Many stadiums share their facilities with other teams including rugby clubs, female, and junior football clubs.

Considering this, a new stadium may offer some opportunities to offer access to female and junior clubs in the region to further enhance community benefits and encourage visitation to the stadium.

It was also observed there was a large focus on community involvement and tenancy opportunities for local sports clubs, health clubs and community organisations. The development of a new stadium could provide a state-of-the-art hub for these community groups to thrive in and become a part of the wider development.

There is a mix of management approaches in the comparisons, but the majority of stadiums did have the football club as the operator, with others having stadium managers; it is recommended that this is carefully considered as part of the project. Coventry is a good example of how to avoid conflict and over-scoping stadium capacity and requirements.

In all comparisons, state-of-the-art hospitality spaces and packages were a significant part of the stadium and its operation. Many are already sold out for the upcoming season.

The ability of venues to also be active 365 days a year was also a big consideration across the compared venues with flexible function spaces and varied offerings something that is critical for these stadiums. A new stadium would allow this to be designed, considered, and tailored to Aberdeen's needs and businesses it would like to attract. It would also allow new initiatives to be investigated and be built into the design.

A comparison of old and new stadium attendance shows an upward trend for new stadiums. Although the impact of patrons returning post COVID-19 should also be considered.

It was clear it is important to consider car parking and required space in a new development to maximise the new stadium effect and ensure easy access to the stadium.

Naming rights are an important factor, pairing with the right sponsor and a long-term deal is a common approach.

2.3.4 Conclusions and Recommendations

Based on the analysis completed, a new football stadium would be the focal point for the redevelopment of facilities in efforts to deliver a world-class community sports complex, revitalising the whole beach area.

Being at the heart of the community came out on top when fans were asked to consider their priorities for the stadium’s location, design, and build. This was followed by atmosphere and affordability as top priorities with proximity to public transport, iconic design and environmental sustainability being factors but with less importance to supporters. Based on the community stadium comparisons investigated and from reviewing the research that has been completed, there is significant demand for a high-quality sustainable facility that the city can be proud of. A new facility that the Aberdeen Football Club can make its own and provide a high level of service for its patrons. A stadium that caters for the average attendance and is cost effective to operate. A facility that will attract business to the city, form part of the master plan and provide flexible offerings in terms of packages, function spaces. A facility that can operate 365 days a year by providing flexibility in what it can offer in terms of space, services, and initiatives.

This level should achieve a regularly sold-out stadium ensuring scarcity of tickets, driving yield, and enhancing the atmosphere (c.f. Juventus which moved to a smaller stadium, but increased average attendance and sell-outs), in turn delivering an improved return on the stadium investment (each extra seat is more expensive to build than the previous one but can be sold for less). Excluding the larger matches, average attendance is c.13k and so a 16,000 capacity would be a 25% increase, providing a balance between increased demand from improved facilities and ensuring close to sell out across most matches.

Consideration should be given to future proofing capacity by leaving space for relatively easy increases to 18k or even 20k in the future if required.

2.4 Case for Change - Beach Ballroom

The following sections define the strategic components that evidence the case for change for the renewal of the Beach Ballroom facilities. They focus independently on the Beach Ballroom as a facility for arts and cultural events, and as a facility for meetings, incentives, conferences, and exhibitions (MICE).

2.4.1 Arts/Cultural Attendance

2.4.1.1 Existing Arrangements

The Beach Ballroom was built in 1929 and is a unique art deco, Category B listed building under the ownership and management of Aberdeen City Council. The key services at the venue remain event management, technical support, food production / service, bar service, and civic catering services. Sales are derived from three main sources: external events (entertainment, corporate, weddings, funerals), internal Council events and Civic events.

In general, sales are generated from ticketed events promoted by the service, around 4,500 in 2018 / 2019 as the last full year prior to the COVID-19 pandemic, catering / bar and venue hire.

For ticketed events attracting the biggest footfall, for example, concerts, they are promoted by other providers, and the benefit to the venue is hire / bar takings. 34% of sales comes from licensed sales, 44% from food and catering activity, including at the Townhouse, and 22% from venue hire. There are 11 full time, 6 part time, and approximately 70 casual staff.

At the Council's Budget Meeting in 2019, the Chief Officer of City Growth was instructed to explore options for changing the delivery model for services provided by the Beach Ballroom, providing all staff would be protected through a TUPE transfer and / or secondment where applicable. Officers subsequently explored the options in more detail looking at the various options that met the overall objectives for the Beach Ballroom which are again expected to flow into this Outline Business Case.

The objectives highlighted related to ensuring that the Beach Ballroom continued to operate and provide an iconic venue for the city, ensuring that the venue is financially sustainable in the long term in the context of change' to the Council's revenue budget, ensuring that the work reflects the Council's Target Operating Model aims of reducing cost and increasing efficiencies, and ensuring that the wellbeing of all permanent staff is maintained.

Since 2013 / 2014, the Council has invested £1.3 million on capital works of the building. However, Building Condition Surveys have suggested that major refurbishment of the Star Ballroom roof may be necessary, and indicative estimates suggest at least £2 million of works. In 2019, it was decided to keep the operation of the iconic Beach Ballroom in-house and invest.

2.4.1.2 Summary Income Performance

This part of the Outline Business Case is intended to focus on the known element of financial performance of the Beach Ballroom, given expenditure figures have not been received at this stage of the project. The most appropriate figures to understand are from 2018 / 2019 and earlier given the impact of COVID-19 in the recent years on income potential.

Below sets out the combined income of the Beach Ballroom from 2010 – 2020.

Table 16: Combined Income Beach Ballroom

Year	Income
2010 / 11	£781,005
2011 / 12	£802,055
2012 / 13	£864,806
2013 / 14	£968,662
2014 / 15	£1,281,045
2015 / 16	£1,262,916
2016 / 17	£1,294,217
2017 / 18	£1,306,109
2018 / 19	£1,199,051
2019 / 20	£1,163,712

Source: Aberdeen City Council, Summary Financial Performance (2022)

2.4.1.3 Business Needs

A refurbished Beach Ballroom could be a focal point for the Beachfront Masterplan. It would be pertinent to capitalise on the attraction of the historic element of the building, whilst addressing the enhancements to the building that would make the building more attractive to the arts and wider events industry from a practical perspective. The Beach Ballroom's current offering with regard to production and commercial spaces requires improvement, and could be remedied with consideration to the following aspects:

- Widened exit widths, and therefore better emergency egress, to increase safe floor and balcony capacities. This would also permit more flexible staging configurations/events.
- Addition of a lowerable production grid, attached to a renovated roof, to improve ease of movement from an operational perspective.
- Revealing the dome structure of the roof to allow for a more premium experience and the subsequent installation of acoustic treatment to mitigate the acoustic shortfalls of the dome structure.

Benchmarking similar venues demonstrated below such as Spanish City in Whitley Bay, the De La Warr Pavillion in Bexhill, and Camden Roundhouse, shows huge potential for more types of events and growth in core indoor entertainment, music, comedy, family shows, sport (MMA, boxing) and similar shows potential in the MICE (meetings, Incentives, Conferences and Events) market.

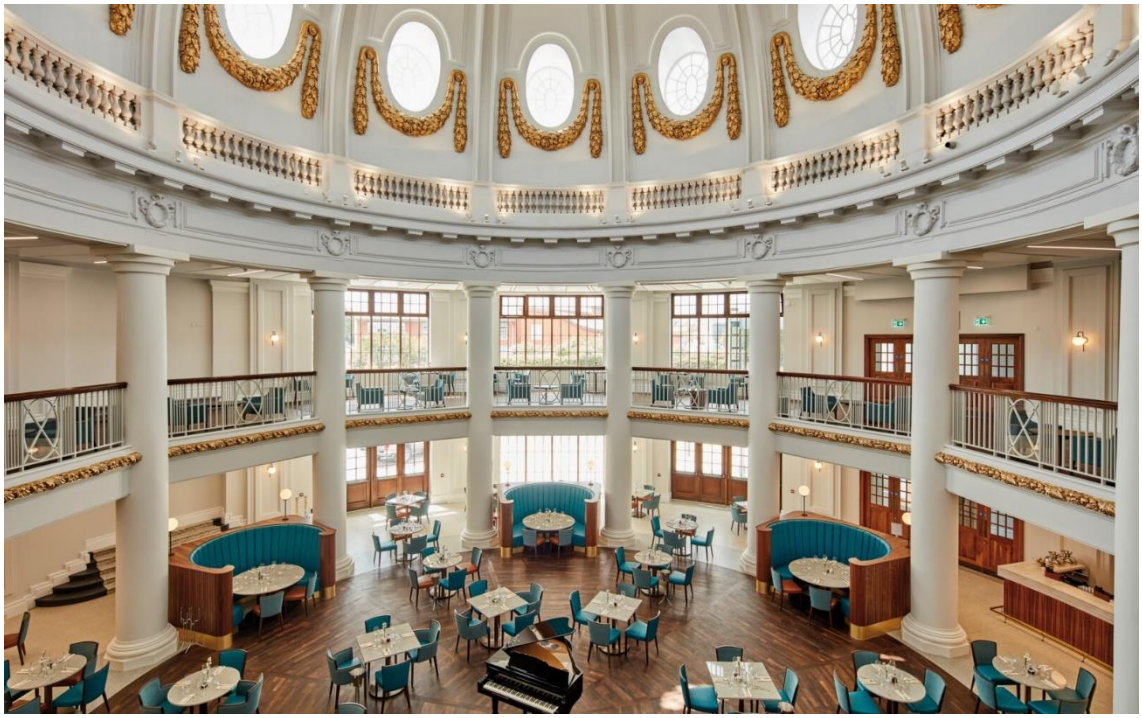

Figure 25: Spanish City, Whitley Bay

Source: ADP

Figure 26: De La Warr Pavilion, Bexhill on Sea

Source: John McAslan + Partners

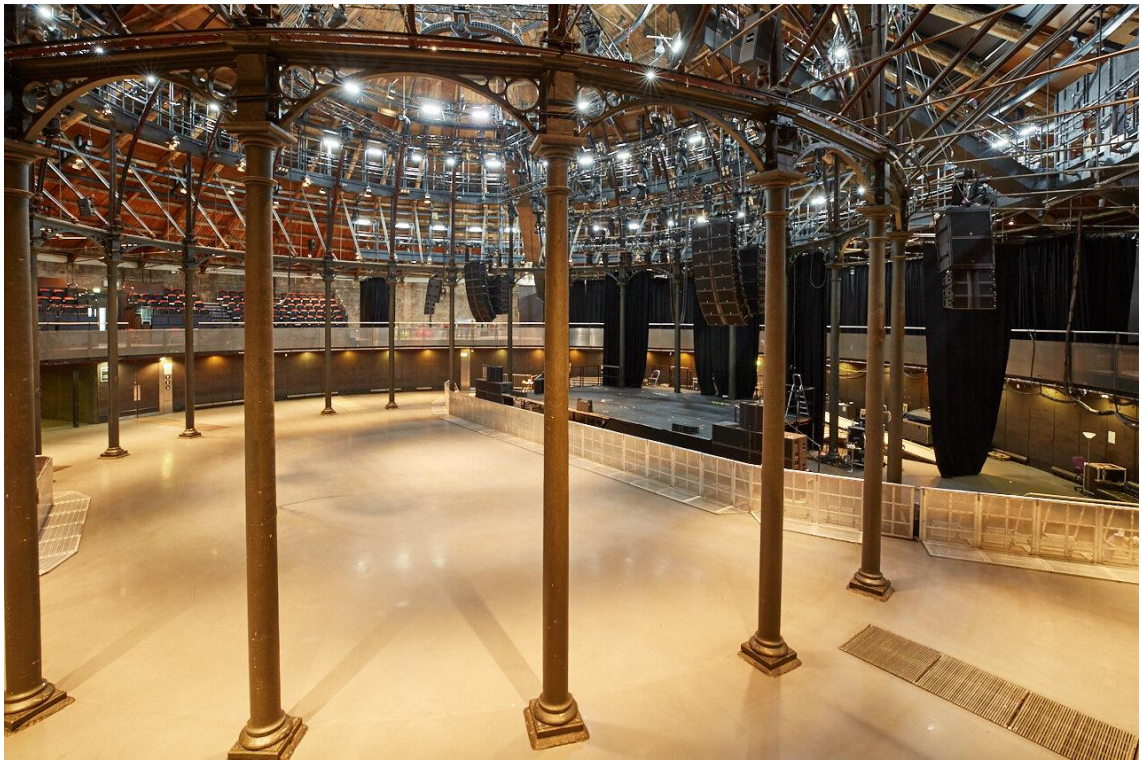

Figure 27: Camden Roundhouse, London

Source: Roundhouse

It is important to consider the restrictions of displacement of content from The Events Complex Aberdeen (TECA) on the potential enhancement of programming of the Beach Ballroom. The Beach Ballroom is a different scale to TECA and hence provides opportunity to demonstrate a different market share. This can be further investigated with the consideration of an operational model across the city that considers all venues working together to provide a complimentary, rather than competitive, venue ecosystem.

2.4.1.4 Product Based Demand – Beach Ballroom Arts Calendar

For the Beach Ballroom project, it is important to consider the product-based demand for, and likely response. Product based demand for a venue such as the Beach Ballroom is determined through the interaction of three key considerations outlined in further detail below.

- Product: The Beach Ballroom requires 'product', i.e., a programme of events to fill its calendar. As a rule, the more commercially viable product that the Ballroom can secure, the more successful it will be (subject to the quality and appeal).
- Catchment: The Beach Ballroom has a strong population catchment to maximise its ticket sales attendance. This is both in terms of the number of people that can access the venue within an acceptable travel time and the strong propensity for people both in Aberdeen and beyond to attend and pay for events / tickets at the Beach Ballroom.
- Competition: For the Beach Ballroom this applies to both the catchment and the product. As an example of product competition – there are a finite number of tours that would route through Scotland and come to the North East. The venue, the artists / groups choose to play is heavily dependent on the promoter and view to maximise ticket sales. The Beach Ballroom currently competes with other Aberdeen venues for audiences and venue usage. The competition includes the Lemon Tree, His Majesty's Theatre and several venues that are outside of the Aberdeen catchment.

2.4.1.5 Market Trends in Comparator Venues

UK Theatre collected sales data from 2013 to 2016 for circa 30 presenting venues of a capacity of up to 1,000. This data set is most relevant to analyse and draw insight from given the lack of evidence in the last few years due to the near shutdown of the COVID-19 pandemic.

The headlines for the 2013 to 2016 period were that presenting venues of a similar nature reported growth in audiences and income in 2014 and 2015, but 2016 proved a far more challenging year due to a big drop in the number of performances, the average ticket price rose by 9% and poor performance in 2016 was down to falls of around 100,000 in ticket sales reported for both plays and pantomime across the venues.

Table 17: Principally Presenting Venues Capacity Up to 1,000 Sales Data

Year	Number of Productions	Number of Performances	Total Tickets Sold	Total Box Office Income	% Age Capacity Achieved	% Age Cash Value Achieved
2013	1,226	6,762	2,604,312	£48,770,471	53%	52%
2014	1,380	7,286	2,795,770	£53,658,386	53%	52%
2015	1,398	7,621	2,966,403	£58,550,007	54%	53%
2016	1,322	6,450	2,715,858	£55,335,631	56%	56%
Change 2013 – 2016	**+96**	**-312**	**+111,545**	**+£6,565,159**	**+3.38%**	**+3.54%**
Change 2015 - 2016	**-76**	**-1,171**	**-250,545**	**-£3,214,377**	**-0.92%**	**+2.41%**

Source: UK Theatre, Presenting Venues Benchmarking Sales Report

2.4.1.6 Population of the Catchment

The local demographic information has been sourced as part of an Audience Agency report into the 30-minute drive time catchment for the Beach Ballroom. This is particularly relevant having investigated where the venue is currently drawing audiences from.

The total adult population (15+) of the 30-minute drive time catchment from the Beach Ballroom is 247,687, and the population of the base area of Scotland is 4,731,025. Figure 28 shows the full extent of the Beach Ballroom catchment.

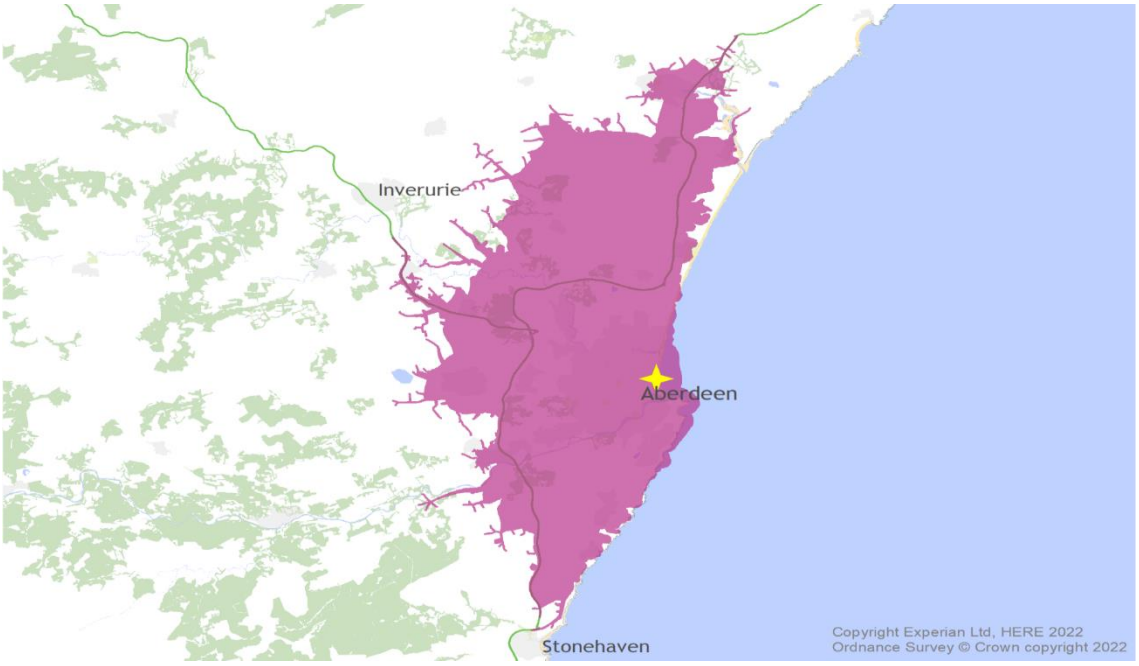

Figure 28: Map showing 30-minute drive time from Beach Ballroom

Source: Audience Agency, Engagement Area Profile Report (AB24 5NR, 2022)

2.4.1.7 Demographic Profile

The following demographics describe all usual residents within the catchment. This was outlined in the Audience Agency's Engagement Area Profile Report which contained data about the population within the target for the Beach Ballroom.

- Age profile: the dominant adult age group is 20 – 24.
- Ethnic origin: 93% of the catchment identify as White, followed by Black / African / Caribbean / Black British (2%) and Asian / Asian British (1%).
- Health: 87% are not limited in their day-to-day activities by ill health or disability.
- Family structure: 39% of all families in households have dependent children.
- Social grade: (Based on households, with at least one 16 – 64-year-old) A / B / C1 households make up 59% of all households in the catchment, compared with 50% of households in the base area of Scotland.
- Employment: 87% of those who are economically active are in full / part time work or self-employed, compared to 88% of the base population. Of those who are economically inactive, 42% are retired compared with 48% of the base population.
- Education: 33% of those aged 16+ have achieved Level 4 qualification and above (e.g., Higher Education / Higher diploma) compared with 26% of the base population.

2.4.1.8 Economic Activity

In terms of employment, 159,575 of 247,687 adults (65%) in the Beach Ballroom catchment are economically active with the majority being in full time employment. The catchment has a relatively large student population, approximately 65% larger than the benchmarks for the base population of Scotland. This supports a more diverse range of programming and potential to investigate lower cost ticket categories as appropriate.

Of the 54,969 that are economically inactive 23,214 are retired which is lower than the population for Scotland. The local catchment over indexes the national average for people in full-time employment, with most jobs coming in professional occupations.

2.4.1.9 Mosaic Profiles of the Beach Ballroom

As part of the Audience Agency's Engagement Area Profile Report, there are 16 mosaic profiles that have been identified based on an analysis of the Scottish population.

The Rental Hubs, Domestic Success, and Prestige Positions Profiles stand out in the catchment, 42% of adults in the target area belong to one of these three groups compared with 27% of adults in the base population of Scotland. With the mosaic profiles and cultural engagement to come further in this Strategic Case supporting targeted investment into the Beach Ballroom based on an anticipated programme of events.

Mosaic group	30 minute drive time from AB24 5NR		Scotland		Index
	Count	%	Count	%	
A City Prosperity	8,402	3%	87,400	2%	184
B Prestige Positions	24,058	10%	354,511	7%	130
C Country Living	14,979	6%	371,954	8%	77
D Rural Reality	18,434	7%	708,434	15%	50
E Senior Security	10,604	4%	193,993	4%	104
F Suburban Stability	7,560	3%	192,252	4%	75
G Domestic Success	25,809	10%	406,237	9%	121
H Aspiring Homemakers	18,035	7%	301,185	6%	114
I Family Basics	9,553	4%	227,891	5%	80
J Transient Renters	2,638	1%	99,220	2%	51
K Municipal Tenants	19,544	8%	538,425	11%	69
L Vintage Value	12,480	5%	346,065	7%	69
M Modest Traditions	14,171	6%	327,724	7%	83
N Urban Cohesion	6,210	3%	81,116	2%	146
O Rental Hubs	55,210	22%	494,618	10%	213
U Unclassified	*0*		*0*		
Adults 15+ estimate 2020	247,687		4,731,025		

Base totals and percentages do not include unclassified postcodes.

Figure 29: Mosaic Groups 30-minute drive time from Beach Ballroom

Source: Audience Agency, Engagement Area Profile Report (AB24 5NR, 2022)

The three main mosaic groups in the target area are defined as the following by the Audience Agency:

1. **O - Rental Hubs** - Educated young people privately renting in urban neighbourhoods (7% of UK households).

   Rental Hubs contains predominantly young, single people in their 20s and 30s who live in urban locations and rent their homes from private landlords while in the early stages of their careers or pursuing studies.

   - **O61: Career Builders** - Motivated singles and couples in their 20s and 30s progressing in their field of work from commutable properties.
   - **O62: Central Pulse** - Entertainment-seeking youngsters renting city centre flats in vibrant locations close to jobs and night life.
   - **O63: Flexible Workforce** - Self-starting young renters ready to move to follow worthwhile incomes from service sector jobs.

- **O64: Bus-Route Renters** - Singles renting affordable private flats away from central amenities and often on main roads.
- **O65: Learners & Earners** - Inhabitants of the university fringe where students and older residents mix in cosmopolitan locations.
- **O66: Student Scene** - Students living in high density accommodation close to universities and educational centres.

2. **G - Domestic Success** - Thriving families who are busy bringing up children and following careers (7% of UK households).

   Domestic Success are high-earning families who live affluent lifestyles in upmarket homes situated in sought after residential neighbourhoods. Their busy lives revolve around their children and successful careers in higher managerial and professional roles.

   - **G26: Cafés and Catchments** - Affluent families with growing children living in upmarket housing in city environs.
   - **G27: Thriving Independence** - Well-qualified older singles with incomes from successful professional careers in good quality housing.
   - **G28: Modern Parents** - Busy couples in modern detached homes juggling the demands of school-age children and careers.
   - **G29: Mid-Career Convention** - Professional families with children in traditional mid-range suburbs where neighbours are often older.

3. **B - Prestige Positions** - Established families in large, detached homes living upmarket lifestyles (7% of UK households)

   Prestige Positions are affluent married couples whose successful careers have afforded them financial security and a spacious home in a prestigious and established residential area. While some are mature empty-nesters or elderly retired couples, others are still supporting their teenage or older children.

   - **B05: Premium Fortunes** - Influential families with substantial income established in distinctive, expansive homes in wealthy enclaves.
   - **B06: Diamond Days** - Retired residents in sizeable homes whose finances are secured by significant assets and generous pensions.
   - **B07: Alpha Families** - High-achieving families living fast-track lives, advancing careers, finances and their school-age kids' development.
   - **B08: Bank of Mum and Dad** - Well-off families in upmarket suburban homes where grown-up children benefit from continued financial support.
   - **B09: Empty-Nest Adventure** - Mature couples in comfortable detached houses who have the means to enjoy their empty-nest status.

2.4.1.10 Cultural Engagement for the Beach Ballroom

An Audience Agency Engagement Area Profile Report contains data on the resident population to aid the understanding of the UK arts and cultural events market.

The Audience Agency surveys provide insights into the demographics and cultural engagement of a specific area's population, using information derived from Experian population data, BMRB International's Target Group Index Survey and the Census.

The Engagement Area Profile Report for a 30-minute drive time catchment of the Beach Ballroom has been undertaken to illustrate the potential scale of the target audience and propensity to purchase tickets in Aberdeen compared to the base population of Scotland. Given where the Beach Ballroom is currently drawing audience and the presence of competitors (to follow), we believe that focusing on the 30-minute drive time catchment for this Outline business Case is appropriate.

Figure 30 outlines the key findings related to attendance and cultural engagement from the 30-minute drive time catchment for the Beach Ballroom.

Attended in past 12 months	30 minute drive time from AB24 5NR		Scotland		Index
	Count	%	Count	%	
Art galleries	111,788	45%	1,908,335	40%	112
Art gallery once a month or more	10,634	4%	165,989	4%	122
Ballet	55,442	22%	916,038	19%	116
Classical concerts	61,362	25%	1,030,671	22%	114
Comedy shows	95,746	39%	1,643,530	35%	111
Contemporary dance	46,712	19%	779,200	16%	115
Jazz concerts	51,100	21%	833,355	18%	117
Opera	51,343	21%	840,401	18%	117
Plays	100,588	41%	1,710,193	36%	112
Popular/rock concert	123,051	50%	2,200,818	47%	107
Theatre	124,240	50%	2,159,238	46%	110
Theatre once a month or more	16,025	6%	251,829	5%	122
Adults 15+ estimate 2020	247,687		4,731,025		

Figure 30: Propensity to Attend Arts Events - 30-minute drive time from Beach Ballroom

Source: Audience Agency, Engagement Area Profile Report (AB24 5NR, 2022)

The 30-minute catchment for the Beach Ballroom significantly outperforms the base population of Scotland across all genres. The arts activities with the highest levels of engagement are theatre (50% attendance amongst the target population), popular / rock concert (50% attendance amongst the target population). As can be found in Figure 30, several programming categories that are relevant to the Beach Ballroom would be expected to have high levels of engagement if priced competitively and well marketed.

2.4.1.11 Breakdown of Audience Spectrum Segments

The arts attendance findings in the sub-section above correlate with the outputs around Audience Spectrum. Audience Spectrum is a profiling tool which describes attendance, participation and engagement in arts and culture, as well as behaviours, attitudes, and preferences. The most prominent Audience Spectrum segment for the Beach Ballroom catchment is Experience Seekers, Commuterland Culturebuffs, and Dormitory Dependables.

- Experience Seekers – diverse urban audiences, students and recent graduates into a variety of cultural events (higher engagement).
- Commuterland Culturebuffs – affluent suburban and greenbelt consumers of culture as part of their social lives (higher engagement).
- Dormitory Dependables – regular but not frequent cultural attenders living in the city suburbs and small towns (medium engagement).

56% of the catchment belong to one of these three segments which is above the 39% of adults in the base area. Figure 31 demonstrates this relationship:

Audience Spectrum segment	30 minute drive time from AB24 5NR		Scotland		Index
	Count	%	Count	%	
Metroculturals	7,475	3%	82,041	2%	166
Commuterland Culturebuffs	39,439	16%	492,059	11%	146
Experience Seekers	59,593	24%	529,234	12%	205
Dormitory Dependables	38,347	16%	741,701	17%	94
Trips & Treats	26,545	11%	449,662	10%	107
Home & Heritage	13,465	5%	378,436	8%	65
Up Our Street	19,629	8%	547,438	12%	65
Frontline Families	9,940	4%	342,743	8%	53
Kaleidoscope Creativity	23,730	10%	610,724	14%	71
Supported Communities	8,397	3%	315,026	7%	49
Unclassified	-		-		
Adults 15+ estimate 2020	246,560		4,489,064		

Figure 31: Audience Spectrum Segments 30-minute drive time from Beach Ballroom

Source: Audience Agency, Engagement Area Profile Report (AB24 5NR, 2022)

The most prominent subsegments in the 30-minute drive time from the Beach Ballroom are Experience Seekers, E1, Domitory Dependables D1 and Experience Seekers E2. 33% of the areas adult population belong to one of these three segments, compared with 20% of the base area of Scotland's adult population.

- Experience Seekers E1 – socially minded mid-life professional with varied tastes (higher engagement).
- Dormitory Dependables D1 – settled, comfortable residents, enjoying regional life (medium engagement).
- Experience Seekers E2 – adventurous students and graduates in diverse areas (higher engagement).

Overall, the Beach Ballroom catchment is relatively large and shows a high level of engagement with cultural activities and a propensity to attend events at the venue. The Beach Ballroom as it has done for many years, can sustain a programme of venue hire for smaller events however it is clear from the current performance that the Beach Ballroom could be a busier venue and it's not maximising its calendar.

This is likely due to losing and displaced events to other venues in the region related to the comparable poor-quality offer that the Beach Ballroom is currently. A refurbished Beach Ballroom would thus promote the opportunity for a more sustainable venue in the long-term.

2.4.1.12 Assessment of Competition

For most arts and cultural facilities, competition can be defined within a specified geographical area. However, this is not strictly the case for the Beach Ballroom. Whilst attendance will be impacted by geography (accessibility, catchment size) and the competing facilities within a defined radius, securing product and events is subject to regional and national competition.

There are several venues in the region worth noting. For the purpose of this Outline Business Case we have concentrated on Scotland. The key competition venues identified by the Audience Agency are detailed in Table 18.

Table 18: Competition Events Venues for the Beach Ballroom

Location	Venue	Capacity	Drivetime to Beach Ballroom
Aberdeen	His Majesty's Theatre	1,491	10 min
Aberdeen	P&J Live	10,000	20 min
Dundee	Fat Sams	550	1 hr 40 mins
Edinburgh	Corn Exchange	3,000	2 hrs 30 mins
Inverness	The Ironworks	400	2 hrs 40 mins
Edinburgh	Ednburgh Castle	8,600	2 hrs 45 mins
Glasgow	Theatre Royal	1,541	3 hrs
Glasgow	The Barrowlands	1,900	3 hrs
Glasgow	Scottish Events Campus	3,000 & 14,300	3 hrs
Glasgow	The SSE Hydro	12,000	3 hrs
Glasgow	The Glasgow Royal Concert Hall	2,475	3 hrs
Glasgow	O2 Academy	2,500	3 hrs
Glasgow	King Tut's Wah Wah Hut	300	3 hrs
Glasgow	King's Theatre	1,785	3 hrs

Source: Audience Agency, Audience Finder (2022)

Whilst the Beach Ballroom is of smaller capacity, there are a number of larger capacity venues that are worth noting as they compete for audiences. This is important as people typically have a certain amount of discretionary income for events and recreational activities. Therefore, the Beach Ballroom needs to continue attracting as many people as possible when compared to its competitors, for which it can provide a more intimate show setting.

Reviewing the programme of the Lemon Tree, His Majesty's Theatre, P&J Live and proposals from the stadium development there is crossover, with the Beach Ballroom currently missing out on some programming which is currently going to the 1,000+ capacity market such as the Status Quo and Bongo's Bingo. With investment and a proactive sales approach, the Beach Ballroom could attract more content on the threshold of needing a larger capacity.

Touring performances and acts are likely to have a limited number of dates in their schedule and whilst they may be able to tour strategically to accommodate more cities and towns across a time period (i.e. play regions twice on a tour, but at different times (the beginning and the end)), they may only be able to play a certain number of nights in a given region. Therefore, developments such as the Corn Exchange in Edinburgh and the Ironworks Inverness are competing for dates with the Beach Ballroom including with the existing programme.

Making the Beach Ballroom as attractive as possible to bookers through investment in the back of house and loading areas are simple examples that will be important to try and attract more product. If the Beach Ballroom is successful in attracting more events, then securing strong ticket sales, the promoters are more likely to return.

Alongside this, is giving a quality offer to the Beach Ballroom audience, to give a better experience. Outside of the seafront location and intimate nature of the venue this cannot currently be provided due to the historical lack of investment and tired nature of the building.

The current Beach Ballroom management could look to establish greater relationships in the market to attract new content, however until improvements are made to the building envelope

itself it will be limited in not only the content and audiences it can attract, but also revenue it can generate. For the Beach Ballroom to differentiate its offer, focus is suggested on targeting young audiences and a diverse programme of associated content.

2.4.2 MICE Events Market

2.4.2.1 Size of the UK MICE Events Market

In total, Britain's events industry is estimated to be £70 billion in direct spend, accounting for over 50% of the UK visitor economy (BVEP, 2019a). Over £31 billion of this total is comprised of MICE Events, principally meetings, conferences, and exhibitions.

Broken down this equates to £18.3 billion for Conferences and Meetings, £11 billion for Exhibitions and Trade Fairs, £1.2 billion for Incentive Travel and Performance Improvement, and £0.7 billion for Corporate Outdoor Events.

The Events Industry Matrix summaries the segments that make up the MICE events industry, describing key characteristics, geographical and venue preferences, typical duration, volume and value data, and their principal outputs and benefits.

VisitBritain research assessed delegated spend at MICE Events in the UK and described the behaviour of delegates. The distance that delegates must travel in order to attend a business event in the UK was found to be a major factor influencing overall spend, as well as the likelihood of extending the visit for leisure. The research was based on interviews with 2,200 delegates at 84 business events across Britain between March and November 2017. For incentive trips, spend data was gathered by telephone and online through DMCs and incentive agencies covering 38 trips and 5,263 delegates.

Table 19 shows the average spend by trip type and delegate origin.

Table 19: Average Spend by Trip Type and Delegate Origin

MICE Event Type	Average Spend Per Delegate
Association Conference – International	£1,021
Corporate Conference or Meeting – International	£856
Association Conference – Domestic	£448
Exhibition / Trade Fair – International	£352
Corporate Conference or Meeting – Domestic	£299
Exhibition / Trade Fair – Domestic	£203
Overall Average	**£613**

Source: VisitBritain (2018)

International events attract much higher average spend than their domestic equivalents. The two main reasons are:

- Overseas delegates stay much longer on average 3.7 nights) than domestic delegates (1.0 nights).
- International events charge much higher registration fees.

For incentive trips, the average spend per delegate is £1,893. It is highest for trips from North America. (£2,311), the main reason being the higher average length of stay (4.9 nights) compared to other markets. Average incentive trip spend varies by region of Britain: London (£1,332), Scotland (£1,518), rest of England (£1,118).

Regional expenditure by delegates is shown in more detail in Table 20. Delegates attending events in Scotland spend about as much as delegates in the rest of Britain. The researchers suggest that the most significant reason for the vast difference in spend is the length of stay.

Delegates to international events in Scotland stay 2.8 nights on average, compared to delegates to international events elsewhere in Britain, who stay 1.8 nights on average. High registration fees charged at some events in Scotland will also impact on the average spend. However, it should be noted that, for this research, all of the events covered in Scotland were international, with a higher proportion of delegates from overseas who are more likely to extend their business trips and spend more.

Table 20: Average Spend by Region of Britain

Region of Britain that the Event Takes Place	Average Spend Per Delegate	Spend Per Day (Day Delegates)	Spend Per Night (Overnight Delegates)
London	£646	£191	£430
England outside of London	£462	£120	£239
Scotland	£1,128	£378	£396
Wales	£517	£164	£270
Overall Average	**£613**	**£169**	**£322**

Source: VisitBritain (2018)

The findings present a key opportunity for cities such as Aberdeen that lack awareness or international appeal and support investment in resources and encourage extension. VisitBritain and the Aberdeen Events and Convention Bureau could work in unison to ensure that messages around extending business visits for the purpose of leisure reaches delegates soon after registering but before they book their flights.

With practicality a key factor in the decision to extend, emphasis should be on quick and easy transport between the airport, accommodation, and the city, as well as highlighting to delegates what there is to see and do in the region.

Table 21: MICE Events Industry Matrix

	Meeting / Conference.	Trade Fair / Show / Consumer Exhibition.	Incentive Travel / Performance Improvement.
Event Characteristics / Objectives	Meetings are out of office and involve a minimum of 10 people. Includes sales, meetings, training, board meetings, AGMs. Conferences normally have a formal programme with speakers. Commercial conferences are developed to address 'hot topics', with places being sold by the organisers.	An event at which products, services, or information are displayed and disseminated. Trade exhibitions to promote trade and commerce are attended primarily by business visitors. Consumers shows are primarily open to members of the public.	Incentive travel is a tool used by organisations to motivation their staff and / or channel partners, with the objective of improving performance at both individual and corporate levels. The incentive trip often has a conference element.
Venue Type / Location	Hotels, conferences centres, academic venues, convention centres, unique venues. Urban, rural and coastal locations.	Exhibition and convention centres, hotels. Mostly in city locations with good transport links.	4* and 5* hotels, in city, rural, and coastal locations.
Organiser	Either organised by an in-house team or may be contracted to a professional	Specialist exhibition organising companies, who either own the events themselves or may be	Specialist incentive travel and event management agencies.

	Meeting / Conference.	Trade Fair / Show / Consumer Exhibition.	Incentive Travel / Performance Improvement.
	conference organiser or event management agency.	contracted to organise for a client.	
Duration	Meetings typically last from 4 hours to a day. Conferences last from 1 – 3 days occasionally longer.	In 2018 major exhibitions in the UK occupied a venue for 4.7 days on average.	Typically, 3 – 4 days and sometimes longer.
Volume / Value Data	In 2018 there were an estimated 1.48 million conferences and meetings in the UK, attracting 95.3 million delegates, and generating £18.3 billion of direct expenditure.	In 2018 there were 1077 major exhibitions in the UK (43% trade, 48% consumer), attracting 9.1 million visitors, and generating £11 billion of direct expenditure and sales.	Estimated to be worth £1.2 billion to the UK.
Outputs / Benefits	Research and knowledge sharing, networking, professional development, motivation, enhanced performance.	Exhibitions increase brand awareness, strengthen existing customer relationships, generate high quality business leads, educate and inform audiences, provide an opportunity to conduct and / or deliver market research, and are often used to launch new products.	Team building, motivation, enhanced performance.

Source: VisitBritain (2018b)

2.4.2.2 Market Trends – Conference and Meetings

For the past 25 years (since 1993), estimates for the size and value of the UK's conference and meeting sector have been based on annual research undertaken among meeting and events venues, providing a supply side perspective on this key part of the national economy.

The 'UK Conference and Meeting Survey' (UKCAMS) complements annual research undertaken among conference and event's organisers (i.e., demand side research) by CAT publications which is published as the 'British Meetings and Events Industry Survey (DMEIS).

The following data was sourced from the latest UKCAMS 2019 Report, which relates to 2018 business:

- An estimated 1.48 million meetings and conferences took place in the UK in 2018. This was an increase of 3% of the all-time high of 1.4 million in 2016 and above the average (1.31 million) across the decade.
- The corporate sector accounted for over half of conferences and meetings (54%). This was followed by the public sector (27%) and associations (19%). Over the past decade the proportion of corporate sector events has increased, the public sector / government events have fallen; the association sector has remained at a similar proportion throughout the period.
- 66% of event business was generated from the region within which the venue is located, with 28% from the rest of the UK and 5% from overseas. Purpose built conference centres were able to generate more events from the region at 46%, a greater proportion from the rest of the UK (44%) and overseas (10%).
- Across all types of facilities: most events (66%) were for under 50 delegates; c 6% of events had over 200 delegates (c64,500 events). Almost three quarters (73%) of venues had

undertaken some investment in 2018, with a third of venues investing more than £100,000, and 10% over £1,000,000.

The British Meetings and Events Industry Survey (BMEIS) provides an understanding of the volume and characteristics of the UK Events Industry through surveying business event's organisers. Table 4 details the average number of delegates attending events. Delegate numbers have fluctuated significantly since 2015. Both corporate and association markets have seen large increases in attendance between 2018 – 2019 to their main annual event, but a fall for other events.

2.4.2.3 Corporate, Banquet and Wedding Events

Although regional / national corporate events are not typically attracted to the Beach Ballroom, significant event revenues are generated through corporate banquets, awards nights, weddings, and dinner dance events and are typically held within the main auditorium.

HNSL understands that most of the business based on experience is generated within the region, with main competitors to these events being the higher quality hotels in the area. This is an important revenue for the facility, and any redevelopment option should look to enhance this offer, to ensure it can continue to stay competitive in the marketplace in the forthcoming years.

Furthermore, delivering quality banqueting events to corporate clients increases the potential that they will re-use the Beach Ballroom for other events they may hold across the year such as AGMs, training, sales launch etc. There are a series of major existing companies and organisations within Aberdeen that could be explored, to generate new business for the corporate / public event sector including Aberdeen Asset Management, the University of Aberdeen, and Tesco as significant examples.

Under the current in-house operation, business events are unlikely to have been proactively targeted, with events generated through hire enquiries (reactive sales approach) when based against precedent and the Aberdeen Convention Bureau sourcing and securing events. Increasing the proactive approach is key to widening the venue's market share. A targeted sales approach, enforced by an incentivised sales team, alongside a quality venue offering, can significantly increase a venue's market share for business event and venue profitability.

However, it is important to note that there are several venues regionally and nationally that are targeting the same events as the Beach Ballroom in this space and undertaking improvements to their venue offer and operation to secure those.

2.4.2.4 Competition in the Local Market

The Beach Ballroom is currently one of the largest offers from a business events stand-point in Aberdeen and the wider area, there is the potential to establish the venue as a premier offer of a comparable nature to TECA and other Aberdeen facilities.

A lot of the competition in the market are hotels and not of comparable size to the Beach Ballroom. The Ballroom has an advantage to some of the other facilities e.g., the out-of-town TECA, given its seafront location and being centrally located to amenities and transport. However, the Beach Ballroom is competing on a national and regional level to secure larger conference events, which by their nature rotate around the UK. Predominantly these events are held within major convention / exhibitions centres, but a number also take place in large quality city centre or resort hotels. Below compares the current Beach Ballroom facilities to TECA and other major convention facilities in the UK.

Table 22: Summary Comparison of Beach Ballroom Facilities to Major Conference and Exhibition Centres

	Largest Capacity Theatre Style	Largest Flat Floor Space (m2)	Total Number of Meeting Rooms	Total m2 of Lettable Space
Aberdeen Beach Ballroom	1,000	816	5	1,182
TECA / P&J Live	5,000	6,000	33	48,000
Average for all 28 Centres	4,352	7,183	21	24,675
Average for Centres excluding NEC and Excel	4,260	5,538	18	15,525

Source: Mott MacDonald Research

It is clear from the above Table that the Beach Ballroom is a significantly smaller capacity facility than many of the other major conference facilities in the UK, and as can be seen in the more detailed Table below, has the smallest flat floor space and total lettable space of the competition facilities investigated, and ranks last in terms of the largest capacity theatre style space.

It should be noted however that the average figures provided for the comparable figures are inflated due to some facilities that are significantly larger than the rest of the UK in Excel and NEC. Without these two facilities the average total lettable space is c.15,500m^2 and the largest flat floor space falls to c.5,5500m^2, which is still significantly larger than the Beach Ballroom.

Table 23: Venues Featuring Event Facilities alongside a Conference / Exhibition Space

Name of Centre	Largest Capacity Theatre Style	Largest Flat Floor Space (m^2)	Total Number of Meeting Rooms	Total m^2 of Lettable Space
Aberdeen Beach Ballroom	1,000			
ACC Liverpool	7,500 Arena / 1,350 Auditorium	7,100	21	15,225 & auditorium
Alexandra Palace, London	7,000	6,550	10	13,100
Barbican Centre, London	1,950	1,800	10	6,000
Bournemouth International Centre	4,050	2,025	21	7,000
Brighton Centre	4,450	1,950	23	5,000
Business Design Centre, London	1,500	2,500	14	6,000
Convention Centre Dublin	2,000	2,270	22	4,500
Event City, Manchester	9,000 (in exhibition hall)	16,000	15	28,000
EICC, Edinburgh	2,000	1,590	17	6,000
Excel London	4,500	32,250	65	95,000

Name of Centre	Largest Capacity Theatre Style	Largest Flat Floor Space (m^2)	Total Number of Meeting Rooms	Total m^2 of Lettable Space
Farnborough International Exhibition Conference Centre	2,500	12,500	14	15,650
Harrogate Convention Centre	1,977	3,500	15	17,600
International Convention Centre, Birmingham	3,000	3,850	14	
International Convention Centre, Wales	1,500	4,000	15	26,000
Manchester Central	8,000 (Concert Hall)	14,500	30	23,000
NAEC, Stoneleigh	-	4,500	12	21,000
National Exhibition Centre	6,500	24,870	63	183,100
Olympia, London	4,000 / 500 (Conference Centre)	14,300	7	43,000
QEII Centre, London	1,300	1,375	32	5,750
Ricoh Arena, Coventry	7,000	6,000	16	20,000
Royal Highland Centre, Edinburgh	10,000	8,500	4	18,000
Scottish Events Campus	11,900 SSE Hydro / 3,000 Clyde Auditorium	10,065	40	22,000
Southport Theatre and Convention Centre	1,641	975	9	2,710
Telford International Centre (TIC)	1,450	3,420	26	14,065
The Events Complex Aberdeen	5,000	6,000	33	48,000
Waterfront Hall Belfast	2,000	1,800	23	7,000
Winter Gardens, Blackpool	2,800	2,600	10	7,250
Yorkshire Event Centre	3,000	4,320	5	6,270

Source: Mott MacDonald Research

2.4.2.5 Summary of Comparator Facilities Across the UK

It is anticipated that the Beach Ballroom most commonly compete (through bidding processes for events) with other venues in the region, including surrounding hotel along with P&J Live / TECA and larger Exhibition and Convention Centres in Glasgow, Edinburgh etc.

Over the past 10 years events have shifted a lot more away from coastal destinations such as Aberdeen and more towards city centre locations due to their facilities and access. As an example, updates and investment in the SEC in Glasgow will increase its competitiveness with Aberdeen and will be more actively looking to justify investment in facilities. Regardless of this, we believe that refurbishment of the Beach Ballroom will have notable impact in Aberdeen given the history of the venue and the unique nature.

It's worth considering the York Barbican and Devonshire Park in Eastbourne as developments of a similar scale to the Beach Ballroom, with auditorium capable of seating 1,400 supported by a 550-capacity exhibition hall, and three smaller breakout rooms. These facilities are more likely to appear in more event organiser venue searches due to its auditorium capacity, however research suggests that York Barbican focuses more on entertainment events, which limits the availability of the auditorium for conferences.

Following an extensive refurbishment, the brand-new 1,655 capacity Congress Theatre has reopened, enabling the Devonshire Park facility to host conferences on a similar scale to the Beach Ballroom. This facility is also supported by two new exhibition of c.500m^2 as well as wider supporting facilities in Devonshire Park, such as the International Tennis Centre.

Although it is not listed previously due to the current volume of events it attracts, the OVO Hydro is also a major events space that has significant sized facilities is a close locale to Aberdeen, to be a competitor. The OVO Hydro has a main hall of 7,170m^2 and a further two halls for 3,700m^2, which are supported by smaller breakout rooms for between 2 to 100 delegates. Through research of its historic and prospective event diary it is more focused on securing exhibitions and sporting events as opposed to conferencing.

The Beach Ballroom does not currently host many large-scale exhibition events, but due to its facilities it is unlikely to be suitably equipped to compete for major consumer or trade exhibitions in comparison to other venues. HNSL is aware there is an ambition from the Council to host more exhibitions, however with its current facilities, lack of current reputation for such events, and major competitors locally such as TECA it would be difficult to attract these events in the future. Hence, the venue management team should establish complimentary relationships to work in line with these venues rather than seeing them as competitors.

Therefore, it is recommended that exhibition facilities proposed as part of the redevelopment are more focused on being supporting exhibition space for conferences that are attracted. With these facilities then enabling the facility to attract smaller regional consumer and trade exhibitions such as wedding, wine, and baby shows as well as tabletop exhibitions such as record and arts.

2.4.2.6 Development of MICE Provision

There are several cities / venues that have recently developed or in the process of developing new provision, or investing in improving their existing provision, to maintain and increase their market share. TECA is considered the main competitor to the Beach Ballroom of those listed, with many hosting larger capacities, and located a significant distance away from Aberdeen.

It will be important for the Beach Ballroom to enhance its business events offer to keep competing with these cities, which after multi-million-pound investment from their respective local authorities are now looking to capitalise and secure more events.

- Eastbourne Devonshire Park - £54 million redevelopment to create first class cultural, conferencing and sporting facilities known as the Devonshire Park Quarter, including two large new conference spaces of 500 capacity each, alongside the 1,655 Theatre.

- Marine Lakes Events Centre - £30 million has been earmarked for a 1,200-seater events space under the same roof as conferencing facilities that are planned to host a variety of events.
- Celtic Manor / ICC Wales (Newport) - £85 million facility for up to 5,000 delegates, with 26,000m^2 of total floor space.
- P&J Live / TECA (Aberdeen) - £333 million redevelopment of the former AECC, which includes c45,000m^2 of subterranean exhibition space, 15,000 capacity arena and conference centre.
- Winter Gardens, Blackpool – A new £28 million conference and exhibition centre at the Blackpool Winter Gardens. The development includes space for up to 2,000 delegates, and supporting 2,400m^2 exhibition space. This will bring a total complex capacity of 7,000.
- Gateshead Quays - £260 million development at Gateshead Quays including a 12,500-capacity arena, exhibition centre and meeting space alongside Sage Gateshead.
- Reading Royal Elm Park – A 25,000m^2 convention centre adjacent to the Madjeski Stadium. Able to seat up to 4,000 delegates theatre style. Planning approval was granted in April 2017 and is expected to be completed by 2023.
- Harrogate Convention Centre – a major exhibition centre located in Yorkshire, is considering options for future investment to improve and modernise the offer.
- Swansea Arena – a new 3,500 capacity arena with conferencing and exhibition capabilities developed as part of the wider city centre 'Swansea Central' scheme. Swansea Central also includes a coastal park, hotel, bridge, 2 car parks, residential and retail development.
- Bournemouth International Centre – an existing entertainment, conference and exhibition venue, located on the seafront in Bournemouth. Plans being considered for both short-term investment and refurbishment options, and longer-term strategic development of the facilities and uses.
- Bristol Temple Meads – a new conference centre and headquarters hotel have been put forward as part of the plans to develop the wider Temple Meads site. The potential scale of the facilities could be c.1,250 delegate main auditorium, c.2,5000 m^2 of exhibition space and a 345-room hotel.
- Bristol Filton – development of a large arena and exhibition centre on the outskirts of Bristol at Brabazon Hangars. The facilities include a 17,000-seat arena, and a total of c.9,000 m^2 of exhibition space.

2.4.2.7 Supporting Infrastructure Required

It is important for the success of any facility that incorporates MICE Events that it has suitable wider infrastructure in place to support its ongoing operational sustainability.

As mentioned previously, accessibility to Aberdeen and the venue is essential to attracting business events to the Beach Ballroom, being the fifth most quoted reason for destination selection by BMEIS surveyed organisers. Where possible, improvements as part of the Beachfront Masterplan and beyond to road and rail access for Aberdeen could help to improve it as an outlier location in the UK through reduced journey times. For instance, Harrogate as a comparator destination previously secured direct trains to and from London on the LNER route, where previously changes were required at either Leeds or York, for not just London, but major UK conurbations.

Parking facilities were also listed as the ninth most important factor, this links to road accessibility, as well as the need for onsite and proximal parking close to the Beach Ballroom whilst also considering active travel where possible.

Establishing ties with key academics / ambassadors at local universities can also be an extremely useful sourcing of securing conferences for the Beach Ballroom given the prevalence of tertiary education in Aberdeen. HSNL would suggest that this is investigated by the Aberdeen Events and Convention Bureau along with wider destination stakeholders with expertise as an alternative way of securing events ambassadors / champions.

An active convention bureau can also be great assistance to attracting, organising, and hosting business events. It should be known that the Aberdeen Events and Convention Bureau, is funded through a combination of the Council, membership fees, and hotel rebates from events secured through the Events and Convention Bureau.

It will be important that Aberdeen City Council continues to support the Events and Convention Bureau alongside any investment it intends to make in the facilities on the Beachfront. Aberdeen suffers a lack of awareness in the market. Ensuring the Events and Convention Bureau has the budget to bid for events and market the destination will be important under all of the redevelopment options considered.

The Aberdeen Events and Convention Bureau should investigate different models to generate and utilise subvention if it is not currently. Subvention is often used to help secure association events, and several locations that Aberdeen shares characteristics with have a subvention pot to call upon to help secure events to their destination.

The provision of an upscale hotel either directly linked (ideally) adjacent or near the venue is likely to be a key factor in the facility's appeal. Other cities, venue operators and professional conference organisers have consistently noted that the availability of a suitable headquarter hotel improves the competitiveness of a MICE venue or dedicated conference centre. Fortunately, there are several hotels close by to the Beach Ballroom, and an arrangement should be targeted whereby there is flexibility around booking / holding rooms for MICE Events when scheduled at the Beach Ballroom.

It is also important to the success of a MICE venue, that there is a strong supply of total bed spaces at a range of different quantities (budget to 5*), preferably within a walking distance of the venue, as conference organisers want to secure the maximum number of hotel rooms as close to the venue for delegates as possible. The range in quality of rooms is central as business events can bring in a variety of delegates and visitors, who all work to different budgets and facilitating for this range enables the wider number of potential delegates as possible.

As of September 2022, Aberdeen had 21 hotels, and just over 1,250 rooms, of which almost 75% are in the city centre. There are currently no 5* hotels in Aberdeen and several 4* hotels. Most of the hotel supply is in 3* hotels (45%) and the budget sector (5%), which gives Aberdeen a range of accommodation providers for conferencing.

As a point of reference, Blackpool as a destination comparator given its coastal location and proximity to larger cities, has a total number of 7,350 hotel bedrooms in and around Blackpool, of which there are 14 major hotels near the Blackpool Ballroom, including c360 4* bedrooms, c380 3* bedrooms and 2220 defined as other. This implies overall that Aberdeen has more than enough hotels near the Beach Ballroom to efficiently bid for medium to large conferences.

To date the number of hotel rooms has not been listed as a specific issue for securing events in Aberdeen and has held events for up to 1,000. But it is important that to improve its offer the quality of budget hotels and proximity of hotels to the Beach Ballroom is improved. There is potential for further budget hotels in the next 5 years in Aberdeen, with the Beachfront / Beach Ballroom being identified as one of the most advantageous locations.

Supporting leisure / recreational facilities in a destination are also a factor raised by conference organisers. Aberdeen has prestigious golfing resorts in the region. However, there is the potential to enhance this offer with the wider Beachfront proposals including a Stadium for Aberdeen Football Club and updated Leisure Centre.

Despite the factors listed above being secondary to the core facility size and quality offered by a venue, these are all important secondary factors, to attract substantial, high revenue generating, and high economic impact generating events.

2.4.3 Recommendations

From the investigation of the Beach Ballroom in this section of the report, the following conclusions and recommendations have been made for the proposed refurbishment of the Beach Ballroom.

The Beach Ballroom catchment is dominated by the 20 – 24 age group, with benchmarking all showing over indexing in the propensity of groups to attend almost all genres. Particularly important is the strong university population – and the potential to cater for flat floor music, comedy, and rock categories. However, consideration from an arts perspective still needs to go into family events and providing an overflow MICE facility from the larger hotels in Aberdeen and larger facilities at TECA.

It has been concluded that the refurbished Beach Ballroom should be modelled loosely on venues such as the Camden Roundhouse and York Barbican. This includes investment into remodelling the acoustics, back of house areas within the Ballroom, and introducing flexible seating arrangements. This is without compromising the hospitality potential in particular of other venues within the Masterplan.

The full facility mix implications for the Beach Ballroom are set out below for the arts, cultural and MICE attendance:

2.4.3.1 Capacity

- It is important that the capacity of the main auditorium remains large enough to enable the attraction of larger theatrical touring content, and wider entertainment events (such as rock, pop and comedy categories). This enables the maximisation of potential ticket sales and revenue that can be generated by the venue for the operator.
- There is a clear market demand for 1,000 seated capacity venue in Aberdeen (reinforced by the historical success of the venue and audience appetite to attend). This is true when analysed against the mosaic profiles and audience spectrums of the catchment.
- Developing larger facilities on site to incorporate MICE events would be inappropriate given the exiting venues in the space and the potential for other developments such as the Aberdeen Beachfront Stadium to incorporate such facilities.

2.4.3.2 Auditorium

- Improvements to the auditorium and the supporting front of house facilities are required to create an improved audience experience, such as acoustic treatment to mitigate revealing the dome structure (which remains the worst possible shape of venue for sound).
- Ability to reduce and largen the size of the auditorium, to improve atmosphere and experience for shows not at capacity. Meanwhile, offering larger shows provides greater opportunity to sell more tickets. Improved technical capabilities – AV, internet equipment and spot power provision in a number of areas to improve production capacity.
- Flexible seating arrangements, to allow for standing on the Ballroom floor should it be required for an event, or alternative layout shows such as Mixed Martial Arts (MMA), or cabaret. Differential seating with combined hospitality offers (loges, premium seating etc).

2.4.3.3 Supporting Facilities – Front of House

- Improved emergency egress to increase safe capacity of both floors of the Beach Ballroom, thus permitting more flexible staging configurations for events and for different types of events and separate functions – e.g., central stage performances for boxing / MMA.
- Improved access to food and beverage points of sale, combined with area for pre-event show dining (dual use with other facilities as part of the Beachfront development).

2.4.3.4 Supporting Facilities – Back of House

- Feedback from the market indicated that the Beach Ballroom has comparatively high staging costs and there is difficulty in staging. Improved dressing rooms and touring crew areas would go some way to addressing this feedback.
- There is the requirement for direct access to back of stage, with wider spaces for easier accessibility for load in with space for reversing in.

2.5 Benefits, Risks, Constraints and Dependencies

This section identifies the benefits, risks, constraints and dependencies in relation to the agreed scope and key service requirements for the project.

2.5.1 Main Benefits

- Improvements in the operational costs of the existing assets – Beach Ballroom and Beach Leisure Centre in particular.
- Increase in revenue through increased footfall and increased revenue streams through updated product offering.
- Improved operational efficiency through the application of different operational models.
- Enhancing the physical activity offering for the local community.

2.5.2 Main Risks

- Construction inflation and sourcing materials.
- Ability to source high risk labour.
- Ability to attract and secure private operators.
- Realising the design intent to budget.
- Aberdeen Football Club and Scottish Premiership long-term financial stability.
- Future COVID-19, or other pandemic, impact on the live event industry.
- Refurbishing a listed building.

2.5.3 Main Constraints

- The Beach Ballroom and associated refurbishments will constrain the south of the site and leave little room for future development.
- Should the Linx Ice Arena be retained and refurbished it places constraints on locating a new Beach Leisure Centre and stadium development.
- The flood and sea defences which restrict the extent of development at the beachfront.

2.5.4 Dependencies

- The beachfront to city link will be required to support the delivery of footfall to the beachfront.
- The inclusion of the stadium is dependent on Aberdeen Football Club funding. However, it is possible to deliver the remainder of the development without funding from Aberdeen Football Club.

2.6 Long-List Options Appraisal

2.6.1 Critical Success Factors

Based on discussion with Hub, ACC, and adapting the SMART objectives (as listed in Section 2.1.3) and key outcomes identified for the Beachfront redevelopment, the following list of 16 Critical Success Factors (CSFs) has been produced:

Table 24: Critical Success Factors

Ref.	Critical Success Factor
CSF-1	Increased footfall and revenue at the Beach Facilities
CSF-2	Beach Ballroom as a focal events space
CSF-3	Attractive to major operators leading to improved operational efficiencies
CSF-4	Improved operational facilities
CSF-5	Creation of high quality free public realm and open park/play space
CSF-6	Improved connection between the town centre and adjacent big box retail, promoting walking routes
CSF-7	Incorporation of the football club in the development
CSF-8	Flexible and adaptable spaces
CSF-9	Community Engagement
CSF-10	Opportunity for Smart Cities and 20-minute neighbourhoods
CSF-11	Creation of Construction jobs over the build period
CSF-12	Creation of new jobs and job diversity directly associated with new offering at the Beach
CSF-13	Create a recognisable destination, promoting Aberdeen as a cultural destination
CSF-14	Increased GVA
CSF-15	Comply with ACC's Climate Change position (including net zero carbon targets) and contribute to the vision contained within "A climate-positive city at the heart of the global energy transition - A Vision & Prospectus for Aberdeen"
CSF-16	Increased health and wellbeing

This section presents the appraisal of the long list of options against the Council's SMART objectives and Critical Success Factors. The long list of options considers the 'Business As Usual', 'Do Minimum', and 'Do Maximum' options as well as and additional seven 'Intermediate' options. Four options have been identified to be taken forward as the short list, this includes Business As Usual', 'Do Minimum', 'Do Maximum' and one 'Intermediate' option. The short-listed options will then be assessed against economic indicators and presented in the Economic Case.

The following configurations have been identified to form the long-list options for the beachfront development.

2.6.2 Business As Usual (BAU)

The Business As Usual (BAU) case retains the ballroom, leisure centre and Ice Arena with no refurbishment and is taken as the baseline comparison point.

2.6.3 Do Minimum

The Do Minimum option assumes a minimum level of investment to the Beachfront, including only the refurbishment if the ballroom, leisure centre, and Ice Arena.

2.6.4 Intermediate Option 1 (IO-1)

The first intermediate option considers the following:

- Ballroom refurbished.
- New Stadium.
- New Ice Arena to replace existing.
- Wet leisure facilities removed.

2.6.5 Intermediate Option 2 (IO-2)

Intermediate Option 2 is a variation of IO-1 whereby the existing Ice Arena is instead refurbished.

- Ballroom refurbished.
- New Stadium.
- Refurbish existing Ice Arena.
- Wet leisure facilities removed.

2.6.6 Intermediate Option 3 (IO-3)

Intermediate Option 4 includes the following:

- Ballroom refurbished
- New Ice Arena to replace existing
- New Leisure Facilities to replace existing

2.6.7 Intermediate Option 4 (IO-4)

Intermediate Option 4 includes the following:

- Ballroom refurbished
- Refurbish existing Ice Arena
- New Leisure Facilities to replace existing

2.6.8 Intermediate Option 5 (IO-5)

Option 5 considers the following:

- Refurbished Ballroom
- New Stadium
- Refurbished Ice Arena
- New Leisure Facilities to replace existing

2.6.9 Intermediate Option 6 (IO-6)

This option is an alternative to Option 5 whereby the existing Ice Arena and leisure facilities are both refurbished. This includes:

- Refurbished Ballroom
- New Stadium
- Refurbished Ice Arena
- Refurbished Leisure Facilities

2.6.10 Intermediate Option 7 (IO-7)

This option is equivalent to Keppie's Development Option 1 (refer to ACB-KEP-XX-XX-RP-A-852002 Rev 01). This option includes:

- Refurbished Ballroom
- New Stadium
- New Ice Arena to replace existing
- New Leisure Facilities to replace existing

2.6.11 Do Maximum

The Do Maximum option develops Option 7 further by providing all elements, including refurbished ballroom and new leisure, ice arena, and stadium but with the leisure, ice arena, and stadium all included within one building.

2.6.12 Appraisal

The long-list options identified have been assessed against the CSFs identified in Section 2.6.1. The results of this analysis are summarised in the table below, whereby green meets the criteria (score of 2), amber partially meets the criteria (score of 1), and red does not meet the criteria (score of 0).

Table 25: Long List Option Appraisal

CSFs	BAU	Do Min.	IO-1	IO-2	IO-3	IO-4	IO-5	IO-6	IO-7	Do Max
CSF-1										
CSF-2										
CSF-3										
CSF-4										
CSF-5										
CSF-6										
CSF-7										
CSF-8										
CSF-9										
CSF-10										
CSF-11										
CSF-12										
CSF-13										
CSF-14										
CSF-15										
CSF-16										
Score	0	1	24	20	**26**	21	23	23	25	**29**
Conclusion	**Carried forward**	**Carried forward**	Discounted	Discounted	**Carried forward**	Discounted	Discounted	Discounted	Discounted	**Carried forward**

2.6.13 Conclusions and Next Steps

2.6.13.1 Shortlisted Options

Based on the assessment carried out in Section 2.6, the following four options have been short-listed and will be carried forward for detailed appraisal:

1. **Business As Usual:** Retains the Ballroom, Leisure Centre, and Ice Arena, with no refurbishment
2. **Do Minimum:** Refurbishment of the Ballroom, Leisure Centre, and Ice Arena
3. **Do Maximum**:
   - Ballroom refurbished,
   - New Leisure Centre,
   - New Ice Arena,
   - New Stadium,
   - Leisure Centre, Ice Arena, and Stadium all contained within same building.
4. **Intermediate Option 3:**
   - Refurbished Ballroom,
   - New Leisure Centre,
   - New Ice Arena.

2.6.13.2 Next Steps

The short-listed options will be further considered within the economic case against the following economic indicators:

- Jobs and GVA created from construction
- Jobs and GVA created from the operation of the facilities
- Increased visit numbers, additional spend and Jobs GVA created from this
- Amenity value from improved public realm and open space
- Depending on data made available: carbon saved, trees planted, health benefits from increased physical activity

The assessment will be based on the following consultant information:

Document Reference	Document Title	Author
ACB-KEP-XX-XX-RP-A-852002_NOV21	Beachfront Projects Feasibility Report	Keppie
22-01Jan24.4104049.costmodelNo.3.nw.v1.ballroom	Beach Ballroom Cost Model 3	C+B
211505-AFL-XX-XX-PP-A-00013	Building Shared Use and VE Principles	AFL

3 Economic Case

The purpose of the Economic Case is to demonstrate that the spending proposal optimises public value (to Scotland and the UK as a whole). This economic appraisal is conducted in line with Scottish Public Finance Manual (SPFM)[41] building upon HM Treasury Green Book[42], and The HM Treasury Guide to Developing the Project Business Case[43] and other relevant technical guidance notes which are referenced throughout.

The economic case is based on an assumed level of demand in the visitor economy, building on professional judgements and precedents of what has been achieved elsewhere and is appropriate and fitting with the wider local offer and consumer preferences as investigated in the Strategic Case. It also assumes that there is a suitable level of wider infrastructure to support additional demand, for example, hotels and accommodation.

3.1 Options Under Consideration

Table 26 below summarises the short-listed options identified in Section 2.6 that will be considered as part of this economic case.

Table 26: Options Under Consideration

Option	Summary	Description
1	Business as usual (BAU)	Retain the leisure centre, ballroom, and ice arena with no refurbishment.
2	Do minimum	Refurbish the leisure centre, ballroom, and ice arena.
3	Do maximum	Enhanced ballroom, new leisure centre, new ice arena, and new stadium with leisure ice arena, and stadium all contained within same building
4	Intermediate option 3	Enhanced ballroom, a new ice arena, and new leisure facilities.

3.2 Demand Forecast

The benefits generated by this proposal are dependent on the throughput of visitors to each of the proposed facilities. A forecast of demand is required in order to complete the economic assessment for each of the shortlisted options.

3.2.1 Beachfront Leisure Centre

The historical admission data provided by Sport Aberdeen for Get Active, Beach Leisure Centre from Year 2016/2017 to 2020/2021 is presented below:

Table 27: Sport Aberdeen Admission Data (Leisure)

Admissions	2016/2017	2017/2018	2019/2020	2020/2021
Get Active @Beach Leisure Centre	**236,792**	**228,651**	**248,539**	**23,298**

Source: Sport Aberdeen

[41] Scottish Government (2018), Scottish Public Finance Manual

[42] HM Treasury (2013) Green Book

[43] HM Treasury (2018) Guide to Developing the Project Business Case – Better Business Cases: for better outcomes

The average attendance to the leisure centre (including leisure pool and gym) at pre pandemic levels (financial years 2016-2020) was 240,500. This has been taken as the baseline for business-as-usual.

3.2.2 Linx Ice Arena

The demand for the Linx Ice Arena can be grouped into public skating, skating clubs and the Aberdeen Lynx Ice Hockey Club spectators. With the exception of the spectators for Ice Hockey, the admissions are administered by the operator, Sport Aberdeen. The historical admission data provided by Sport Aberdeen is presented below:

Table 28: Sport Aberdeen Admission Data (Ice Arena)

Admissions	2016/2017	2017/2018	2019/2020	2020/2021
Linx Ice Arena	**111,590**	**93,893**	**85,618**	**10,699**

Source: Sport Aberdeen

The demand for Ice Hockey spectating has been calculated based on fixtures and results data available for the Aberdeen Lynx from the Scottish Ice Hockey Association (SIHA) for the 2021/2022 season. The Aberdeen Lynx played 10 home games during the 2021/2022 season in the Linx Arena which has a maximum seating capacity of 1,100. The Aberdeen Lynx has stated anecdotally that it regularly attracts over 1,000 spectators per game. There is no recorded data for the attendances. Therefore, it has been assumed that Linx Ice Arena attracts up to 11,000 spectators per season for Ice Hockey matches.

Therefore, taking the average Linx Ice Arena admissions at pre pandemic levels (financial years 2016-2020) as 91,500 and adding the 11,000 admissions for spectator ice hockey games, the baseline demand forecast for the Ice Arena has been taken as 102,500 annually for business-as-usual.

3.2.3 Stadium

The demand forecast for the football stadium has been calculated based on historical home attendance records for Aberdeen Football Club at Pittodrie. Aggregated home game attendance per season has been presented below:

Table 29: Home Game Attendance

Season	Total Home Attendance
2015/2016	246,216
2016/2017	297,075
2017/2018	352,891
2018/2019	345,804
Average	**310,497**

Source: Football Web Pages

The average attendance at pre pandemic levels (financial years 2015-2020) was 310,500. This has been taken as the baseline for business-as-usual.

3.2.4 Ballroom

The baseline attendance figures from 2018/2019 for the ballroom are 93,515.

3.2.5 Methodology for Uplifting Demand Forecast for New Development

Uplift factors were then calculated as follows and summarised in Table 30.

- Leisure – refurbishment effect assumed to provide 10% uplift; demand assessment suggests 100% increase for new build facility – 75% applied conservatively.
- Ice Arena – refurbishment effect assumed to provide 10% uplift; demand assessment suggests further 10% uplift for increase in Ice Hockey spectators for new build facility
- Stadium – capped at stadium capacity; sell out for all fixtures; conservatively excludes additional events such as concerts which are subject to commercial agreement with TECA.
- Ballroom – refurbishment effect assumed to provide 5% uplift based on current growth trends; demand assessment suggests 70% increase based on interventions at similar venues in the UK.

Table 30: Attendance increase assumptions

	Leisure	Ice Arena	Stadium	Ballroom
Do Minimum	10%	10%	0%	5%
Do Maximum	75%	20%	30%	70%
Intermediate Option 3	75%	20%	0%	70%

Source: Mott MacDonald Analysis

The resultant visitor numbers applied to the economic models for each option have been summarised in Table 31 below.

Table 31: Total Visitor Numbers

Venue	BAU	Do Minimum	Do Maximum	Option 3
Leisure	240,500	264,550	420,875	420,875
Ice Arena	102,500	112,750	123,000	123,000
Stadium	310,500	310,500	402,000	310,500
Ballroom	110,815	114,555	179,156	179,156
Total Number of Visitors per annum	**764,315**	**802,355**	**1,125,031**	**1,033,531**

3.3 Value for Money Assessment

A summary of the value for money assessment is presented below for the four options taken forward for appraisal identified in Section 2.6.13.1 of the Strategic Case over a 20-year appraisal period. It shows the present value of the costs for each option and the economic Net Present Value of the project (eNPV). The assessment is based on 2022 prices (the year the appraisal was undertaken) applying a 3.5% discount rate[44] to derive present values and a 24%[45] optimism bias. The following additionality factors[46] were then applied to each option to derive net benefits, these were:

- Deadweight = Business as usual as the counterfactual position
- Leakage of 10%
- Displacement of 25% to 35% (depending on the option)

[44] HM Treasury (2018), Social Discount Rates for Cost-Benefit Analysis: A Report for HM Treasury

[45] HM Treasury, Supplementary Guidance, Optimism Bias

[46] HCA Additionality Guide (2014)

- Substitution of 0%
- Composite multiplier effect of 1.3

The economic case also assumes some level of subvention expenditure is needed to fully realise the project impacts, although the cost of this is excluded from the appraisal. Other costs, such as sunk costs and costs of finance, for example, prudential borrowing are excluded from the economic appraisal. The residual values of the assets at the end of the appraisal period have not been included in the appraisal.

Table 32: Value for Money Assessment

Option	Summary	PV cost	PV benefit	eNPV	Visitation
1	Business as usual	0	£29,804,650	£29,804,650	764,315
2	Do minimum	£37,346,703	£56,541,330	£19,194,628	802,355
3	Do maximum	£268,717,865	£405,691,385	£136,973,521	1,125,031
5	Intermediate option 3	£178,118,358	£338,247,585	£160,129,228	1,033,531

3.4 Wider Non-Monetised Economic Benefits

In addition to the quantified benefits set out above there are several additional benefits which need to be considered. The following benefits have been assessed for this economic case over a 20-year appraisal period and based on the same adjustments as the value for money assessment where applicable:

- Number of visitors
- Economic benefits including:
  - GVA from construction of the project[47]
  - GVA from operation
  - GVA from new visitor spend

[47] Calculating cost per job, Best practice note, HCA (2015)

Table 33: Project benefits

Summary	Business as usual	Do minimum	Do maximum	Intermediate option 3
Total visitors once operational (per annum)	764,315	802,355	1,125,031	1,033,531
GVA created from construction (over construction period)	£0	£28,477,909	£177,517,171	£118,071,809
GVA created from operation (per annum for 1 or 5 years*)	£4,980,127	£4,980,127	£13,339,227	£6,010,220
GVA created from visitor spend (per annum for 1 or 5 years*)	£24,824,522	£26,060,040	£42,763,130	£45,329,028
TOTAL GVA	**£29,804,650**	**£59,518,076**	**£233,619,528**	**£169,411,057**

**'BAU' and 'Do minimum' - persistence of effects are for 1 year. All other options are for 5 years.*

Other benefits which have been identified, but are excluded from the appraisal currently due to insufficient data include:

- Cash releasing benefit of additional business rates from new premises
- Any income to the council generated from CIL/ S106 or equivalent
- Reduced carbon impacts from a new stadium and refurbished leisure and ice arena
- Health benefits from increased participation in physical activity and active travel

3.5 Community Benefits and Social Impact

The City Vision Programme (CVP) aims to deliver significant and ambitious legacy outcomes that contribute to a holistic Aberdeen City Vision that supports a "green wellbeing economy" to benefit all sections of society, the local economy, and the just transition to a climate positive city at the heart of the global energy transition. These aspirations align with the Council's Local Outcome Improvement Plan (LOIP) and Scotland's National Performance Framework.

Community Benefit requirements in CVP projects are designed to utilise "place-based" strategies to develop "Aberdeen: the Place" – a vibrant city where people choose to live, work, do business and invest. Community Benefit outcomes have a broad and ambitious focus but fall broadly within the following key theme areas:

- Education; employability and skills training
- Environmental Wellbeing
- Fair Work Practices
- Equality and Diversity
- Community Support & SME Opportunities
- Partnership working

A summary of the projected benefits during the 5-year construction period has been presented in Table 34:

Table 34: Projected Benefits

Community Benefit	Quantity (5 years)

Jobs Created by the Project (Apprenticeships)	66+
Work Experience (Placements) (5 days – 6 weeks)	62+
Developing the Workforce	100+
School Engagement Activities (focus on construction sector, STEM, gender/gender pay gaps and disability)	10+
Further and Higher Education Engagement Activities (focus on construction sector, STEM gender/gender pay gaps and disability)	10+
Graduate/Undergraduate/FE/HE Placement Opportunities	10+
Employability engagement activities	10+
Vacancy Sharing (including wider supply chain)	1
***Communities, Community Groups, and Community Projects (i) hours professional or practical support/general volunteering + ii) donation of new/surplus equipment or materials and/or financial offers) e.g.: improve community cohesion or open spaces near to the development, digital inclusion or projects looking to initiate and implement circular economy, fuel poverty or climate literacy initiatives in Aberdeen's communities**	2 i) 400+ hours ii) donations
Local Economic Development Measures (Duty to Report) **creative measures to ensure inclusive participation of local SMEs/Local 3rd sector + reporting on work packages over £50K awarded locally (Main Contractor + wider supply chain)**	1
Environmental Wellbeing, Carbon Reduction and Climate Literacy (Annual Report of credentials and improvements Co-operation, collaboration with bodies such as SCARF + exploration of Net Zero Toolkit)	1
Environmental Measures (Fuel Poverty & Climate Literacy) – participation in activities concerned with consumer fuel poverty and business climate literacy in Aberdeen (savings to business community + cascade of sustainable good practice)	10+
Fair Work Practices Including" Real" Living Wage (including gender pay gap reporting)	1
Prompt Payment in The Supply Chain (Duty to Report)	1
Promotion of Adoption and Fostering (cascade of Council message via payroll, digital etc to reach as many staff as possible)	10+
Case Studies (innovation)	5+
Total Community Benefit Outcomes	**300+ (400 hrs)**

3.6 Highest scoring option

The results from the economic assessment show that Do Maximum, the highest scoring option, provides strong project outcomes including a net revenue position across the development which removes the current subsidy position, and a total GVA impact in excess of £55m during operation.

Figure 32: Do Maximum

The combination of complimentary activities between the leisure centre, ballroom, ice arena and football stadium provide footfall throughout the weekend and weekdays, having the potential to generate sustained economic outputs as demonstrated in this section.

Risks with the Highest scoring option are as follows:

- Decanting buildings/temp facilities
- Loss of members during construction
- Members use other facilities and don't return
- Reliance on football club funding or club tenant goes bust without guarantee
- Operation of shared facilities

3.7 Complimentary Economic Impact Study

3.7.1 Stadium

Independent of this outline business case, Aberdeen Football Club scoped and commissioned Grampian Chamber of Commerce to conduct a study on the employment impacts of the new stadium element of the development. The council contributed to this study to access information within the study.

The impact on the employment can be split into 3 components:

- On Site Operational impacts
- Off Site Operational impacts
- Construction impacts

The study provided the following findings which can be read alongside the analysis above.

On Site Operational Impacts:

- Employment Increase by 10% to 15%
- 185 Full Time Employments
- £5.15m Gross Salary effect
- £12.18m Gross GVA effect

Off Site Operational impacts:

- 32 Jobs Safeguarded and created
- £871K salary effects per annum
- £2.11m GVA effects per annum

Construction impacts:

- 586 Person Years Employment (PYE) posts over the 18-month construction period

4 Commercial Case

This section assesses the commercial viability of the project including potential operational models and attractiveness within the market based on soft market testing. The procurement of the delivery contractor is the responsibility of ACC's appointed PMO, Hub North Scotland Limited (HNSL), and has been undertaken in parallel to this exercise, with Robertson's Construction appointed to this role. The delivery and management of the project will be the responsibility of HNSL and its consultant team.

4.1 Commercial Strategy

The commercial strategy for this project including the Beach Ballroom has been developed in conjunction with the following key stakeholders to consider how the investment may be delivered:

- Aberdeen City Council (ACC)
- Sport Aberdeen
- Aberdeen Football Club (AFC)

The commercial strategy outlines the commercial structure for the project, detailing the key roles and responsibilities for delivery. This strategy is underpinned by the following key principles:

- Deliver the project within the available funding
- Ensure value for money
- Ensure appropriate quality
- Offer an affordable whole life cost solution
- Maximise benefits to the local economy
- Enhance the capability and experience of the local supply chain.

4.2 Commercial Structures

The commercial structures for the development of a stadium, leisure facility, beach ballroom, or ice arena have their own complexities and challenges. These are relatively well documented and have been presented in the following sections. Combining these facilities and wrapping a commercial structure around them creates greater complexity and further challenges due to their contrasting business objectives. A high-level assessment of the advantages and disadvantages of each is set out in further detail below:

- Offering an affordable whole life cost solution
- Maximising benefits to the local economy
- Enhancing the capability and experience of the local supply chain

4.2.1 Stadium Summary of Findings

There are several different examples of operating models used for the development of recent stadia, both in the UK and further afield. These models, and recent examples, are summarised below.

4.2.1.1 Option 1: Council as landlord, club as tenant and operator

This model was employed at Crawley Town FC in developing the Broadfield Stadium, now Checkatrade.com Stadium, in 1997, on a local authority owned site. The stadium was built to a capacity of 6,134 people with an adjacent leisure complex.

As a result of instability and administrations at Crawley Town FC, Crawley Borough Council has lost out on rent payments on several occasions. Indeed, the Council has at times had to take over the management of the stadium itself, simply charging Crawley Town FC rent plus a minimal contribution to running costs.

4.2.1.2 Option 2: Council as landlord, club as tenant, private operator

This model was employed at York City FC / York City Knights RLFC in developing the York Community Stadium, in 2021, on a privately-owned site. The stadium was built to a capacity of 8,500 people with an adjacent leisure complex – including a swimming pool, sports hall, gym, adventure sports zone and 3G pitches – and a community hub housing health and wellbeing services.

Although now developed, the stadium's construction was subject to significant delay and cost overruns as a result of the developer and proposed operator, Greenwich Leisure Limited, regularly seeking amendments to the designs.

4.2.1.3 Option 3: Club granted a long leasehold of the land, club as operator

This model was employed at Dartford FC in developing Princes Park, in 2006, on a local-authority owned site. The stadium was built to a capacity of 4,100 people with adjacent clubhouse with a bar, banqueting suites and meeting rooms.

The Council managed the entire stadium procurement process itself, including the development brief, procuring the design team, project manager, working with the architects to develop the planning application, and tendering for the building contractor. Princes Park was the winner of the GT 'Best New Non-League Ground' award and has received significant publicity since opening. In return for being responsible for all stadium maintenance, the football club receives all income from the stadium and 3G pitch, used by the community throughout the week.

4.2.1.4 Option 4: Club granted a long leasehold of the land, private operator

This model was employed at Doncaster Rovers FC / Doncaster RLFC in developing the Keepmoat Stadium, now Eco-Power Stadium, in 2007, on a local-authority owned site. The stadium was built to a capacity of 15,231 people with adjacent mini-sports stadium with an athletics track and 500-seat stand.

Whilst this has improved significantly in years since, the stadium lost the Council nearly £1 million within the first six months of opening due to an over-optimistic business plan, with stadium and adjacent uses failing to attract projected visitor numbers. Furthermore, this shows that even with a private operator, the Council is still exposed to any operating losses as owner of the site.

4.2.1.5 Option 5: Council-backed SPV granted a long leasehold of the land, club as tenants and operators

This model was employed at Coventry City FC in developing the Ricoh Arena, now Coventry Building Society Arena, in 2005, on a local authority-owned brownfield site. The stadium was built to a capacity of 32,609 people with associated facilities including an exhibition hall, hotel, club shop, sports bar, casino, and adjacent retail park.

A dispute over rent levels and matchday revenue led to the football club refusing to pay, leading to prolonged legal action, the football club having to play elsewhere and Coventry City Council having to buy out the private landlord, ACL.

4.2.1.6 Option 6: Council-backed SPV granted a long leasehold of the land, club as tenants, private operator

This model was employed at Swansea City AFC / Ospreys RFC in developing the Liberty Stadium, now Swansea.com Stadium, in 2005, on a local-authority owned site. The stadium was built to a capacity of 21,088 people with an adjacent retail park.

A dispute over construction defects led to the Council being sued by the stadium operator, Swansea Stadium Management Company, leading to prolonged legal action. This led to the stadium being sold to Swansea City AFC, with Ospreys RFC maintained as a tenant.

4.2.2 Leisure Summary of Findings

Research has been undertaken into operating models for publicly owned leisure assets in the UK to understand potential operators of the leisure facility. The existing Beach Leisure Facility is operated by Sport Aberdeen, an arms-length charitable trust owned by ACC.

In England, the private operation of publicly owned leisure assets is common, with Table 35 below outlining key firms in this market.

Table 35: Leisure Operation in England

Operator	Number of Facilities	Number of Local Authorities	Organisation Type
Better / Greenwich Leisure Limited	>270	>50	Charitable social enterprise
Everyone Active / Sports & Leisure Management Limited	>180	55	Private limited company
Places Leisure	83	35	Private limited company
Parkwood Leisure	>80	31	Private limited company
Fusion Lifestyle	67	16	Charitable social enterprise
Serco Leisure	49	17	Private limited company

Source: Company websites (2022)

Soft market testing with these operators regarding the operation of the Aberdeen facilities will be undertaken during FBC. However, Gordon Hunter, Regional Development Manager at Scottish Swimming, provided the following feedback regarding private operation of leisure facilities in Scotland:

- As far as he is aware, there is no example of a publicly owned and privately operated leisure facility in Scotland – all operated either directly by Councils or by arms-length charitable trusts on a not-for-profit basis.
- Scottish councils are very keen to ensure that facilities meet local issues and are not about income.
- No legal barriers to private operation but simply no market appetite from either the demand or supply side.
- Only real private operators he is aware of in Scotland are those who operate school leisure facilities.

Further research has confirmed this lack of private operators of leisure facilities in Scotland, meaning it is unlikely that one could be found for this project. Nevertheless, engagement will be undertaken with potential operators through the process outlined in Section 1.6.

At this stage, it is thought that Sport Aberdeen should be retained as operators of the new facility with engagement undertaken to deliver improvements to operation following development of the new facilities.

4.2.3 Beach Ballroom Summary of Findings

There are several different commercial structures for Aberdeen City Council to consider with regards to the Beach Ballroom, each with their own advantages and disadvantages. Potential models and recent examples in the arts and cultural sector are summarised below:

4.2.3.1 Council as Landlord, Retained In-House Operation

This option involves the retention of the Council's existing commercial model, potentially with some operational efficiencies and improvements made to generate financial savings and improve performance at the Beach Ballroom. Although this model will be very familiar to the Council, we have set out the key features and advantages and disadvantages to allow proper comparison of alternative commercial structures in this sub-section.

The key characteristics of retained in-house management by Aberdeen City Council are:

- The Council takes direct responsibility for the management and operation of the Beach Ballroom facility and associated programme of events / services.
- Any staff employed in the operation of the Beach Ballroom are employed by the Council.
- The Council gathers all income generated by the Beach Ballroom.
- The Council is responsible for all expenditure incurred in the operation of the Beach Ballroom.
- The Beach Ballroom continues to use central support services of Aberdeen City Council such as facilities management, legal and procurement etc.
- The operating risks of the Beach Ballroom remain with the Council.
- The maintenance and refurbishment requirements of the Beach Ballroom remain with Aberdeen City Council.
- There are no set up costs associated with the introduction of this commercial structure and no timescale issues.

The table below sets out the advantages and disadvantages of the retained in house commercial model of operation.

Table 36: Advantages and Disadvantages of Retained In-House Model

Advantages	Disadvantages
The Council retains complete strategic operations and day to day running of the building and programme of the Beach Ballroom.	The Council retains liability for the operational performance of the Beach Ballroom.
The Council retains professional and operational expertise of the current Beach Ballroom management.	The Council retains liability for the capital maintenance associated with the previously completed Condition Survey.
The staff remain under the local government framework and pension scheme.	Misses' opportunity to improve management of the Beach Ballroom, by accelerating decision making processes and providing staff greater autonomy.

The Beach Ballroom continues to share central support costs with other departments within the Council.	Can have limited access to entrepreneurial spirit and flair (risk and reward).
Continued cross relationships with other local authority services.	Limited access to the benefits of developing new opportunities and from economies of scale.
No set up costs or lead in time required under this commercial structure.	Venue management has limited track record of evolving offer in line with industry trends given the subsidy requirement and previously successful initiatives not being replaced with other innovations.

Under this commercial structure, there is no change, unless Aberdeen City Council considers further operational reviews of the Beach Ballroom to improve the financial position. The solution will not bring about any risk transfer or protect the Beach Ballroom from likely cuts that will face local government in the coming years.

4.2.3.2 External Operator, as Leaseholder or through Service Specification

The Council could consider externalising the commercial structure and operation of the Beach Ballroom through a procurement process, of which there would be the potential to explore a service specification approach for the Beach Ballroom or a lease approach.

These two types of commercial deal have different advantages and disadvantages; however, they would ultimately deliver a similar product for the Council at the Beach Ballroom. The key characteristics of external operator delivery are set out below.

- Aberdeen City Council would be the client and would manage the operations under a service specification or a lease that is agreed by both parties. A service specification can include a performance measurement system, whereas a lease approach is broadly property focused whereby there is the potential for some mitigations through the lease deal.
- The opportunity would be defined by Heads of Terms (potentially incorporating surplus share arrangements depending on the level of risk transfer associated with the Beach Ballroom).
- A service specification would set out the Council's requirement in respect of the delivery of the Beach Ballroom services (typically involving aspects such as pricing, programming, customer care, venue maintenance, opening hours / attendance, and quality management).
- Under the lease-based approach, a lease is granted such that the external operator is in rateable occupation for the Beach Ballroom for NNDR purposes. It would need to be clear that a lease-based approach would effectively remove Aberdeen City Council control over the commercial structure of the Beach Ballroom including programming on the main.
- The external operator would undertake the management of the Beach Ballroom, gathering all income generated and being responsible for most costs incurred.
- Typically, the Council would retain some responsibilities (usually in respect of structural repairs and maintenance) and incur costs in respect of these responsibilities. However, there is the ability for the Council to challenge this.
- Staff are employed by the external operator via a transfer under TUPE regulations.
- The operating risk of the programme is transferred to the external operator. The operator would incorporate its own profit (risk) margin within the fee agreed with the Council and achieves this profit margin by delivering the projected financial performance.
- Under a service specification the Council would monitor the operational performance and services standards delivered by the external operator, such that any failures to perform may be subject to financial deductions.

- The external operator will benefit from having central marketing capability and services and will not need to use those of the Council, thus having a potential impact on the central resources of the Council.

The table below sets out the advantages and disadvantages of appointing an external operator on a long lease or service specification as the commercial model of operation.

Table 37: Advantages and Disadvantages of External Operator

Advantages	Disadvantages
The external operator is likely to maximise opportunities for income generation and economies of scale.	The Council no longer manages day to day operation of the building and programme (reduced control).
The Council can investigate transferring considerable risk attached to the building liability and operation which currently attracts significant subsidy.	The external operator is expected to prioritise commercial rather than social objectives, e.g. profits over running community-based programmes and events driven by the Council.
Broader expertise and experience of external operator facilitating similar transformation to the aspirations for the Beach Ballroom.	Potential loss of community focus (unless stipulated in Heads of Terms).
Access to capital finance through sponsorship and other means to provide investment into the refurbishment of the building envelope.	Overall, staff would be expected to transfer to the external operator via TUPE. Although pension benefits may be comparable only.
The Council can enter a long-term lease or service specification with contractual guarantees.	
The Council has greater cost certainty, with regards to removing the burden of the revenue subsidy and some / all of the building liabilities.	
Introduction of new audiences for the Beach Ballroom, whilst potential to incorporate some of the existing events or programme.	

4.2.3.3 Council as Landlord, establishing a New Company either Charitable or Non-Charitable Trust.

The third overarching option for the Council with respect to the Beach Ballroom is to establish a new company to run the Beach Ballroom (with the potential to extend to other Council run cultural facilities in Aberdeen at a later point).

There are many forms which the organisation could take including Unincorporated Charitable NPDO, Company Limited by Guarantee, Charitable Incorporated Organisation, Limited Liability Partnership and Community Interest Company.

The text below explains the key features, advantages, and disadvantages of a new company in more detail. It is worth noting that these different types of company structure are often classified under the umbrella of a venue trust.

A venue trust is a company that has a clear social mission set out in its governing documents, generating most of its income through trade, reinvests most of its profits, is autonomous in state and is majority controlled in the interests of the social mission.

There are a number of common characteristics of venue trusts for cultural facilities which are set out below by way of example for the Aberdeen City Council:

- The Council will enter into a lease agreement or service specification for the management and operation of the Beach Ballroom.

- In return for the services and management of the Beach Ballroom, it would be expected to receive a fee from Aberdeen City Council, probably in the form of an annual grant or perhaps a management fee.
- The operating risks of the Beach Ballroom would theoretically transfer to the venue trust. However, the venue trust may not have the financial resources to absorb unforeseen operational loses as was the case with Woolwich Works in London and may request additional funding from the Council.
- The new venue trust may be a charity to take advantage of the fiscal benefits including VAT and NNDR relief.
- A venue trust will often have limited opportunity to raise capital finance, as it may have limited security or no trading history.
- A new venue trust will be likely to include many of the existing management team from the Beach Ballroom but may attract other senior officers to the team (finance, HR or legal for example).

The advantages and disadvantages of the different venue trust models are broadly the same, as such they have been set out in the table overleaf.

Table 38 - Advantages and Disadvantages of New Company Structure

Advantages	Disadvantages
Management team is likely to understand the business, demographics and Aberdeen market together with the opportunities that it provides.	The Council loses direct control of the Beach Ballroom, and it uses a service specification or lease as a control mechanism.
Opportunity for considerable community and staff involvement in the Beach Ballroom organisation.	Staff are transferred to the new company structure under TUPE, although pension benefits may be comparable only.
Operational risks potentially transferred to the new company at a steady state point in time from the Council.	Capital finance can be more expensive than if provided under the in-house commercial structure.
May have access to capital finance, but this will be subject to levels of security and training history.	If the new company structure gets into difficulty, it is likely that the Council may have to support the new company structure.
Benefits of having a more commercial focus for the management team and being separated from the current Council organisation.	Asset risk is likely to remain within the Council.
May access VAT and NNDR benefits if structured correctly.	Lengthy and complex new company structure set up and transfer process.
Greater financial and managerial autonomy of the new company structure.	New company structure may not be able to demonstrate track record of expertise to potential customers and investors in the refurbishment scheme.
Potential benefit from additional external funding opportunities such as trusts and foundations.	Difficulty in recruiting trustees of suitable expertise and calibre for the Beach Ballroom.

Over the recent years the market has seen substantial growth in the use of these company structures to operate cultural venues for local authorities. Each of the different company structures would need to be financially modelled as part of the Full Business Case activities to fully understand the benefits it would present to the Council.

A supplement to this Outline Business Case has been provided with additional detail on each of these commercial models for the Beach Ballroom – as well as providing relevant examples, an analysis of risk and overarching implications of externalisation.

4.2.4 Ice Arena Summary of Findings

Research has been undertaken into operating models for publicly owned leisure assets in the UK to understand potential operators of the ice arena. The existing Lynx Ice Arena is operated by Sport Aberdeen, an arms-length charitable trust owned by ACC.

Whilst not exhaustive, research was undertaken into eight ice arenas across the UK with a main focus on Scotland, which highlighted several examples of publicly owned and operated, and privately-owned and operated ice arenas. Publicly owned and operated ice arenas include:

- Dundee Ice Arena (owned by Dundee City Council and operated by Leisure and Culture Dundee, a charitable trust in the same model as Sport Aberdeen)
- National Ice Centre, Nottingham (owned by Nottingham City Council and operated by Sport England)
- Cardiff Ice Arena (currently privately owned and operated by Greenbank but in the process of being transferred to Cardiff City Council)

Privately-owned and operated ice arenas include:

- Braehead Ice Arena, Glasgow (owned by Global Mutual and operated by The Sportscape Group
- Fife Ice Arena, Kirkcaldy (owned and operated by Kirkcaldy Ice Rink Limited)
- Murrayfield Ice Rink, Edinburgh (owned and operated by Murrayfield Ice Arena Limited)
- Altrincham Ice Dome (owned by Mark Johnson and operated by Planet Ice)
- Basingstoke Ice Arena (owned by The Arena Group and operated by Planet Ice)

Given the existence of significant private sector interest in this market, engagement will be undertaken at FBC stage with private operators of ice arenas to understand the appetite to own or operate a new ice arena in Aberdeen.

4.2.5 Stadium-led Multi-purpose Developments: Summary of the Findings

There are several different examples of potential operating models whereby the proposed ballroom facility becomes part of the commercial operation. If such a model was chosen, the options are summarised below.

4.2.5.1 Option 1: Internal Operation

Under this option, the stadium owner / operator (AFC) and ballroom owner / operator (ACC) are in direct competition with one another, each with their own individual event ticketing and hospitality, catering, security, facilities management, and stadium / ballroom event operations functions.

- Pros:
  - ACC controls ballroom events schedule
  - AFC controls stadium events schedule
  - AFC has 100% operational control of the stadium asset
- Cons:
  - Direct competition between ballroom and stadium for non-matchday events
  - ACC do not benefit from private operator experience for the ballroom

4.2.5.2 Option 2: Internal Operation with External Ticketing

Under this option, the stadium owner / operator (AFC) and ballroom owner / operator (ACC) are in direct competition with one another, each with their own individual catering, security, facilities

management, and stadium / ballroom event operations functions. However, an external ticketing company is used to market events at both venues.

- Pros:
  - As above, but with the advantage that an event ticketing company would have an incentive for 'selling' both venues with an agreement on KPIs
- Cons:
  - As above, but the ticket company will drive low KPIs to engage and hence unlikely to maximise outcomes

4.2.5.3 Option 3: Internal Operation with Third-party Events Operator

Under this option, the stadium owner / operator (AFC) and ballroom owner / operator (ACC) are in direct competition with one another, each with their own individual stadium matchday and ballroom event ticketing, catering, security, and event functions. However, stadium event operations are contracted out to a third-party, with its own event ticketing, catering, and security functions. Facilities management for the stadium is entirely undertaken by AFC, and for the ballroom is undertaken by ACC.

- Pros:
  - ACC controls ballroom events schedule
  - AFC controls matchday schedule
  - AFC has 100% operational control of the stadium asset on matchdays
  - AFC benefits from the experience of a third-party operator for the events
  - AFC receives guaranteed fee from third-party operator
- Cons:
  - Direct competition between ballroom and stadium for non-matchday events
  - ACC does not benefit from private operator experience for the ballroom
  - AFC hands over non-matchday revenue opportunities of the stadium to third-party

4.2.5.4 Option 4: Internal Operation with Third-party Events Operator and External Ticketing

Under this option, the stadium owner / operator (AFC) and ballroom owner / operator (ACC) are in direct competition with one another, each with their own individual stadium matchday and ballroom event catering, security, and event functions. Stadium event operations, on the other hand, are contracted out to a third-party, which provides its own event catering and security functions. Facilities management for the stadium is entirely undertaken by AFC, and for the ballroom it is undertaken by ACC. In addition, an external ticketing company is used to market events at both venues.

- Pros:
  - As above, but with the advantage that an event ticketing company would have an incentive for 'selling' both venues with an agreement on KPIs
- Cons:
  - As above, but the ticket company will drive low KPIs to engage and hence unlikely to maximise outcomes

4.2.5.5 Option 5: Internal Operation with Third-party Operators

Under this option, the stadium is owned and operated by AFC whilst the ballroom is owned by ACC but operated by a third-party. AFC has its own individual stadium matchday ticketing,

catering, and security functions and undertakes facilities management for all stadium events. All other stadium event operations are contracted out to a third-party, with its own ticketing, catering, and security functions. They are in direct competition with the third-party operator of the ballroom, with its own ticketing, catering, security, and facilities management functions.

- Pros:
  - AFC has 100% operational control of the stadium asset on matchdays
  - AFC benefits from the experience of a third-party operator for the events
  - AFC receives guaranteed fee from third-party operator
  - ACC benefits from private operator experience for the ballroom
- Cons:
  - Direct competition between ballroom and stadium for non-matchday events
  - AFC hands over non-matchday revenue opportunities of the stadium to third-party

4.2.5.6 Option 6: Internal Operation with Third-party Operators and External Ticketing

Under this option, the stadium is owned and operated by AFC whilst the ballroom is owned by ACC but operated by a third-party. AFC has its own individual stadium matchday catering and security functions and undertakes facilities management for all stadium events. All other stadium event operations are contracted out to a third-party, with its own catering and security functions. It is in direct competition with the third-party operator of the ballroom, with its own catering, security, and facilities management functions. In addition, an external ticketing company is used to market events at both venues.

- Pros:
  - As above, but with the advantage that an event ticketing company would have an incentive for ‘selling’ both venues with an agreement on KPIs
- Cons
  - As above, but the ticket company will drive low KPIs to engage and hence unlikely to maximise outcomes

4.2.5.7 Option 7: Individual Third-Party Operators

Under this option, the stadium is owned by AFC whilst the ballroom is owned by ACC. Both parties are in direct competition with one another, contracting out all individual operations to separate third parties, each with their own event ticketing, catering, security, and facilities management functions.

- Pros:
  - ACC benefits from private operator experience for the ballroom
  - AFC has single point of contact and responsibility for all operational aspects of the stadium asset
  - AFC has guaranteed income agreement
- Cons:
  - Direct competition between ballroom and stadium for non-matchday events
  - AFC loses operational control of the stadium and its product(s)
  - AFC hands over matchday and non-matchday revenue opportunities of the stadium to a third-party

4.2.5.8 Option 8: Combined Third-party Operator

Under this option, the stadium is owned by AFC whilst the ballroom is owned by ACC. Both parties together contract out all operations of both venues to a single third-party, with its own event ticketing, catering, security, and facilities management functions.

- Pros:
  - ACC benefits from private operator experience for the ballroom
  - AFC has single point of contact and responsibility for all operational aspects of the stadium asset
  - AFC has guaranteed income agreement
  - Shared responsibility events will maximise event use of all facilities
- Cons:
  - AFC loses operational control of the stadium and its product(s)
  - AFC hands over matchday and non-matchday revenue opportunities of the stadium to a third-party
  - Third-party operator having to operate different venues and event types

4.2.5.9 Option 9: Internal Operation with Third-party Events Operator

Under this option, the stadium is owned by AFC whilst the ballroom is owned by ACC. AFC operates the stadium on matchdays through its own individual stadium matchday ticketing, catering, and security functions. All other stadium event operations, as well as ballroom operations, are contracted out to a single third-party, with its own ticketing, catering, and security functions. Facilities management for all stadium events are undertaken by the third-party.

- Pros:
  - ACC controls ballroom events schedule
  - AFC controls matchday schedule
  - AFC has 100% operational control of the stadium asset on matchdays
  - AFC benefits from the experience of a third-party operator for the events
  - ACC benefits from private operator experience for the ballroom
  - AFC has guaranteed income agreement
  - Shared responsibility events will maximise event use of all facilities
- Cons:
  - AFC hands over non-matchday revenue opportunities of the stadium to third-party
  - AFC loses partial operational control of the stadium and its product(s)

4.2.5.10 Option 10: Internal Operation with Management Company

Under this option, the stadium is owned by AFC whilst the ballroom is owned by ACC. AFC operates the stadium on matchdays through its own individual stadium matchday ticketing, catering, and security functions. All other stadium event operations, as well as ballroom operations, are managed by a separate Management Company, co-owned by ACC and AFC. The Management Company contracts out ticketing, catering, and security to individual third parties, as well as facilities management for all stadium events.

- Pros:
  - ACC/AFC share responsibility for the operation and success of the venues

  - Management Company employs specialist third parties to maximise the benefits of each element
  - AFC controls matchday schedule
  - AFC has 100% operational control of the stadium asset on matchdays
  - Ability to bring in specialists
  - Shared vision on KPIs
  - Efficient pooling of assets and liabilities, profit distribution
- Cons:
  - Management Company responsible for procurement and management of contracts
  - Management Company will need specialist recruitment especially for ballroom operation
  - Risk of success lies with Management Company
  - ACC / AFC economic interests not aligned. AFC does not want control / liability of non-football assets and does not want ACC to have the same for the football stadium

4.3 Key Roles and Responsibilities

The key roles and responsibilities are:

- Project Sponsor
- Land ownership / acquisition
- Design and Delivery
- Approvals
- Ownership and Operation
- Maintenance

4.3.1 Project Sponsor

The Aberdeen Beachfront Masterplan will be delivered as a local authority-sponsored public works project, led by HNSL on behalf of ACC.

4.3.2 Land Ownership / Acquisition

The land identified for development is currently owned by ACC. There is currently no requirement to acquire land for the development.

The following options have been considered for land ownership regarding the stadium:

- Option 1: ACC holds the freehold, grants AFC a long leasehold on the stadium and private developers a long leasehold on the leisure facility / ice arena
- Option 2: ACC-owned SPV owns the freehold, grants AFC a long leasehold on the stadium and private developers a long leasehold on the leisure facility / ice arena
- Option 3: AFC holds the freehold on the stadium, private developers hold the freehold on the leisure facility / ice arena

Table 39 presents the pros and cons of each option.

Table 39: Land Ownership Options

Option	Pros	Cons
Option 1	ACC maintains its heritable title and can grant a call-option to extend the lease duration at its behest.	Consideration required as to what controls (if any) AFC get over subleases.

	Avoids the existence of different heritable titles. A lease over 20 years is registerable at the Land Register so can be used for securing debt. A leasehold structure is the optimal structuring tool for regulating rights in common areas and providing a service charge. Cross rights and cost sharing easier to implement with a lease in place Leasehold structure facilitates pre-agreed subleases of designated areas within the stadium back to the Council for market rents.	ACC must be satisfied that the rent (likely to be a peppercorn) is the best consideration that could be maintained and justified on economic development / regeneration grounds.
Option 2	Same as above, but also allows ACC to ring-fence its project-specific assets and liabilities.	Same as above, but AFC and private developers would need ACC to guarantee all obligations of the SPV.
Option 3	Short-term capital receipt to ACC	Highly unlikely that ACC would be willing to sell off a large heritable title. Development complexity means various heritable titles are not practical.

For the reasons outlined above, the highest scoring option is Option 1.

4.3.3 Design and Delivery

4.3.3.1 Project Support Services

Additional to these main procurements, it is envisaged that several ad hoc support services will be required to support delivery, such as project and programme management, commercial management, and legal support. These will be procured through HNSL.

4.3.4 Ownership and Operation

4.3.4.1 Stadium

As noted in Section 4.2.1, the following options have been considered for stadium ownership and operation:

- Option 1: ACC as landlord, AFC as tenant and operator (ACC Freeholder)
- Option 2: ACC as landlord, AFC as tenant, private operator (ACC Freeholder)
- Option 3: AFC granted a long leasehold of the land, AFC as operator (ACC Freeholder)
- Option 4: AFC granted a long leasehold of the land, private operator (ACC Freeholder)
- Option 5: ACC-owned SPV granted a long leasehold of the land, AFC as tenant and operator (ACC Freeholder)
- Option 6: ACC-owned SPV granted a long leasehold of the land, AFC as tenant, private operator (ACC Freeholder)

Any option with the club as tenant (Options 1, 2, 5 and 6) runs the risk of non-payment due to the club coming into financial difficulty or disputing an aspect of the contract.

Option 4 is a viable option, but no private operator is currently in the frame and this has led to issues at previous stadia regarding performance and the existence of another party complicating delivery.

For the reasons outlined above, the highest scoring option is Option 3.

4.3.4.2 Leisure

The following options have been considered for Leisure Facility ownership and operation:

- Option 1: ACC as landlord, Sport Aberdeen as tenant and operator (ACC Freeholder)
- Option 2: ACC as landlord, private operator as tenant and operator (ACC Freeholder)
- Option 3: Opco / Propco granted a long leasehold of the land, private operator as operator (ACC Freeholder)
- Option 4: ACC-owned SPV granted a long leasehold of the land, private operator as operator (ACC Freeholder)
- Option 5: ACC-owned SPV granted a long leasehold of the land, Sport Aberdeen as tenant and operator (ACC Freeholder)

As discussed in section 4.1.2, it is highly unlikely that a private operator will be interested in operating the leisure facility so Sport Aberdeen will be retained, eliminating Options 2, 3 and 4.

As discussed in section 4.2.2, the highest scoring option for land ownership is for ACC to maintain the heritable title of all the land comprising the stadium, leisure facility and ice arena. Thus, Option 5 can be disregarded.

For the reasons outlined above, the highest scoring option is Option 1.

4.3.4.3 Ice Arena

The following options have been considered for Ice Arena ownership and operation:

- Option 1: ACC as landlord, Sport Aberdeen as tenant and operator (ACC Freeholder)
- Option 2: ACC as landlord, private operator as tenant and operator (ACC Freeholder)
- Option 3: OpCo PropCo granted a long leasehold of the land, private operator as operator (ACC Freeholder)
- Option 4: ACC-owned SPV granted a long leasehold of the land, private operator as operator (ACC Freeholder)
- Option 5: ACC-owned SPV granted a long leasehold of the land, Sport Aberdeen as tenant and operator (ACC Freeholder)

Without having undertaken operator engagement, it is not possible to understand the likelihood that a private operator would be willing to take on a new ice arena in Aberdeen. Therefore. The highest scoring option at this stage is Option 1.

4.3.4.4 Integrated Development

The following options have been considered for integrated development ownership and operation between the stadium, leisure facility, ice arena and ballroom:

- Option 1: Internal Operation
- Option 2: Internal Operation with External Ticketing
- Option 3: Internal Operation with Third-Party Events Operator
- Option 4: Internal Operation with Third-Party Events Operator and External Ticketing
- Option 5: Internal Operation with Third-Party Operators
- Option 6: Internal Operation with Third-Party Operators and External Ticketing
- Option 7: Individual Third-Party Operators
- Option 8: Combined Third-Party Operator
- Option 9: Internal Operation with Third-Party Events Operator
- Option 10: Internal Operation with Management Company

If the ballroom is included within the commercial structure, obvious synergies exist regarding ticketing, catering, facilities management, and security, meaning combining operations under one contract to a single entity could generate significant benefits. It should be noted that Sport Aberdeen and AFC do not have the capability to deliver such an operation so a private operator would be required. Given the complexity and uniqueness of the proposal, finding such an entity will not be straightforward.

It is not possible to define a highest scoring option at this stage. This will be done at FBC stage.

4.3.4.5 Operator Procurement Strategy

The operator procurement strategy will be determined following the outcome of an operation and maintenance appraisal to be undertaken at the next stage.

4.4 Key Dates

Key milestones are indicted below with dates for the project procurement process provided in the programme included in Appendix G:

- Submission of OBC
- Approval of OBC Gateway
- Submission of FBC
- Approval of FBC
- Contractor Tender Period (ITT to Contract Award)
- Construction Period
- Project Closeout

4.5 Policy

4.5.1 Compliance

The procurement strategy will be compliant with the Public Contracts (Scotland) Regulations 2015[48] and will follow the procedures set out in ACC's Procurement Regulations[49] as well as the Joint Procurement Strategy (2017-2022)[50] developed by ACC, Aberdeenshire Council, and the Highland Council.

4.5.2 Sustainability

As stated in section 6 of the Procurement Regulations, ACC is committed to working towards sustainable development through undertaking sustainable procurement and will work to embed the principles of sustainability, including the consideration of social, environmental, and economic impacts, throughout the procurement and contract management process.

Furthermore, the mission statement of the three councils operating under the Joint Procurement Strategy is to *"deliver ethical and sustainable 'value for money' solutions that support the operational needs and wider strategic aims of the Councils and the communities they serve to further local and national priorities to the fullest extent possible"*. Furthermore, the Joint Procurement Strategy goes on to outline how the Councils, including ACC, are committed to embedding the key principles of sustainability into all procurement activity.

[48] The Public Contracts (Scotland) Regulations 2015 (legislation.gov.uk)

[49] mgConvert2PDF.aspx (aberdeencity.gov.uk)

[50] Joint Procurement Strategy.pdf (aberdeencity.gov.uk)

In following this set of regulations and strategy, ACC will meet its Sustainable Procurement Duty[51] to reduce inequalities and demonstrate best value for money on a whole life cost basis, generating benefits for ACC, wider society, and the economy, whilst minimising environmental impacts.

4.5.3 Social Value

As part of the mission statement noted above, the three councils pledge to *"identify leverage opportunities (including social, economic and environmental value) aligned to the needs and priorities of our communities"*.

Furthermore, the Joint Procurement Strategy states that increased collaboration and standardisation between local authorities will enable increased focus on several added value elements including social value.

Social value will be incorporated in all contracts procured by the Councils, thereby complying with the Sustainable Procurement Duty. In contracts below £4 million in value, social value will be included as a 'community benefit' in the specification, using the recommended Method Statement, or in scored contractual clauses.

The Council's approach to community benefits also relies on identifying potential sources of financial and practical support to assist suppliers in the delivery of social value. Opportunities for convergence with the social purposes of third sector organisations and community groups will be identified through early engagement to make this information available to bidders. This approach ensures that as far as possible, social value through procurement will be aligned to community priorities.

The Council's Sustainable Procurement Policy sets out the legal parameters within which it is possible to ensure the inclusive participation of local suppliers / SMEs / third sector organisations / supported businesses in the direct (Tier 1) supply chain and (Tier 2) subcontract opportunities.

4.5.4 Contract Management

ACC has a strong track record of the successful management of service delivery and capital projects contracts, reflecting its strong systems of contract management. ACC will assign an experienced contract management team to ensure and maintain effective behaviours and relationships from all project stakeholders throughout the contracting period.

The contract form will ensure there are mechanisms to manage the contractor to deliver on its contractual obligations and is not relieved of its responsibilities or committed to additional responsibilities outside of what is contracted. Furthermore, the information generated by the contract will allow ACC to effectively monitor what has been delivered by the contractor. This will enable ACC to effectively review and monitor cost and associated information related to the performance of the contracted works.

4.5.5 Risk Allocation and Transfer

ACC, as the project sponsor and lead, will be responsible for its successful delivery and therefore the appropriate management and allocation of risk. A project risk register has been developed by the project team with input from key partners and can be found at Appendix B.

Table 40 presents an initial outline allocation of key risks for each element of the project. This will be finalised at FBC.

[51] Public sector procurement: Sustainable procurement duty - gov.scot (www.gov.scot)

Table 40: Roles & Responsibilities in the Commercial Structure

Risk Type	Example	Allocation
Design	Design approvals	Stadium: Contractor Ice Arena: Contractor Leisure Facility: Contractor Beach Ballroom: Contractor
Consent	Delayed approvals	Stadium: ACC Ice Arena: ACC Leisure Facility: ACC Beach Ballroom: Aberdeen City Council
Construction	Cost / schedule overrun	Stadium: Contractor Ice Arena: Contractor Leisure Facility: Contractor Beach Ballroom: Contractor
Financing	Availability of financing	Stadium: ACC and AFC Ice Arena: ACC Leisure Facility: ACC Beach Ballroom: ACC
Operational	Escalation of maintenance costs or lower than expected revenue	Stadium: AFC or private operator Ice Arena: Sport Aberdeen Leisure Facility: Sport Aberdeen Beach Ballroom: ACC

Source: Mott MacDonald / ACC

4.5.6 Issues for FBC stage

The potential structure for each element of the development have been presented below.

Table 41: Potential Operational Structure

Role	Stadium	Ice Arena	Leisure Facility
Owner	ACC	ACC	ACC
Leaseholder	AFC	Aberdeen Lynx	ACC
Operator	AFC and/or Private operator	Sport Aberdeen	Sport Aberdeen
Maintenance	AFC and/or Private operator	Sport Aberdeen	Sport Aberdeen
Catering	AFC and/or Private operator	ACC or Private operator	n/a

Further work is required with ACC, AFC and Sport Aberdeen to establish the structure that offers the best outcomes for ACC. The detail around the procurement options and approach will be developed during the FBC stage.

5 Financial Case

The highest scoring option, Do Maximum, has been developed by the design team to ascertain affordability and the funding requirement. Analysis undertaken by Currie and Brown of the highest scoring option provided a high-level indication of the potential costs, likely financial impact and risks of the highest scoring option.

It should be noted that this is an early-stage analysis, and, in many areas, the figures used are best estimates and remain indicative only. The next step, developing the full business case, will include checking the financial assumptions with more data and analysis, assigning more design and master-planning work based on the results of this business case, getting updated cost estimates from the quantity surveyor, and coming to an agreement on the terms of funding between the parties involved.

5.1 Capital and Revenue Requirements

5.1.1 Capital Costs

The capital costs below include for the development of the highest scoring option, Do Maximum (Section 2.6.8).

Table 42: Highest scoring option Costs

Description	Phase 6b Leisure (incl. Ice Arena)	Stadium	Beach Ballroom	Total
Works Cost Estimate	54,300,000	42,600,000	18,167,000	110,930,000
Design Development Risk	7,602,000	5,964,000	2,543,000	15,530,000
Main Contractors Prelims	8,948,000	7,284,000	3,107,000	18,631,000
Operational Risk	709,000	558,000	238,000	1,451,000
Design Team Fees Pre and/or Post Financial Close	2,396,000	1,967,000	1,083,100	6,339,600
Main Contractors Overhead and Profit	3,296,000	2,602,000	1,121,000	6,761,000
Construction Total	**77,251,000**	**60,975,000**	**26,259,100**	**159,642,600**
Design Team Fees Stage 1 & 2	3,594,000	2,949,000	1,625,000	6,543,000
Statutory and Survey Fees	457,000	-	300,000	757,000
Hubco Portion and Management	1,020,000	802,000	343,000	2,234,000
Construction Insurance	439,000	344,000	147,000	784,000
Construction Inflation	21,257,000	9,124,000	6,628,000	22,942,000
VAT	Excluded	Excluded	Excluded	Excluded
Total Project Cost Excl. Optimism Bias	**104,018,000**	**74,194,000**	**35,302,100**	**213,514,100**
Optimism Bias	3,438,000	17,806,560	9,116,900	**30,361,460**
Overall Total Including Optimism Bias	**107,456,000**	**92,000,560**	**44,419,000**	**243,875,560**

Source: Currie and Brown

Please refer to Currie and Brown's cost model for details regarding assumptions, inclusion and exclusions associated with the development of these costs.

5.2 Cost Benchmarking

The following section provides a comparison of applied benchmarks against Mott MacDonald's database of costs for similar completed facilities in the UK.

5.2.1 Stadium Cost per Seat Comparisons:

Table 43: Stadium Cost per Seat

	Beachfront	Brentford	Brighton	AFC Wimbledon
Seats	16,000	17,250	22,000	9,435 (4,200+5,235 temp)
£/seat	3,440	3,250	4,750	2,755
GIFA	18,776	17,324	30,464	9,829
£/m2	2,930	3,550	3,500	2,645

The £/seat benchmark is commonly used in stadium developments and is a good indicator of the quality that can be achieved from the budget. In the examples above, it can be concluded that the minimum budget to deliver a stadium of basic quality would be approximately £2,500 / seat with quality increasing through developments such as Brentford (Figure 33) and Brighton (Figure 34), with Tottenham's new stadium at nearly £5,000 per seat.

Figure 33: Brentford Community Stadium

Source: AFL Architects

Figure 34: Amex Community Stadium

Source: KSS Group

Figure 35: Tottenham Hotspur Stadium

Source: Populous

5.2.2 Leisure Cost per m^2 Comparisons

Table 44: Leisure Cost per m^2

	Beachfront	Dundee*	South Shields*	Barking*
Construction Cost	£77.3m	£30.2m	£25.0m	£35.0m
GIFA	12,000	5,520	6,575	6,507
£/m2	4,085	5,470	3,796	5,385

Dundee, South Shields, and Barking construction costs have been adjusted to prices for Q4 2022. The £/m^2 is driven by % of Wet area (high/m^2) and overall specification/quality of building.

Figure 36: Haven Point, South Shields

Source: LA Architects

Figure 37: Abbey Leisure Centre, Barking

Source: Saunders Boston Architects

Note that the Sport England budget recommendations reflects a low £/m2 benchmark against the available data set, and therefore does not represent a realistic benchmark for inclusion in this OBC.

5.2.3 Ice Arena Cost per m^2

Table 45: Ice arena Cost per m^2

	Beachfront	Lee Valley	Cambridge	The Peak
Construction Cost	Incl. in Leisure	£30-40m	£6m	£24m
Seats	1,000 (+500)	0	300	7,500
Pads	1	2	1no. 56 x 26	2
GIFA (m2)	12,000	8,417	2,600	9,313
£/m2	£4,085	£4,200	£2,300	£2,580
£/pad	N/A	£15m	£6m	£12m

Figure 38: Cambridge Ice Arena

Source: Cool Venues Ltd

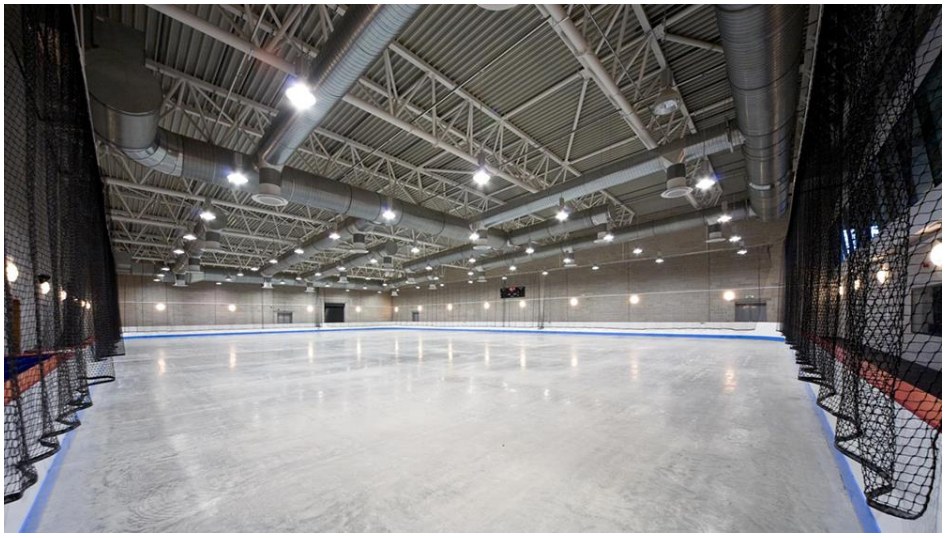

Figure 39: The Peak, Stirling

Source: McLaughlin & Harvey

5.2.4 Beach Ballroom – Similar Refurbishment Costs

We have presented below a comparison of applied benchmarks against available database of costs for similarly completed cultural facilities within the UK. The focus for which was primarily on venues of a similar size and nature, including those with flat floor space to host standing music and MICE events as an example. For the purpose of this Outline Business Case, we have included both replacement provision and refurbishments of existing.

Table 46: Cultural Facility Cost by Capacity

	Swansea Arena	Derby Assembly Rooms	Bradford ODEON Refurbishment	Marine Lakes Event Centre	Aberdeen Beach Ballroom
Maximum Capacity	3,500 pax	1,800 pax	4,000 pax	1,500 pax	1,200 pax
Construction Cost	£46.9 million	£24.1 million	£22.7 million	£73 million	£21.6 million
£ / Capacity	13,400	13,388	5,675	48,666	18,000

The refurbishment of Derby Assembly Rooms and Bradford ODEON bears the closest resemblance to the current plans for refurbishment of the Aberdeen Beach Ballroom. It can be concluded that the cost of refurbishment to a similar standard could be delivered at a minimum cost of £20 million. Where there is separation between events and conferencing spaces this has shown to lead to increased construction costs.

Figure 40: Swansea Arena (Copr Bay Development)

Source: TPI Magazine (2021)

Figure 41: Updated Derby Assembly Rooms

Source: Derby City Council / In Derby, 2019

Figure 42: Bradford ODEON Refurbishment

Source: Construction Index (2021)

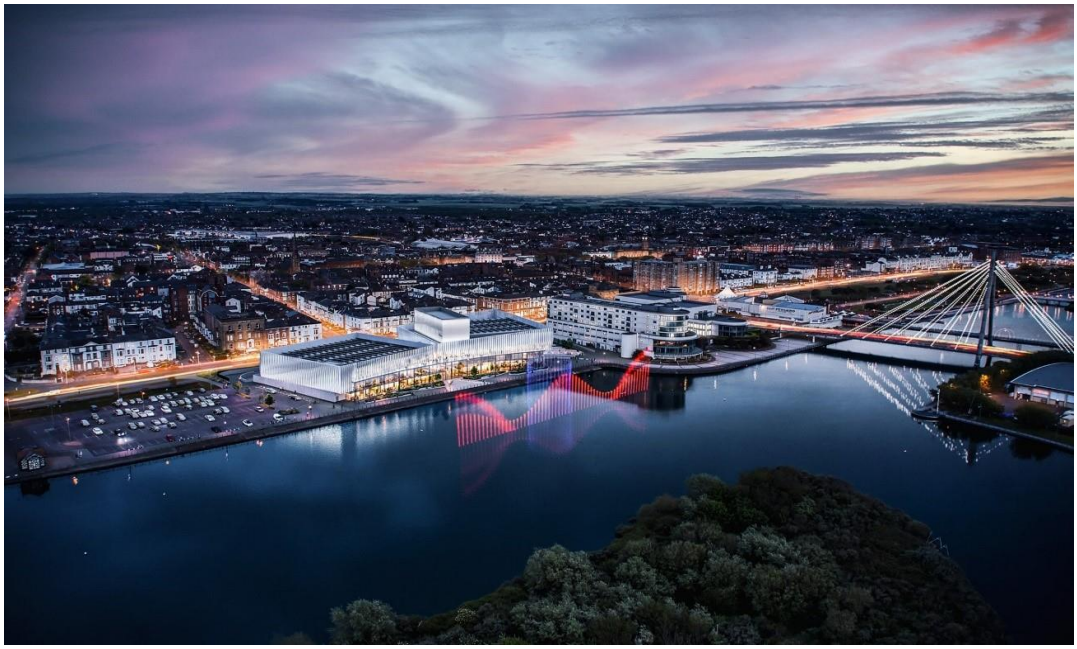

Figure 43: Marine Lakes Events Centre Replacement

Source: Sefton Council / My Sefton (2021)

5.2.4.1 Beach Ballroom Revenue Requirements

Improved operational efficiencies are considered one of the key critical success factors for the Beachfront Masterplan and the Beach Ballroom project.

This poses a significant challenge to the in-house Council model as benchmarking shows that most Council facilities of a similar nature operate with some form of subsidy. A 2019 Cabinet Report to the Strategic Commission Committee of Aberdeen City Council confirmed this with the revenue requirement forecast for 2019 / 2020 set at £187,000 prior to COVID-19.

Given the model remains wholly unchanged it is assumed that these cost pressures will continue without further investment. There is precedent to suggest that a shift to venue trust governance model would offer several financial benefits and the Council could retain a level of strategic control, meanwhile the private sector would likely be able to remove the operational subsidy and there is further potential for it to commit to overage payments back into the Council's budget or to take on some risk associated with the building envelope.

Table 47: Revenue Costs of Comparator Venues

	Derby Assembly Rooms	St David's Hal	De La Warr Pavillion	Aberdeen Beach Ballroom
Maximum Capacity	1,800 pax	2,000 pax	990 pax	1,200 pax
Local Authority Revenue Funding	£300,000	£1,990,057	£552,996	£187,000

The table above demonstrates the subsidy impact increasing by the size of the venue and with the complexity of operating. To mitigate against this Aberdeen City Council should focus on maximum flexibility and transformability of the individual spaces within the building.

As well as this those responsible are expected to renew focus on attracting events that perform commercially and drive significant secondary spend for the venue. A good example of this is the potential to host pre-fixture hospitality for the Aberdeen Football Club as part of the wider Beachfront masterplan development and potential joint arrangements.

5.2.4.2 Case Study – Restoration Levy

The Full Business Case is expected to provide additional detail relating to potential revenue enhancements and the market testing of potential operators for the Beach Ballroom. At the point of having access to the venues (Margins and Sales Report) from the previous years, HNSL will be able to outline various measures to improve financial performance of the venue and further mitigate the subsidy based on experiences.

As an example of the potential, the Beach Ballroom's ticketing site has been investigated. Standard practice for a venue of its age and size suggests that there may be the potential to introduce a restoration levy at the Beach Ballroom. However, this would need to be carefully considered against the current Ticketmaster contract and existing fees.

If the venue was to be handed to the private sector to operate through this process, it would be expected to quickly introduce a restoration levy. An example of this being AMG / Live Nation almost immediately chose to impose a restoration levy once they had the leases of Southampton Guildhall and Newcastle City Hall. As a reasonable comparator for the Beach Ballroom, it is worth noting that Wintergardens Blackpool has £1.50 levy on all tickets. Below provides a guide on the current restoration levy at cultural venues in the UK.

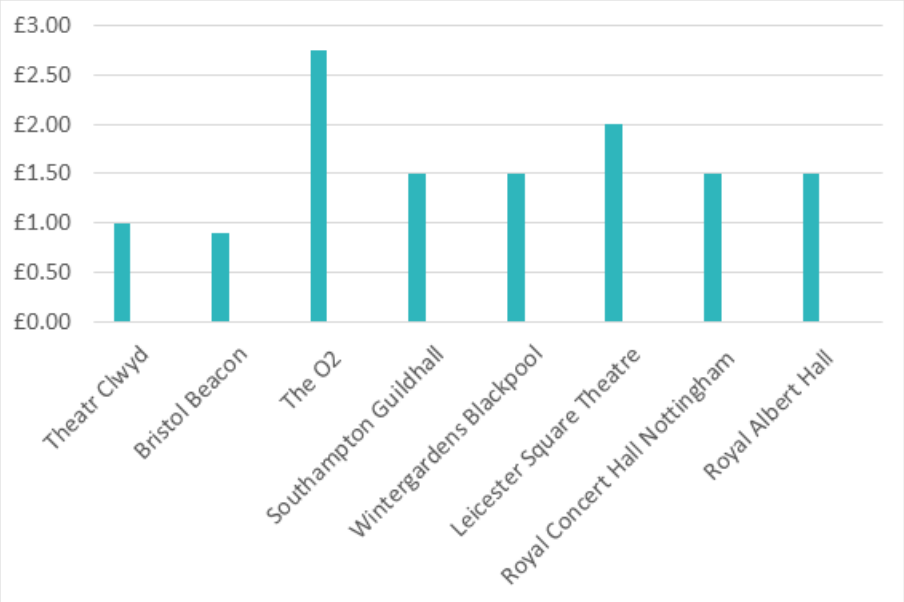

Figure 44: Restoration Levy at Cultural Venues in the UK

Applying a £1.50 figure against the 2018 / 2019 attendance for the Beach Ballroom (pre-COVID 19) can provide a conservative estimate if applied to all ticket categories. The restoration levy in theory should be set aside for lifecycle costs or capital interventions at the Beach Ballroom e.g., seat replacements, investment into the building envelope and matched funding as key examples. However, it is common practice in the private sector for levies to be treated as an additional income stream. The O2 as a large-scale example, opened in 2007 and has one of the highest restoration levies (as highlighted in the Figure above).

As such it would represent more of a more of a moral and political decision for the Beach Ballroom, if in place for 2018 / 2019, a levy of £1.50 which is appropriate based on other cultural venues would have generated approximately £145,900 in additional revenue.

5.3 Overall Affordability and Funding

Funding for the highest scoring option is intended to be sourced from public / private borrowing. The value of the private financial contribution is to be finalised but will be subject to subsidy control restrictions. Should this private financial contribution not be available, allowance has been made within the design of the development for the ballroom, leisure, and ice arena elements to progress, with a stand-alone stadium to be developed at a later date should funding come forward from the private sector.

Opportunity for inward investment from other public sources and private funding models will be explored further during FBC.

5.4 Confirmation of Stakeholder Support

Creative Scotland is thought to be an obvious champion funder for a full refurbishment of the Aberdeen Beach Ballroom based on Mott MacDonald's experience of projects of this nature. Creative Scotland being the public body that supports the arts, screen and creative industries across parts of Scotland on behalf of everyone who lives, works and visits.

The organisation distributes a bulk of funding from two primary sources, the Scottish Government and the National Lottery. This funding is the means by which Creative Scotland supports a portfolio of organisations across Scotland and development of projects. The funding archive presents precedent for funding of projects along these lines of the Aberdeen Beach

Ballroom. This support would be expected to come whether under retained council operation or with the private sector (although vary significantly).

It should be noted that Creative Scotland has been decreasing the level of support they offer to capital projects of this nature. Fewer funds are being invest in capital projects due to multi-year commitments to fund the operations of existing National Portfolio Organisations.

The Client, ACC, has maintained regular dialogue with the key stakeholders, Sport Aberdeen and Aberdeen Football Club throughout the process.

6 Management Case

This section of the Outline Business Case addresses the achievability of the Aberdeen Beachfront project and sets out how it will be managed to ensure successful delivery in accordance with best practice.

6.1 Programme and Project Management Governance Arrangements

6.1.1 Project Management Arrangements

Final details will be confirmed regarding project management and governance arrangements, including details of the Project Board and the decision-making/approval process.

Details are also still required from ACC on the resources and team for project delivery. A list of the staff resources and expertise will be provided at the FBC stage, including details around Project Management, Legal, Procurement and Communications.

6.1.2 Project Programme – Key Milestones

An indicative programme for the delivery of the Aberdeen Beachfront Masterplan is included in Appendix G.

6.1.3 Project Index

Current project team overview is as identified in Table 48.

Table 48: Project Team

Role	Organisation	Reference
Participant	Aberdeen City Council	ACC
Project Development Manager	Hub North Scotland Limited	HNSL
Sports Advisor	Mott MacDonald	MM
Cost Advisor	Currie & Brown	CB
Architect - Beachfront Masterplan	Keppie	Keppie
Landscape Architect - Beachfront	Open	Open
Architect - Beachfront leisure	AFL	AFL
Architect - Beachfront stadium	AFL	AFL
Architect - Beachfront ballroom	Keppie	Keppie
Civil & Structural Engineer	Goodson	Goodson
MEPH Engineer	Wallace Whittle	WW

6.1.4 Beachfront Project Team

The project design team assembled for the development will need to have extensive experience of integrating into and leading multidisciplinary teams to design, construct and deliver complex stadium and leisure buildings.

The project design team for future stages (RIBA Stage 3 onwards) should be reassessed and, if necessary, re-procured to ensure that there is adequate experience to deliver the project scope.

6.1.5 Project Communications Protocol and Guidance

A communications plan will be produced prior to the commencement of the FBC. However, the lines of communication for the project will likely follow these:

- Participants will communicate with the HNSL representatives for all formal matters.
- HNSL will communicate with the consultants via the Project Manager for all formal matters in particular instructions or actions which are likely to cause a variation to the contract.

6.2 Contract Management Arrangements

Contract Management will be undertaken by Hub North Scotland Limited.

6.3 Risk Management Arrangements

Risks will be managed in two distinct categories. These are the Development and the Site. The project risk register will be reviewed on a weekly basis by the Project Team, focusing on the day-to-day project risks that could impact delivery of the works.

Risks will be recorded on a risk register, managed by the Project Manager, which will include a clear record of risk ownership, timescales for purification, and an agreed mitigation strategy.

6.4 Benefits Realisation Arrangements

A benefits realisation plan will be produced to detail the expected benefits of the project, against which benefits realisation will be evaluated at defined points within the project lifecycle, to tie up with reporting to funders and partners during FBC.

The benefits realisation plan and evaluation will help Aberdeen City Council and other key stakeholders to understand the immediate and medium-term impacts of the development and its performance with respect to stated objectives. The evaluation will also help Aberdeen City Council to make appropriate decisions on related investment in the future, particularly for the wider CCBMP.

Benefits will be evaluated in the immediate (Year 1) and medium term (Year 5). The immediate term report will assist in understanding what issues the project is experiencing in its early phase. The medium term allows early comparisons with the predictions forecast; this will inform Aberdeen City Council as to the trajectory of success or otherwise of the scheme in meeting objectives as well as providing information.

6.5 Post Implementation and Evaluation Arrangements

The purpose of an evaluation is to understand causal links between an intervention and wider change in an area, including changes to socio-economic characteristics and human visitor behaviour.

Monitoring and evaluation have been integral to the assessment of public sector policy and project interventions in the UK for many years and the principles are well articulated in a number of key documents relating to appraisal and evaluation[52]. Techniques and approaches developed for monitoring and evaluation can be consistently used across discipline areas. A thorough baseline report and baseline statement are of critical importance in devising an effective monitoring and evaluation framework.

It is anticipated that the evaluation of the Beachfront development should follow a Theory of Change approach recognising causal links for change and reflecting the timescale for delivering

[52] These documents include: HM Treasury Green Book, RDA Impact Evaluation Framework, 3Rs Guidance, Additionality Guide and WebTAG.

the identified range of outputs and outcomes, as recommended in HM Treasury Magenta Book guidance[53].

The evaluation will largely be based on data that has already been collated by various parties, though qualitative material from key stakeholders will be collected specifically for the evaluation. At this stage, we anticipate that the findings and conclusions of the Beachfront Development Monitoring and Evaluation Plan will be reported through three separate reports:

- A baseline report
- One year after report
- Five years after report

[53] https://www.gov.uk/government/publications/the-magenta-book

A. Consultation

A.1 Beachfront User Groups

Vanguard is a part of the Aberdeen Chamber of Commerce that includes working groups for economic development and the environment, including a working group for the Beachfront. The group had conducted an internal optioneering activity to short-list a number of projects it is keen to see incorporated in any beachfront development. This included:

- Sculpture – The group is inspired by the Aberdeen Leopard structure in Marischal square and proposes a second Leopard structure located on the Beachfront – possibly promoting a 'Leopard trail'. Vanguard has met with Andy Scott who created the Leopard Structure (and the Falkirk Kelpies) to discuss possible routes to procure and a possible location. Aberdeen City Council representatives thought this was a good idea but noted that this would possibly need a competitive procurement if they proceeded with this.
- 'Road Train' – The Group have discussed the potential to provide a tourist road train with operators who have provided commercial information on how this can be funded and potential revenue. Thoughts are this would help provide a visible link between the City Centre and beachfront, noting that many visitors to Aberdeen City don't realise a beach is nearby.
- Promenade Lighting – This would extend beyond the current Beachfront development area to illuminate the lower promenade to make the Beachfront more usable and safer during winter months. Aberdeen City Council representatives confirmed they are happy to consider works beyond the current development zone.
- Street Art and Signage – Another idea to promote linkage between the City Centre and the Beach, with markings on the ground and art-based signage.

Representatives from North East Scotland Cricket SCIO (Scottish Charitable Incorporated Organisation) provided a history of amateur cricket in North East Scotland / Aberdeen. The number of clubs and associated pitches has declined significantly since the 1970s when there where 5 pitches arranged along the Beachfront with around 1500 members.

There is now a drive to attract more interest again, particularly amongst disadvantaged groups hence recent charitable status. The organisation is aware of the Beachfront proposals and did think that this may lead it to being relocated and had already started looking for alternative locations. Its favoured is Jackwood Pavillion at Inverdee. This is currently home to football pitches, but scope exists to locate Cricket nets there.

A.2 Wider Community Consultation

A series of workshops took place with key stakeholders associated with the core Beachfront facilities – Beach Ballroom, Leisure Centre and Stadium. Prior to this the design team had conducted an optional appraisal exercise. The workshop session on 28th September 2021 presented the design teams thoughts to stakeholders. Feedback from these discussions is captured below:

A.2.1 Beach Ballroom

Two sessions took place with Beachfront representatives. The initial meeting took place with Gale Beattie of Aberdeen City Council and discussed:

- Acknowledged the intention to minimise vehicular traffic as part of the public realm works, but advised that car access to the Beachfront has been considered important previously – to consider as proposals are further developed. Blue badge access particularly important.
- Currently walking routes from the City Centre are poorly defined. Keen to see joined up thinking with wider Streetscape activity to improve this.
- Keen to understand how parking arrangements at the stadium on match days will be managed.
- Agreed with the design team that the Rope Works was the preferred Masterplan option for public realm.
- On Ballroom specific issues – enthused by the analogy made between the Ballroom and the Spanish City development at Whitley Bay.
- Keen that any FM / Operational solution maintains a competitive tension, whilst being complementary to other offerings in Aberdeen, including TECA.
- Subsequent to the above discussion, a further on-line meeting took place with Richard Sweetnam and Aberdeen City Council.
- Also agreed that Spanish City provided a good analogy.
- Keen that as design development progresses that engagement continues with Beachfront users – and other organisations associated with coastal leisure activities along the North East Coast.
- A new recruit will be joining her team shortly tasked with improving revenue generation – Keen that he / she is involved in the on-going development.

A.2.2 Sports and Leisure

- Positive feedback on Public Realm proposals and agreed Rope Works is a desirable Masterplan option. Feedback on Sports and Leisure facility generally concerned commercial issues related to current operations – in particular the Ice Rink and its future viability.
- Further analysis needs to be done on Ice Rink provision associated with this as design and business case development progresses.

A.2.3 Stadium

Representatives from Aberdeen Football Club attended in person and on-line:

- Positive feedback on Public Realm proposals and agreed Rope Works is desirable.
- Linking stadium and Sports / Leisure is a good option.
- Some ideas on complimentary activities – including Golf based attraction, quoting a facility from Watford as an example.
- Agreed that design development will need to look closely at crowd management including coach parking.

B. Risk Register

ACC City Vision Beachfront

Risk Register

Date 08/12/2021

A: RISK IDENTIFICATION						.UATION (POST RISK MANA	
1a Re	1b Date Raised	1c Raised I	1d Catego	2 Risk Description	3 Consequence / Implications	5a Impa	6 Rating State
2	1-Jul-21	Hub NSL	Management	Availability of survey information to inform the evolving development	Programme	5	10
3	1-Jul-21	Hub NSL	Management	Variances associated with proposed activity - impacting on initial proposals	Programme	4	8
4	1-Jul-21	Hub NSL	PR	An incident/event occurs which leads to a disjointed response by key project stakeholders which results in a loss of reputation	Reputation	4	4
5	1-Jul-21	Hub NSL	PR	GDPR - Failure to have the right policies and procedures in place to detect, report and investigate a personal data breach.	Reputation	3	3
6	1-Jul-21	Hub NSL	PR	General risk around reputation from knock on effect of items out with HNSL/ACC control	Reputation	5	5
7	1-Aug-21	Hub NSL	PR	Risk of ineffective stakeholder management/involvement	Reputation	5	10
8	1-Aug-21	Hub NSL	Commercial	Proposals exceed affordability envelope	Programme and Cost	5	15
9	1-Aug-21	Hub NSL	Commercial	Procurement delays impact on programme	Programme and Cost	5	10
10	1-Aug-21	Hub NSL	Commercial	Category B listed buildings involved with associated regulations protecting its historical and architectural significance	Programme and Cost	5	10
11	1-Aug-21	Hub NSL	Commercial	Working in existing buildings that have suffered lack of investment	Programme and Cost	5	10
12	1-Aug-21	Hub NSL	Commercial	Possible Asbestos	Programme and Cost	5	15
13	1-Aug-21	Hub NSL	Commercial	Marine Environment	Programme and Cost	5	10
14	1-Aug-21	Hub NSL	Commercial	Sourcing Hard landscaping elements	Programme and Cost	5	5
15	1-Aug-21	Hub NSL	Commercial	Marine Licences	Programme and Cost	5	10
16	1-Jul-21	Hub NSL	Commercial	COIVD 19 - delay to Completion Date	Programme and Cost	5	15
17	6-Oct-21	Design Team	Construction	Construction labour and material shortages	Design, Cost	3	15
18	18-Oct-21	Hub NSL	Quality	Lack of robust cost estimates for the project	Cost estimates do not reflect the current design status and impact on viability of the project	5	15
19	8-Dec-21	ACC	Design	Connectivity with streetscape including traffic interfaces	Lack of connectivity between projects. Transportation.	5	10
20	8-Dec-21	Hub NSL	Design	Transportation, coordination across all visioning projects	inefficient project progress leading to delay	5	10

C. Leisure Facility Mix Review

Aberdeen Beachfront

Leisure Centre
Market Analysis and Demand Assessment

May 2022

Confidential

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Aberdeen Beachfront

Leisure Centre
Market Analysis and Demand Assessment

May 2022

Confidential

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Executive Summary

Mott MacDonald Ltd. was commission to complete a demand analysis and market assessment of the leisure facility at Aberdeen Beachfront., The key objective is to provide a leisure / destination experience that will encourage visitors to spend more time at the facility The assessment includes a review of the existing provision against the November 2021 AFL proposals and engagement with Sport Aberdeen. Based on the findings of this study, the following recommendations on the facility mix have been made.

Table 1: Current, Proposed, Suggested and Recommended Facility Mix

	Current Beach Leisure Centre	New Leisure Centre Proposal (AFL)[1]	Sport Aberdeen Leisure Facility Proposals[2]	Mott MacDonald Recommendation
Leisure Water / Fun Pool	• 1,200 m^2 leisure pool hall with capacity for 180 people	• 1,500 m^2 leisure pool • (approx.. 2,300 m^2 total area) • To replace existing with modern facility with larger capacity (400 people approx.) as community facility and regional destination.	• No specific requirements for capacity/floor area	• 2,100m^2 total area with capacity for 400 people
	• Rapids	• Lazy river	• Lazy river	• Lazy River/Rapid
	• N/A	• Interactive water play area	• Water playground area –tipping buckets, cannons, fountains etc	• At least one age 2+ interactive water play area
	• Wave pool	• Wave machine & beach	• Beach / gradual entry depth • Wave machine	• Wave Pool with graded entry point(s)
	• Shallow pools	• *No specific reference to shallow/learner pool*	• Tank provision to enable swimming lessons–within main leisure pool	• Learner pool provision to match existing lesson offering.

[1] AFL Stakeholder Presentation – Leisure dated 24th September 2021

[2] Sport Aberdeen 'Beachfront Leisure Facility Concept Ideas', Dated 21st September 2021, from Alistair S Robertson

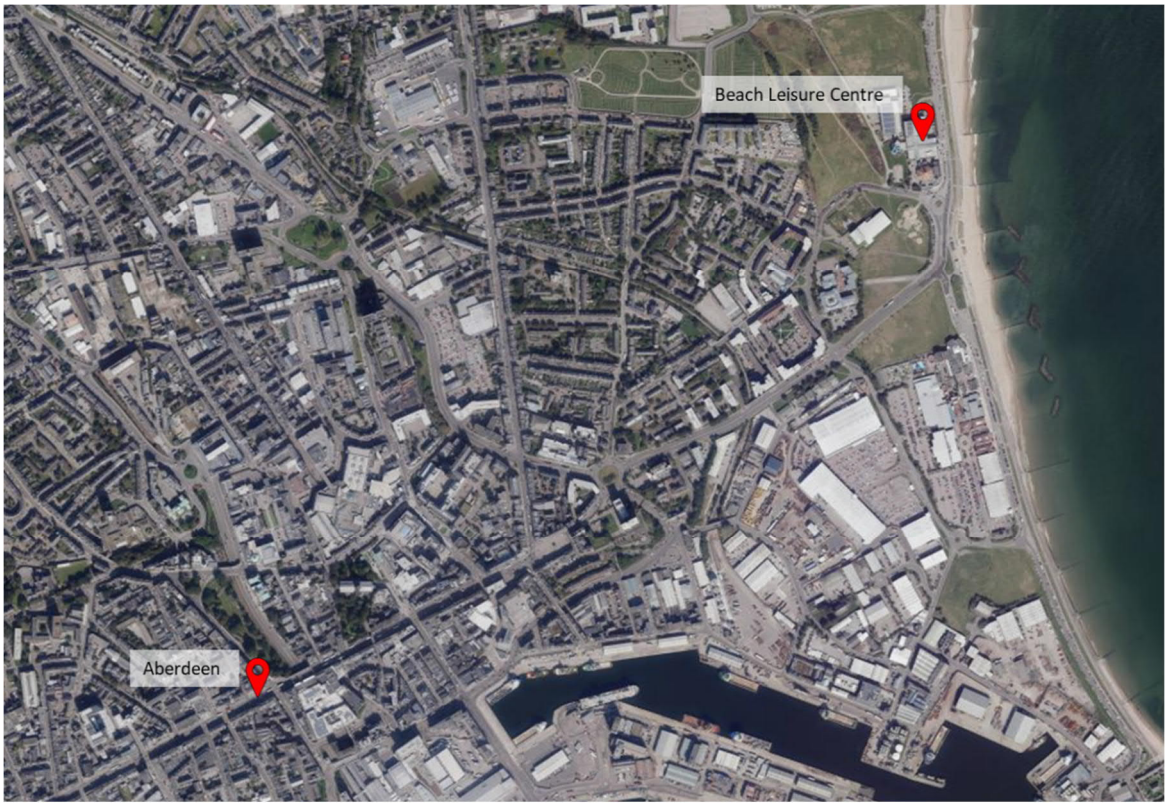
	Current Beach Leisure Centre	New Leisure Centre Proposal (AFL)[1]	Sport Aberdeen Leisure Facility Proposals[2]	Mott MacDonald Recommendation
	• Water slide and three flumes	• 500 m² rides area • Mixture of flumes and rides, rapid run, etc. • Multislide	• Flumes to be interactive – lighting, touch points, music • Multi flumes –indoor and outdoor • Rapid runs–possibly also running externally	• 3-5 water slides, including a mix of flumes and inflatable 'toboggan' slides
	• N/A	• Double Flow rider indoor surfing (300m²)	• Flowrider [surfing]	• One USP type attraction, e.g. Flowrider
	• N/A	• N/A	• N/A	• Food and beverage hatch with seating area
Health & Fitness	• 240 m² gym, • 50 m² functional training rig/space and • 70 m² studio	• 750 m², 125 station gym (based on 6 sq m per station) • 120 m² training space • 225 m² large studio (35 person) • 180 m² medium studio (30 person) • 60 m² spinning studio (20 person)	• Fitness suite-125 station, zoned to appeal to different age groups • Functional training rig/space • 2 x studios; one of which should be 'immersion' • Referral, consultation rooms –[GP referral, PT, etc] • External 'boot camp' style space	• 100 station gym • Associated stretching area • 120 m² training space • 2 multi-use studios with one installed with 'immersive' technology – 225 m² large studio (35 person) – 180 m² medium studio (30 person) • 1 spin studio – 60 m² spinning studio (20 person)
Spa Facility	• 130 m² suite comprising: – Two saunas, – Steam room, – Showers, – Relaxation area – Changing area	• 700 m² spa facility including – Four thermal cabins, ice feature, – Hydrospa pool, – Feature showers, – Wet relaxation area with heated loungers, – Dry relaxation area, – Five/six treatment rooms with manicure/pedicure area, – Small lounge with juice bar,	• Separate entrance and 'exclusive' quality feel • Independently operated from main facility and separately branded • 6 x treatment rooms • Sauna, steam, thermal rooms • Relaxation/quiet room • Plunge pool possibly open air with moveable roof • Outdoor relaxation garden	• As per AFL proposed design • Integration of food and beverage offering to final spa design, supplied by café in lobby/reception. • USP (e.g. outdoor plunge pool) to be included.

	Current Beach Leisure Centre	New Leisure Centre Proposal (AFL)[1]	Sport Aberdeen Leisure Facility Proposals[2]	Mott MacDonald Recommendation
		– Changing room, – Reception area, – External relaxation terrace with view of the seafront		
Sports Court Facility	• 1,150 m^2 eight-court sports hall	• 1 outdoor MUGA court	• No sports courts retained • Roof football pitches	• No sports hall provision • 1 outdoor MUGA/3G pitch
Sensory Centre	• N/A	• 350 m^2 sensory centre, including: – Creche – Soft play – Sensory rooms	• Sensory zone – Interactive games floor – Bubble tubes – UV lighting – Heated waterbed – Fibre optics and projectors – Ball pool – Wet room with hoists – Hoists across whole room • Soft play zone – Musical steps – Interactive tunnels – Hopscotch floor panels – Giant rolling tunnel • Garden Zone – Sensory plants – Sounds-chimes – Plant/veg growing – Wheelchair seating area – Quiet space	• 350 m^2 sensory centre, including: – Creche – Sensory Soft play – Sensory rooms • Final facility mix to be developed by specialist sensory centre consultant. • Provision to have a joint function to accommodate sensory space for children and seniors

	Current Beach Leisure Centre	New Leisure Centre Proposal (AFL)[1]	Sport Aberdeen Leisure Facility Proposals[2]	Mott MacDonald Recommendation
Play Park	• N/A	• Trampoline & play park, clip n climb, soft play • Briefing room, WC's, café, kitchen, store, etc. • Children's party rooms	• Converted Sports Hall: – Sub divide and or mezzanine – Ninja TAG Active – Soft play zone – Climbing wall & bouldering [relocate existing TX offer] – Interactive eGaming/ iPlay zone – iFly –indoor sky diving – Kids party room[s]	• No Play Park provision
Other	• Changing areas, • Café, • Reception, • Management offices	• Changing areas, • Café, • Reception, • Management offices		• Changing areas, • Central hub featuring a café overlooking leisure pool with small soft play provision • Reception, • Management offices

1 Local Context

This section reviews the local demographics of Aberdeen, and examines the catchment area for a new leisure centre to be located in the immediate vicinity of the existing Beach Leisure Centre. The Beach Leisure Centre is located approximately 1.5 miles east of Aberdeen City as indicated in Figure 1.



Source: Bing Maps

Figure 1: Beach Leisure Centre Location

1.1 Population

The total population of Aberdeen City is 229,060 of which circa 195,000 are 15 years or older (85%).[3] Between 1998 and 2020, the population of Aberdeen City increased by 6.2%. In this time period, the 16 to 24 age group saw the largest percentage decrease (-16.5%). The 45 to 64 age group saw the largest percentage increase (+16.4%), indicating a trend towards an ageing population. Furthermore, between 2018 and 2028, the 0 to 15 age group is projected to see the largest percentage decrease (-3.2%) and the 75 and over age group is projected to see the largest percentage increase (+16.1%). In terms of size, however, 25 to 44 is projected to remain the largest age group.[4]

[3] https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/datasets/populationestimatesforukenglandandwalesscotlandandnorthernireland

[4] https://www.nrscotland.gov.uk/files/statistics/council-area-data-sheets/aberdeen-city-council-profile.html

Table 2: Population Age Segments

Age	United Kingdom		Scotland		Aberdeen City	
0-14	11,974,857	18%	859,790	16%	33,854	15%
15-24	7,816,838	12%	623,875	11%	28,278	12%
25-39	13,402,705	20%	1,106,939	20%	60,772	27%
40-59	17,522,378	26%	1,466,747	27%	56,858	25%
60-79	12,978,864	19%	1,137,042	21%	39,401	17%
80 +	3,385,592	5%	271,607	5%	9,897	4%

The average age of Aberdeen City is 39.5 years, similar to the average age of the UK of 40.4 years. The proportion of children aged 0-14 (15%) is below the UK average (18%), and the proportion of adults aged 25-39 (27%) is above the UK average (20%).

1.2 Health

Results of the 2016-2019 Scottish Health Surveys have been averaged and assessed[5] and provide the following insights into the health of Aberdeen City as a whole:

80% of the population consider themselves to have good or very good general health. Higher than the Scottish average of 72%

70% of the population deem themselves to have activity levels that meet recommendations, this is again higher than the Scotland national average of 65%.

24% of the population have a limiting long-term illness, which is less than the Scottish national average of 33%.

The data also indicates that Aberdeen City generally has a healthier Body Mass Index than the Scottish national average, with those classified as a 'healthy weight' standing at 38% compared to 33%.

Overall, the data indicates that the general health and wellbeing of the population of Aberdeen City is better than that of the Scottish nation.

1.3 Deprivation

According to the Scottish Index of Multiple Deprivation 2020[6], 29 of Aberdeen City's 283 data zones were in the 20% most deprived data zones in Scotland. The most health deprived data zone in the City is S01006684 which falls in 0-5% most deprived band and is in the Woodside neighbourhood. This falls in the 20-minute drivetime catchment for the Beach Leisure Centre redevelopment.

Unemployment in Aberdeen City currently lies at 4.1%, compared to 3.9% in Scotland and 4.4% in the UK.[7]

1.4 Car Ownership

The most recently available data on car ownership is that from the 2011 census. At that time, car ownership stood at 68.6% for Aberdeen City, and 85.7% for Aberdeenshire.[8]

[5] https://scotland.shinyapps.io/sg-scottish-health-survey/

[6] https://www.gov.scot/publications/scottish-index-of-multiple-deprivation-2020v2-local-and-national-share-calculator-2/

[7] https://www.nomisweb.co.uk/reports/lmp/la/1946157405/report.aspx#tabempunemp

[8] https://civitas.eu/cities/aberdeen

1.5 Local Demographics - Mosaic Groups

The 2018 business plan from Sport Aberdeen[9] identified the prominent mosaic groups in both Aberdeen City, and within their existing membership base. The findings were as follows:

Table 3: Aberdeen City and Sport Aberdeen Member Mosaic Groups

Mosaic Group	Aberdeen City	Sport Aberdeen Members
Rental Hubs	25.9%	15.1%
Municipal Challenge	8.5%	Not stated
Prestige Positions	8.0%	Not stated
Domestic Success	7.6%	13.1%
Modest Traditions	7.4%	11.2%
Aspiring Homemakers	Not stated	9.7%

The definitions of the mosaic groups can be found in Appendix A.

More specifically, the mosaic group figures for the 2-mile radius catchment from the existing beach leisure centre have been provided by The Leisure Database Company (TLDC) in a recent report commissioned by Mott MacDonald[10]. The results are below.

Table 4: Mosaic Profile - 2 Mile Radius

Mosaic Group	Beach Leisure Centre - 2 miles	Beach Leisure Centre - 2 miles %	Scotland	Scotland %	Penetration	Index
A City Prosperity (15+)	4,844	5.94	77,432	1.64	6.26	363
B Prestige Positions (15+)	1,178	1.45	376,599	7.96	0.31	18
C Country Living (15+)	0	0.00	354,089	7.48	0.00	0
D Rural Reality (15+)	0	0.00	601,535	12.71	0.00	0
E Senior Security (15+)	1,540	1.89	190,795	4.03	0.81	47
F Suburban Stability (15+)	467	0.57	238,345	5.04	0.20	11
G Domestic Success (15+)	2,246	2.76	389,626	8.24	0.58	33
H Aspiring Homemakers (15+)	671	0.82	312,626	6.61	0.21	12
I Family Basics (15+)	1,362	1.67	196,973	4.16	0.69	40
J Transient Renters (15+)	1,377	1.69	111,940	2.37	1.23	71
K Municipal Challenge (15+)	11,589	14.22	551,308	11.65	2.10	122
L Vintage Value (15+)	2,897	3.55	388,894	8.22	0.75	43
M Modest Traditions (15+)	1,429	1.75	362,479	7.66	0.39	23
N Urban Cohesion (15+)	4,047	4.97	81,989	1.73	4.94	287
O Rental Hubs (15+)	47,862	58.72	496,395	10.49	9.64	560
Adults 15+ estimate 2020	81,510	100.00	4,731,025	100.00	1.72	100

[9] https://committees.aberdeencity.gov.uk/documents/s88108/Sport%20Aberdeen%20Business%20Plan%20Final%20August%20ACC%202018.pdf?txtonly=1

[10] Refer to section 3 for details of choice of catchment size

The following insight was also provided by The Leisure Database Company (TLDC).

In terms of demographics, there is one Mosaic group that stands out in this area, and that is Rental Hubs (group O). These are young, single people in their 20s and 30s; representing an eclectic mix of students and young people with budding careers and more mundane starter roles, they live in urban locations in housing that attracts many young people. This group accounts for almost 59% of all adults aged 15+, a figure which is almost six times higher than the Scottish national average.

Almost a third (32%) of the population fall into a single type: O62 (Central Pulse) and these are smart young singles renting contemporary city centre flats. Many of those in type O62 have degrees and now earn good graduate-level starter salaries.

A montage of this dominant group and type is shown below.

Figure 2: Mosaic Profile Montage; O - Rental Hubs & O62 - Central Pulse

Good numbers also fall into type O66 (Student Scene – 9.4%) and these are the full-time students, mostly on undergraduate courses, who live in high density student accommodation close to Aberdeen university.

Type O64 (Bus-Route Renters– 8.5%) is also over-represented in this catchment. These are older than those in type O66 above with most typically aged between 25 and 35. Most are employed, but household incomes are fairly low. Montages of these types are shown below.

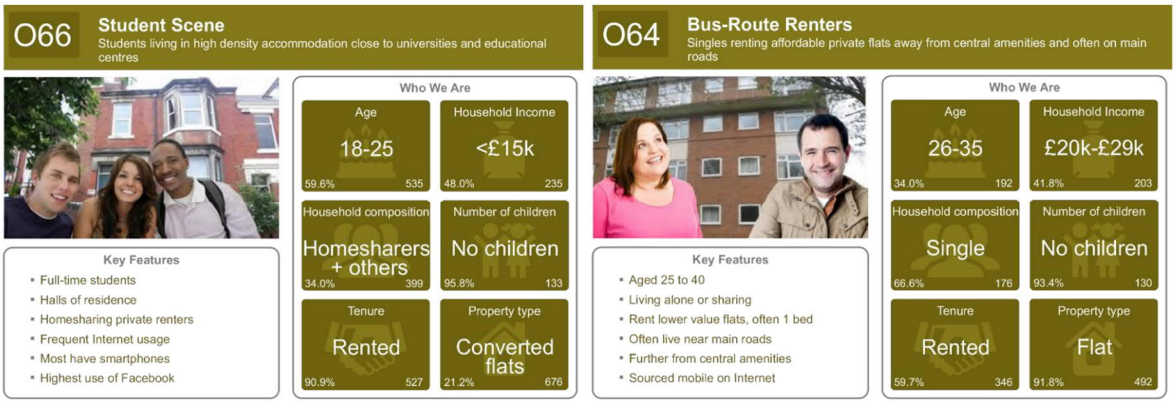


Figure 3: Mosaic Profile Montage; O66 - Student Scene & O64 - Bus-Route Renters

Type O65 (Learners and Earners) also features in this catchment, accounting for 6.4% of all people. These are undergraduate students, recent graduates who have stayed on at university and older people, sometimes with university positions.

Group K (Municipal Challenge) accounts for over 14% of the population, slightly above the Scottish average of 11.65% (this makes it the second most prominent Mosaic group in the Scotland population). Those in group K tend to be long-term social renters living in low-value flats in urban

locations, or small terraces on outlying estates. Many have been renting their flats for a number of years; often they are high-rise blocks built from the 1960s onwards.

In this catchment, the majority are classified as Streetwise Singles (type K47 – 8.5%). These tend to be people aged between 25 and 55 who are financially hard-up. They live in areas that suffer from high unemployment. Those that do work are in low-paid routine and semi-routine jobs.

Figure 4: Mosaic Profile Montage; O65 - Learners and Earners & K47 - Streetwise Singles

There are two other Mosaic groups which are represented at above average levels (when compared to the overall population in Scotland). Group A (City Prosperity) accounts for almost 6% of local people (compared to a national average figure of just 1.6%) and group N (Urban Cohesion) accounts for almost 5% of the population (compared to a national average figure of just 1.7%).

In each of these Mosaic groups, there is one type that really stands out: A02 (Uptown Elite) and type N60 (Ageing Access).

Uptown Elite represents 5.2% of local people and this is an affluent type consisting of high-status families with older or adult children living in smart city suburbs. They tend to be older than all other group A types, with most aged between 45 and 65.

Ageing Access represents 5% of local people and these are people that are approaching or beyond pensionable age; their average age is 63. Typically single, living alone and without children, these people enjoy living in small homes in busy inner suburbs.

The montages below show that those in type A02 are extremely affluent.

Figure 5: Mosaic Profile Montage; A02 - Uptown Elite & N60 - Ageing Access

All other Mosaic groups account for less than 4% of the catchment population.

In terms of age, this catchment population is younger than average. The number of people aged 40+ is significantly lower than average. Conversely, the number of those aged 18-39 is high.

2 Leisure Pool / Water Park

	Current Beach Leisure Centre	New Leisure Centre Proposal (AFL)	Sport Aberdeen Leisure Facility Proposals	Mott MacDonald Recommendation
Leisure Water / Fun Pool	• 1,200 m^2 leisure pool hall with capacity for 180 people	• 1,500 m^2 leisure pool • (approx.. 2,300 m^2 total area) • To replace existing with modern facility with larger capacity (400 people approx.) as community facility and regional destination.	• No specific requirements for capacity/floor area	• 2,100m^2 total area with capacity for 400 people
	• Rapids	• Lazy river	• Lazy river	• Lazy River/Rapid
	• N/A	• Interactive water play area	• Water playground area –tipping buckets, cannons, fountains etc	• At least one age 2+ interactive water play area
	• Wave pool	• Wave machine & beach	• Beach / gradual entry depth • Wave machine	• Wave Pool with graded entry point(s)
	• Shallow pools	• *No specific reference to shallow/learner pool*	• Tank provision to enable swimming lessons–within main leisure pool	• Learner area/tank provision to maintain Learn to Swim programme, without compromising leisure pool.
	• Water slide and three flumes	• 500 m^2 rides area • Mixture of flumes and rides, rapid run, etc. • Multislide	• Flumes to be interactive – lighting, touch points, music • Multi flumes – indoor and outdoor • Rapid runs– possibly also running externally	• 3-5 water slides, including a mix of flumes and inflatable ‘toboggan’ slides
	• N/A	• Double Flow rider indoor surfing (300m^2)	• Flowrider [surfing]	• One USP type attraction, e.g. Flowrider
	• N/A	• N/A	• N/A	• Food and beverage hatch with seating area

2.1 Supply

The Beach Leisure Centre is the only indoor leisure pool / water park offering in Aberdeenshire.

However, there is the Stonehaven Lido 15 miles South of Aberdeen City, which is the UK’s most northerly lido. It hosts an Olympic-sized pool with heated (29C) sea water, which accommodates inflatables on the water in the summer, a flume, and sun terraces. This is a seasonal outdoor facility.

There are facilities with lane swimming at the following locations.

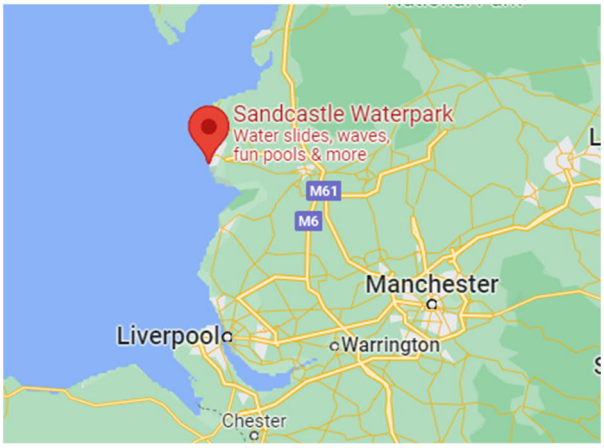
Table 5: Local Supply of Lane Swimming

Facility	Distance from Beach Leisure Centre
Aberdeen Sports Village	2 miles
Bridge of Don	4 miles
Northfield Swimming Pool (opening summer 2022)	4 miles
Bucksburn Swimming Pool	6 miles
Tullos Swimming Pool	3 miles
Get Active @Cults	6 miles
Robert Gordon University at Garthdee	5 miles
International School, Cults	4 miles
Get Active @ Lochside Academy	4 miles

2.2 Leisure / Water Park Precedents

The proposed facility mix includes a leisure pool, with no competition, lane, or learner pool provision. There are a number of similar facilities in the UK, notably at seafront destinations. Three seaside leisure / water park precedents have been presented below.

Sandcastle Waterpark, Blackpool



The UK's largest water park is situated on Blackpool's famous promenade. It is tailored to high octane rides and flumes, including the world's longest indoor rollercoaster waterslide (at 250m long). It also includes an adult's only day spa, and private hire hot tubs. This leisure facility is aimed at all ages, not just children, and has a particular focus on accessibility.

The LC2, Swansea

The LC2 offers a leisure pool, a recently refurbished state of the art gym, a spa (including jacuzzi, steam and sauna), a double sports hall, a climbing wall, and a four-tier soft play.

The leisure pool includes a wave pool, lazy river, flume rides and waterslides. It's unique selling point is the indoor surf simulator: The Boardrider.

The leisure centre underwent a £36m refurbishment in 2008, and it continues to rank in the top 5 in Europe and holds the Travellers Choice and Centre of Excellence awards for 2019.

Alpamare, Scarborough

This £14m waterpark, which opened in 2016, boasts 4 waterslides, which are the UK's longest and fastest, a giant indoor wave pool that runs every 30 minutes with metre high waves, outdoor garden pool and infinity pool with massage jets, whirlpools and bubble benches - both heated to 35°, a vibrant AquaPlay™ area for younger children with more than 35 interactive features including spray jets, tipping cones, water guns, a dual slide and a giant overhead tipping bucket, a terrace overlooking Scarborough's spectacular coastline and beautifully landscaped gardens with sunbeds, pool bar and restaurant, plus an Alpine-style wellness centre and spa with a sauna and steam room.

Table 6: Precedent Facility Mix Summary

	Age 6+ Rides	Age 2+ Interactive Water Features and Rides	Wave Pool	Lazy River/ Rapids	Spa	Other
Blackpool	5 'White Knuckle' waterslides	2 large waterslides 1 multi lane short slide 3 standalone interactive water play features (pirate ship, treehouse, fort)	Yes	Yes	18+ only Spa including heated loungers, foot spas, an ice feature, shower, sauna, steam room, salt inhalation room and aromatherapy room. (Currently closed)	VIP private hire hot tub including drinks service and food (adult only)
Swansea	3 'flume' water slides Indoor Surf Simulator	1 standalone interactive water play feature (volcano slide)	Yes	Yes	Separate Spa facility including Jacuzzi, Steam room, Sauna, Aromatherapy room, Hot stone beds and monsoon showers	Gym, double sports hall, climbing wall and four tier soft play.
Scarborough	4 water slides	1 Splash and Play Pool Area	Yes	No*	Separate Wellness Spa – Including clay sauna, Finnish sauna with panoramic views, 3 steam rooms, rainfall aroma showers and foot reflexology baths.	Outdoor Garden Pool and an outdoor infinity pool

*future provision in plans

Table 7: Precedent Facility Capacity Comparison

Facility	Total Floor Area (m^2)	Capacity per session	Approx. Area/Person (m^2)
Beach @ Get Active Aberdeen	1200	180	6.67
Alpamare Waterpark Scarborough	3350	720[11]	4.65
Swansea LC	2750	525[12]	5.24
Proposed new facility	**2300**	**400**	**5.75**

2.3 Precedent Analysis

The three precedents in section 2.2 typically cater to a wide range of ages, noted by the provision of child-focussed water play and the separate adult only spa provision, and are all situated in popular UK seaside towns. The demand for facilities such as these is likely to come from the 'rainy day' activity market, driven by tourists and locals alike looking for reliable leisure activities in the unreliable British weather.

Comparisons in terms of visitor numbers and local population have been made between Aberdeen City and the local authorities that host these three precedents.

[11] Information obtained from Alpamare Reception Team, May 2022

[12] Information obtained from LC Swansea Reception Team, May 2022 (capacity before covid restrictions)

2.3.1 Tourism Visitors

Table 8: Tourism trips, nights and spend (millions)

	All tourism		
Three year average (2017, 2018 and 2019)	Trips	Nights	Spending
Scarborough	1.365	4.605	£278
Blackpool	1.137	3.23	£258
Aberdeen City	0.543	1.546	£111
Swansea	0.539	1.792	£92

Source: Table 2.8, Visit Britain Tourist Annual Report, 2019[13]

In terms of total number of trips, and total spend, Aberdeen is more aligned to Swansea than the larger holiday destinations of Scarborough and Blackpool.

A more detailed breakdown of the reasoning behind trips shows Aberdeen has a much higher number of visitors for (and spending associated with) business, and a relatively similar number of visitors for (and spending associated with) friends and relatives, but a lower number of visitors and spend from holidaymakers.

However, it is the ambition of Aberdeen City Council to provide a destination attraction, and a facility that matches those provided in Scarborough and Blackpool could support this ambition.

Table 9: Tourism trips, nights and spend (millions) by Visit Purpose

	Holidays			Visiting Friends / Relatives			Business		
Three year average (2017, 2018 and 2019)	Trips	Nights	Spending (£)	Trips	Nights	Spending (£)	Trips	Nights	Spending (£)
Scarborough	1.121	3.92	£240	0.206	0.574	£29	0.029	0.08	£7
Blackpool	0.978	2.72	£228	0.101	0.378	£15	0.054	0.115	£14
Aberdeen City	0.203	0.492	£44	0.177	0.667	£23	0.139	0.329	£37
Swansea	0.29	1.078	£56	0.174	0.547	£23	0.06	0.122	£11

Source: Table 2.8, Visit Britain Tourist Annual Report, 2019[14]

2.3.2 Local 20-minute Catchments

Table 10: Local resident populations by 20-minute drive time and 20-minute walk time

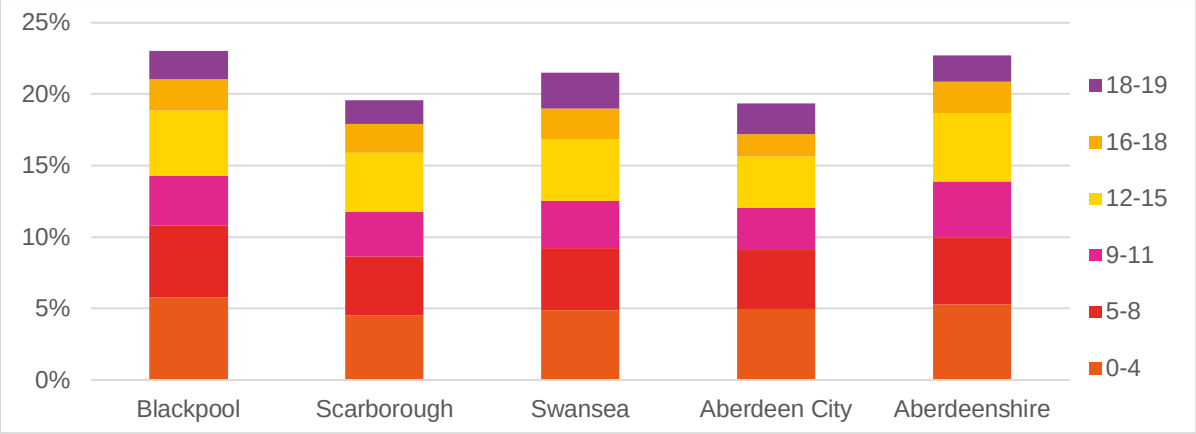
	20m Drive Time	20m Walk Time
Aberdeen	187,457	11,961
Swansea	134,416	17,430
Scarborough	69,328	8,819
Blackpool	199,068	10,357

Source: Census 2011, TravelTime API

Aberdeen has a similar resident population within the 20-minute catchments to Blackpool, however, when considering comparisons for a more child-focussed facility, it is important to note the age profile of each area, as shown below.

[13] https://www.visitbritain.org/sites/default/files/vb-corporate/gb_tourist_annual_report_2019_final.pdf

[14] https://www.visitbritain.org/sites/default/files/vb-corporate/gb_tourist_annual_report_2019_final.pdf



Source: ONS Mid-2020 Population Estimates[15] Data for Council Area (Aberdeen City, Aberdeenshire), Unitary Authority (Swansea, Blackpool) and Non-Metropolitan District (Scarborough)

Figure 6: Banded Age Distribution as % of Population (age 0-19)

The age profile of Aberdeen City's local children aged 0-19 most closely matches that of Scarborough, whereas Swansea most closely matches the average of Aberdeen City and Aberdeenshire. Therefore, when considering facility mix, capacity and size, both Scarborough and Swansea should be considered a good match to Aberdeen.

2.4 Leisure Pool / Water Park Conclusion

2.4.1 Leisure Pool / Waterpark

The proposed leisure pool/waterpark at the beachfront site aligns well with the precedents presented in Section 2.2, especially the LC2 at Swansea. Similar tourism visitor numbers and spend for Swansea, similar ownership and operation structures, incorporation of other leisure facilities such as a gym, suggest that outcomes achieved at the LC2 could be replicated in Aberdeen. However, the slightly larger local resident population, and the ambition for the Aberdeen beachfront to draw more tourists in the future indicates a slightly more adventurous offering could be investigated to align the new leisure centre with the more tourist-focused attractions of Blackpool and Scarborough.

This assessment concludes that a USP type attraction, like the BoardRider provided at the LC2, alongside a graded entry wave pool, a lazy river/rapid, at least one age 2+ interactive water feature, and 3-5 water slides, including a mix of flumes and inflatable 'toboggan' slides should be provided.

The current proposed new facility stands at circa 2,300 m^2 with a proposed capacity of 400/session. This provides 5.75 m^2 per person, which is higher than the other precedents. Our analysis would suggest that 400 capacity is reasonable and hence the area could be reduced to 2,100m^2 to create a more aggressive m2/person ratio. However, as this represents a 10% area variance, it is suggested that the current areas are retained at this stage until further market analysis has been completed.

The leisure pool facility mix should be further developed at the next stage in consultation with local users through market research and focus groups, and specialist input from leisure providers, such as Van Egdom[16], Polin[17], ProSlide[18] or Whitewater[19].

[15] https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/datasets/populationestimatesforukenglandandwalesscotlandandnorthernireland

[16] https://vanegdom.nl/

[17] https://www.polin.com.tr/

[18] https://www.proslide.com/

[19] https://www.whitewaterwest.com/en/

2.4.2 Learner Pool Provision

As is the case in the existing facility, an inclusion in the design for facilitating swimming lessons is required. This can be justified by the current income from swimming lessons (approximately 18% of the leisure centre's income for 2020)[20], and removal of this provision would negatively impact any progress made towards the Scottish Swimming and Aberdeen Aquatics strategic objectives of increasing accessibility and opportunity to learn to swim. Based on the objective of the Beach Leisure Centre and the existing provision of learner pool space across Aberdeen, it is important that the learner area provision does not compromise the leisure aspect of the pool and should be seamlessly integrated.

2.5 Lane Pools

It should be noted that according to a 2017 report by Scottish Swimming[21], Aberdeen City had a provision of 18.8 square metres of water per 1000 people (excluding leisure water), with 99.9% of the population living within 30 minutes of a 50m pool, and 100% within 20 minutes of a 25m pool. This is evidence that the current provision in Aberdeen city for lane pools is already sufficient, and therefore the exclusion of any lane pool facility at the proposed leisure centre is justified, especially considering the proximity of the Aberdeen Sports Village (1 mile walk), which hosts a 50m Olympic competition pool, a separate 25m lane pool, and a diving pool.

[20] Beachfront Project Data Request Feb 2022, Sport Aberdeen

[21] https://www.scottishswimming.com/media/2461037/Facilities-Strategy-2017-Screen-version.pdf

3 Health and Fitness

	Current Beach Leisure Centre	New Leisure Centre Proposal (AFL)	Sport Aberdeen Leisure Facility Proposals	Mott MacDonald Recommendation
Health & Fitness	• 240 m² gym, • 50 m² functional training rig/space • 70 m² studio	• 750 m², 125 station gym (based on 6 sq m per station) • 120 m² training space • 225 m² large studio (35 person) • 180 m² medium studio (30 person) • 60 m² spinning studio (20 person)	• Fitness suite-125 station, zoned to appeal to different age groups • Functional training rig/space • 2 x studios; one of which should be 'immersion' • Referral, consultation rooms [GP referral, PT, etc] • External 'boot camp' style space	• 100 station gym • Associated stretching area • 120 m² training space • 2 multi-use studios with one installed with 'immersive' technology – 225 m² large studio (35 person) – 180 m² medium studio (30 person) • 1 spin studio – 60 m² spinning studio (20 person)

3.1 Supply

There are 9 other fitness gyms within a 2-mile catchment area of the Beach Leisure Centre, and 4 of these are within a mile.

Pure Gym is a significant competitor with 2 clubs in the catchment area. Kittybrewster is the newest of the two (opened in 2016). Both clubs charge £20.99 per month and are open 24/7. There is another Pure Gym club at Rubislaw (just over 2.5-miles away) which has the same monthly price point.

The closest public facility to Beach Leisure Centre is Aberdeen Sports Village, less than a mile away. Opened in 2009, the facility is a partnership between the University of Aberdeen, Sport Scotland and the council. Facilities include a large (100+ station) gym, 50m & 25m pools, large sports hall, multiple studios and squash courts. Monthly membership costs £39.50.

Snap Fitness is the newest entrant to the market, opening in February 2018. Facilities include a c. 35-station gym with functional training area and studio; monthly membership costs £35.99 and the club is open 24/7.

Warehouse Health Club is an independent gym with a c. 80-station gym plus large free weights area. There is also a 17m pool, 2 group exercise studios, sauna and steam room. Monthly membership costs £39.99.

Nuffield's Aberdeen Fitness & Wellbeing Gym is the premium option in the catchment area, with a monthly price point of £75 (reduced to £63 if you sign up for 12-months). Facilities include a large gym, 20m pool, multiple group exercise studios plus sauna and steam room.

Results Gym, just over a mile to the south-west, is a small independent gym with a c. 10-station gym, plus functional area and powerlifting equipment. Monthly membership costs £50.

The last 2 gyms in the catchment area are dry public facilities: Get Active @ Torry (an Aberdeen Council facility) and Banks O' Dee Fitness. Get Active @ Torry has a small gym and sports hall but is currently closed until further notice. Banks o' Dee Fitness is operated by a charity and offers a c. 60-station gym, 2 group exercise studios, sauna, sports hall and 3G football pitch. Monthly membership cost £30, or £40 to include classes.

Tullos Swimming Pool, an Aberdeen Council facility, is within the catchment area but this is a pool only site; there are no fitness facilities.

Outside the catchment area, there are several other fitness gyms worthy of note. The premium options come from David Lloyd (3-miles away) and Bannatynes (3.5-miles away). Both are large clubs which offer a good-sized gym, swimming pool and multiples studios; David Lloyd also offers indoor and outdoor tennis courts. Bannatynes charges £56.99 per month (reduced if you sign up for 12-months) and David Lloyd charges more than £70 per month.

Athletic Edge is an independent club which opened in 2019. Facilities include a c-30 station gym and functional area, plus it also offers classes. Membership costs £45 per month.

There are several Aberdeen Council facilities located outside the catchment area. Only one of these offers a swimming pool in addition to the gym (Get Active @ Cults). Of the dry centres, Get Active @ Jesmond (almost 3- miles to the north) and Get Active @ Sheddocksley (more than 3-miles to the west) have the largest gyms (60+ stations). The facility at Get Active @ Northfield is currently being upgraded and extended; it is due to open in Summer 2022 with a 40-station gym, swimming pool, and studio.

3.2 Latent Demand for Fitness

To identify the supply and demand of health and fitness in the area, The Leisure Database Company (TLDC) has provided a latent demand report[22].

In estimating the latent demand for fitness, TLDC have concentrated on a 2-mile radius around Beach Leisure Centre and factored in the number & types of people living in the area, plus competing fitness gyms. The 2-mile radius is shown on the competition map.

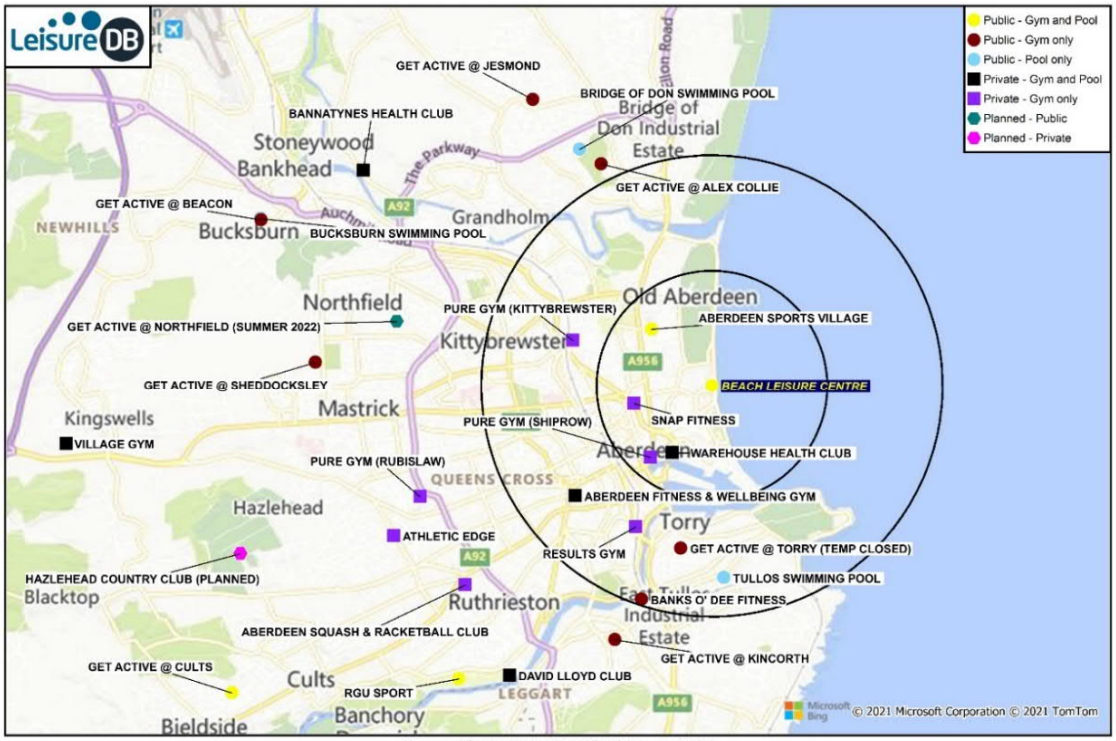


Figure 7: Health and Fitness Competition Map for Beach Leisure Centre, Aberdeen (Showing 1 & 2 Mile Bands)

[22] Beach LC Summary, LeisureDB, January 2022

The leisure centre is located on the Esplanade, just to the north-east of the city centre. Approximately 25,000 people live within 1-mile increasing to almost 92,000 within 2-miles. A 10-minute drive is home to fewer people (approximately 72,000) than a 2-mile radius. Given the scale of the new centre, TLDC feel the larger catchment area is feasible. Therefore, in estimating the latent demand for fitness, they have concentrated on the population living within a 2-mile radius. This area is home to approximately 81,510 adults aged 15+ (approximately 92,000 people in total).

The catchment area includes all those in the city centre plus those in Kittybrewster, Old Aberdeen, Mannofield and Torry. They have made allowance within their latent demand estimate for a proportion of people who would travel further.

TLDC have estimated the latent demand for fitness at the new leisure centre to be 2,231 – this is the total number of members they feel could be achieved, once the new facility opens. This figure includes allowance for 30% of the total to come from outside the estimated catchment area. They have also made some negative consideration for the competition in the area. If you subtract the 2020/21 fitness membership figure of 1,056, their estimate highlights a potential increase of 1,175 members once the new facility opens.

3.3 Proposed Gym Provision

Based on a current provision of approximately 48 stations and the 2020/21 fitness membership figure of 1,056[23], the number of members per stations currently sits at 22. However, it should be noted that the pre-pandemic (2019/20) membership was much higher, at 1,560 members, which equates to a member to station ratio of 32.5. Industry guidance recommends a member to station ratio of between 25 and 35.[24]

With a total demand prediction of 2,231 members, this would inform the estimation of the total required stations to range from 69 to 102 stations. Therefore, a provision of 100 stations is recommended, as this will allow for membership rebound and growth coming out of the pandemic, whilst maintaining a lower member to station ratio.

It is understood that the ambition of Sport Aberdeen is to develop a ‘destination gym’ offering that would attract a greater proportion of the existing and latent demand from competitor facilities in the catchment. The TLDC report discounts latent demand by 500 people to account for ‘consideration for competition / decay on catchment fringes’. This discount do As a result, the total demand for the facility would be based on 2,231 plus 500 members, totalling 2,731 members; this would inform an estimation of the total required stations to range from 84 to 124 stations.

However, further market research, and existing member questionnaires, would be required to determine the refined proportion of the additional 500 people the centre could rely upon for membership. Therefore, based on the information available, the recommendation is for a 100-station gym.

3.4 Exercise Studios

3.4.1 Supply

As introduced in Section 3.1, the supply of exercise studios within the 2-mile radius can be summarised as follows:

[23] Memberships are those with a "home" venue of Get Active @ Beach. This means this is the location they signed up at and will predominately use. In the case of fitness, some members do use other venues as it is a city-wide membership that is on offer. https://www.sportaberdeen.co.uk/memberships

[24] https://originfitness.com/knowledge-and-advice/run-gym-full-capacity

Table 11: Local Exercise Studio Supply

Facility	Multi Use Studio	Dedicated Spin Studio	Distance (miles)
Aberdeen Sports Village	3	1	1
Snap Fitness	1	0	1
Warehouse Health Club	2 (no spin facility)	0	1
PureGym Shiprow	1	0	1
PureGym Kittybrewster	1	1	2
Nuffield Health	2	1	2
Banks o' Dee	2 (plus a sports hall)	1	3

In terms of the current offering at the leisure centre, there is only one studio with capacity for 12 members. A number of exercise classes are held in the sports hall, which has a 20-person capacity for most classes, increasing to 32 for Zumba only.

3.4.2 Demand

From analysis of new build leisure centres around the UK (see Appendix B), the following conclusions can be drawn:

- Almost all new build leisure centres have a dedicated spinning studio.
- The most typical distribution of studios is 2 multi use + 1 spin

One of these examples, The Princes Parade leisure Centre currently under construction in Folkestone, Kent, was found to have a similar magnitude of latent demand for fitness (2,334 people)[25], and is being built with 1 spin studio, 1 dance studio, 1 multi-purpose studio and a 100-station gym.

Furthermore, the The Leisure Database Company (TLDC) report identified the dominant mosaic group in the 2-mile catchment as Rental Hubs (group O). These are young, single people in their 20s and 30s; representing an eclectic mix of students and young people with budding careers and more mundane starter roles, they live in urban locations in housing that attracts many young people. This group accounts for almost 59% of all adults aged 15+, a figure which is almost six times higher than the Scottish national average.

The relevance of this can be seen in a 2020 UK Active report that identified that nearly 1/3 of all 'MoveGB' memberships were held by this mosaic group (Rental Hubs)[26]. MoveGB is a nation-wide aggregator of sports and physical activities, operating in sixteen cities across England. It works with sport and leisure operators in an area to offer members a variety of classes to choose from. It has a convenient digital interface, with instant booking through the MoveGB App. The same study identified that of all visits under the MoveGB membership, 56% accounted for MindBody/Yoga and Group Workout classes, i.e., those requiring studio space.

Although MoveGB is not a platform that is active in Scotland, the above can be seen to evidence the general preference of the dominant 'Rental Hubs' mosaic group for exercise classes and justifies increasing the current provision of studios. The equivalent operator in Scotland is Hussle, which currently services the existing leisure centre.[27]

In general, the demand for fitness classes in the UK and globally are increasing. In a recent study by Les Mills, a popular provider of fitness classes in the UK and current supplier of classes to the beach

[25] https://shepwayvox.org/wp-content/uploads/2021/02/Princes-Parade-business-case.pdf

[26] https://www.ukactive.com/wp-content/uploads/2020/02/Member_Choice_MoveGB_Feb2020.pdf

[27] https://www.hussle.com/

leisure centre, has seen class occupancy reach 120% of pre-COVID levels in markets where capacity restrictions have lifted, stating 'the live-revival' as the cause.[28]

3.4.3 Proposed Studio Provision

Based on the examples and market precedents, a provision of 1 spin studio and 2 multi use studios is recommended to align with market norms and nationwide trends.

Guidance from Sport England[29] proposes a studio of either 15 x 12m or 15 x 15m will provide a general purpose space for average sized groups, accommodating a range of mat based activities such as yoga and Pilates, and other movement and exercise classes. It also advises that dedicated spinning studios are preferred as the equipment can be bulky and awkward to store. These can be smaller than exercise studios, as there is no extended movement, other than for getting on and off, and general circulation around the equipment.

Based on the proposed design, there would be a peak class capacity of 85 people (35 Person Large Class (15 x 15m), 30 Person Small Class (15 x 12m), 20 Person Spin Class). This equates to 3.8% of predicted members.

The current peak class capacity of the leisure centre is 32 (12 in the studio, 20 in the sports hall) equate to 2.7% of existing members. With the latent demand study proposing that membership could increase by approximately 100%, a similar increase in studio provision from 32 spaces to 65 spaces (excluding spin class provision, as the demand for a separate class space is functionality driven) seems reasonable.

Table 12: Current leisure centre class timetable and class capacities

	Monday		Tuesday		Wednesday		Thursday		Friday		Saturday		Sunday	
	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
Fitness Studio														
Circuits		12				12								
Kettlebells		12												
Body Pump				12			12	12	12		12			
HIIT Step					12									
Sprint						12								
Spin							12							
Body Balance	12							12						
HIIT of the Day			12											
Sports Hall														
Body Jam	20				20									
Body Combat				20	20	20			20		20			
Body Attack									12					
Zumba					32									

Source: Get Active @ Beach Website

3.4.3.1 Immersive Studio Facility

Described as the future of fitness and inspired by cinema, live concert experiences and interactive gaming, immersive fitness combines purpose-built studios and live instructors with immersive video. Recent research, published in Medicine and Science in Sports & Exercise[30], shows how using

[28] Les Mills 2021 Global Fitness Report, https://www.lesmills.com/uk/clubs-and-facilities/research-insights/fitness-trends/2021-global-report-reveals-7-key-trends-for-the-new-fitness-landscape/

[29] https://sportengland-production-files.s3.eu-west-2.amazonaws.com/s3fs-public/fitness-and-exercise-spaces.pdf

[30] https://journals.lww.com/acsm-msse/Fulltext/2017/05001/Immersive_Cycling_Environment_Yields_High.653.aspx

technology to create an “immersive” fitness experience increases satisfaction and decreases the rate of perceived exertion for new exercisers.

Les Mills, the leisure centre’s current class provider, has pioneered the immersive fitness class, and currently has 5 studios across the UK that offer specialist immersive studios. Considering the technology-focussed main demographic for the exercise studios, and the unique selling point of such a facility, it seems reasonable at this stage to pursue the potential future inclusion of one of the studios as an immersive studio, subject to further customer and member engagement.

One success story can be seen at the £5 million redevelopment of Salt Ayre Leisure Centre in Lancaster, where new attractions were added to the centre including the Les Mills immersive cycling experience, the Trip™.

An independent impact analysis, conducted by ukactive’s Research Institute, found that since the redevelopment, visits to the centre have jumped by more than 20,000. Gym attendance has increased by 83 per cent and fitness class attendance by 83 per cent, with the Les Mill Immersive experience attracting more than 5,000 visits alone.[31]

[31] https://www.allianceleisure.co.uk/portfolio/salt-ayre/

4 Spa Facility

	Current Beach Leisure Centre	New Leisure Centre Proposal (AFL)	Sport Aberdeen Leisure Facility Proposals	Mott MacDonald Recommendation
Spa Facility	• 130 m² suite comprising: – Two saunas, – Steam room, – Showers, – Relaxation area Changing area	• 700 m² spa facility including – Four thermal cabins, ice feature, – Hydrospa pool, – Feature showers, – Wet relaxation area with heated loungers, – Dry relaxation area, – Five/six treatment rooms with manicure/pedicure area, – Small lounge with juice bar, – Changing room, – Reception area, External relaxation terrace with view of the seafront	• Separate entrance and 'exclusive' quality feel • Independently operated from main facility and separately branded • 6 x treatment rooms • Sauna, steam, thermal rooms • Relaxation/quiet room • Plunge pool possibly open air with moveable roof Outdoor relaxation garden	• As per AFL proposed design • Integration of food and beverage offering to final spa design, supplied by café in lobby/reception. • USP (e.g. outdoor plunge pool) to be included

4.1 Supply

In terms of existing 'spa' or 'health suite' provision in Aberdeen, the supply is mostly limited to hotel 'spas', which mainly consist of treatment rooms, and no wet leisure facilities. The supply of facilities with wet leisure offerings can be summarised as follows:

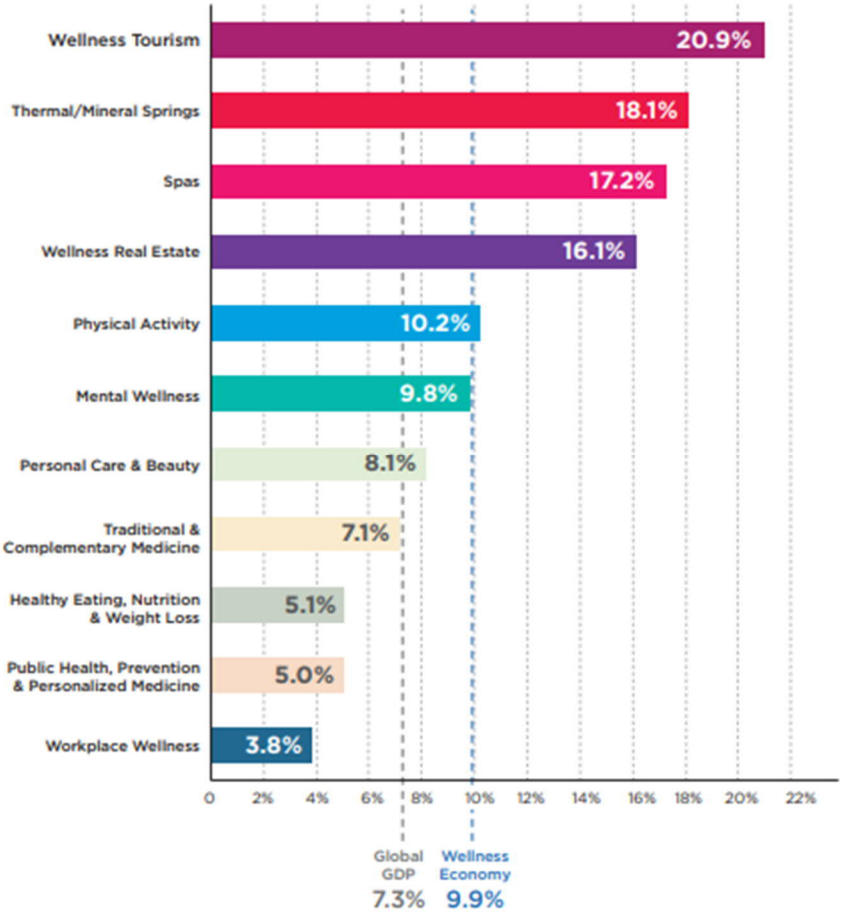
Table 13: Local Spa Provision

	Sauna	Steam Room	Jacuzzi/Hot Tub/Spa Pool	Treatment Rooms	Relaxation Area	Distance (miles)
The Aquatics Centre (Aberdeen Sports Village)	Yes	Yes	No	0	No	1
PURE Spa Union Square	Yes	Yes	No	8	No	2
Bannatyne	Yes	Yes	Yes	6	Yes	4
Aberdeen Altens Hotel	Yes	Yes	Yes	0	No	4.2
Devona Spa Hilton (Temporarily closed)	Yes	Yes	Yes	4	Yes	5

It is evident that there are no facilities that cater completely for the day spa experience within central Aberdeen. The nearest facility that provides a competitive offer would be Bannatyne's located 4 miles away. Supply is generally limited, with only 4 facilities currently functioning within a 5-mile catchment of the city.

4.2 Demand

The global wellness institute recently established that the world wellness economy was worth $4.4 trillion in 2020 and forecasted to reach $7 trillion by 2025[32]. Specifically, it predicts an annual growth rate for 'Wellness Tourism' of 20.9%, and 17.2% for Spas; both of which are beyond the average growth rate of 9.9% for the wellness economy, and the average growth rate for global GDP of 7.3%.



Source: Global Wellness Institute and IMF

Figure 8: Projected Annual Wellness Economy Growth Rate by Sector, 2020-2025

4.3 Proposed Spa Provision

The assessment of precedent leisure / waterpark parks in section 2 identified that the provision of a day spa experience should form part of the facility mix. The provision of a 700m^2 day spa facility would provide improved facilities or users, which may aid retention and can make the facility attractive to a wider demographic than that attracted to the leisure pool and fitness facilities. Based on the existing supply, global projected growth in wellness tourism, and our research of precedent spa facilities as part of wider leisure developments, the proposed spa provision seems reasonable. Considering the ambition for a destination leisure facility, a USP attraction, e.g., an outdoor plunge pool should be included. The spa facility should also offer F&B packages that are provided from the café / bar preparation facility. See Section 8.

32

5 Sports Hall/Playing Pitches

	Current Beach Leisure Centre	New Leisure Centre Proposal (AFL)	Sport Aberdeen Leisure Facility Proposals	Mott MacDonald Recommendation
Sports Court Facility	• 1,150 m^2 eight-court sports hall	• 1 outdoor MUGA court	• No sports courts retained • Roof football pitches	• No sports hall provision • No outdoor MUGA/3G pitch

5.1 Sports Hall

5.1.1 Supply and Market Demand

There is currently a provision of 8 courts at Get Active @ Beach in one sports hall

There are additional facilities in a 2-mile catchment that have a sports hall provision.

- Aberdeen Sports village – 9 court sports hall
- Banks o' Dee Fitness – 4 court sports hall
- Get Active @ Torry – 4 court sports hall (temporarily closed)

A 2017 report by Sport England into London's Sports halls provision[33] stated that the English national average provision of sports courts is 4.3 badminton courts per 10,000 population, expected to decrease to 3.7 courts per 10,000 population in 2041. London's provision averages at 3 badminton courts per 10,000 population.

The current provision in the 2-mile radius of the proposed site is 25 courts (including the 8 courts at Get Active @ Beach); With a catchment population of approximately 92,000 people[34], that equates to 2.7 courts per 10,000 population. Based on these figures, it would suggest that there is an under provision of courts in the immediate Beach Leisure catchment.

However, considering a wider Aberdeen City catchment reveals an additional provision of 45 sports courts:

- Robert Gordon University – 9 court sports hall
- David Lloyd – 5 court sports hall
- Get Active @ Kincorth – 4 court sports hall
- Get Active @ Peterculter – 4 court sports hall
- Get Active @ Sheddocksley – 4 court sports hall
- Get Active @ Jesmond – 4 court sports hall
- Get Active @ Cults – 6 court sports hall
- Hilton Community Centre - 1 Court hall
- International School Aberdeen – 8 Court Sports Hall

Therefore, the current provision in Aberdeen City is 70 courts (including the 8 courts at Get Active @ Beach) and a population of 229,060 people[35] equating to 3.05 courts per 10,000 population.

[33] https://www.london.gov.uk/sites/default/files/sports_halls_report_2017.pdf

[34] LeisureDB Report, 2022

[35] https://www.nrscotland.gov.uk/files/statistics/council-area-data-sheets/aberdeen-city-council-profile.html#:~:text=Population%20Estimates,-Last%20updated%3A%20June&text=On%2030%20June%202020%2C%20the,of%20Scotland%20increased%20by%200.0%25.&text=Aberdeen%20City%20had%20the%208th,32%20council%20areas%20in%20Scotland.

5.1.2 Demand Analysis

Demand for sports halls has historically been for the following typical uses:

- Badminton,
- Basketball,
- Cricket,
- Netball,
- Volleyball,
- Handball,
- Korfball,
- Table tennis,
- Group exercise classes.
- 5-aside (depending on size of the hall)

The revenue generated from sports halls tend to represent less than 10%[36] of the income from a combined leisure facility and unless programmed effectively across school and community use will represent an underutilised space that attracts ongoing maintenance and operational costs.

Despite the recommendations for provisions per head of population for sports courts, the demand and hence revenue generated from these spaces is generally falling. This explains the trend in converting these spaces in existing facilities to increase utilisation and hence revenue generated through flexible play such as climbing, trampolining, and other play spaces.

Sport Aberdeen have confirmed that the existing sports hall is underutilised and represents approximately 8% of their income.

5.1.3 Sports Hall Conclusion

The current proposal does not include for a sports hall. If the proposed new facility were to have no sports hall provision, this would reduce the courts per 10,000 population to 2.7 for Aberdeen and 1.85 in the immediate Beach Leisure catchment.

It is evident that both locally and city wide, the sport court provision is currently below the recommended level. However, our internal research has identified from a sample of existing leisure centres, that there is a trend of sports hall spaces in the UK being repurposed as flexible spaces for activities such as climbing, trampolining, and soft play. This is in line with Sport Aberdeen's proposal to convert the existing sports hall space in previous studies and consultation.

Based on current low demand/use of the existing sports hall, the provision of a 9-court sports hall in a dedicated sports facility (Aberdeen Sports Village) within a 1-mile walk, and on industry trends/consultation with the existing operator, we would concur that the sports hall provision is not included in the new leisure centre. Consideration has been made for the provision of a flexible hall space that could cater to future demand for sports hall court space and/or play park facilities, however, this has been ruled out (refer to section 7.6).

5.2 Playing Pitches

The current proposal includes provision of 1 outdoor Multi Use Games Area (MUGA). A MUGA can cater to a large variety of different sports from one pitch, namely basketball, hockey, netball, volleyball, football, or rugby. However, certain finished surfaces are better suited to certain sports; for example, macadam is perfect for tennis, netball and basketball, whereas 3G surfaces are better for football and rugby.

[36] Sport England, 2017 Affordable Sports Centres with Community 25 m Pool Options

5.2.1 Supply

Table 14: Local Outdoor Sports Pitch and Court Provision

Centre	Distance (miles)	Provision
Aberdeen Sports Village	1	1 indoor 3G pitch, 1 outdoor water-based hockey pitch
The Raymond Kelly Pavilion and Aulton Outdoor Pitches	1.4	4 11-a-side and 6 7-a-side football pitches
Albury Sports Centre	2.1	4 tennis courts, bowling and putting greens
Hillhead Centre (University of Aberdeen)	2.3	Grass pitch and floodlit artificial pitch
Aberdeen Tennis Centre	2.4	4 indoor tennis courts, 5 outdoor tennis courts
Banks O' Dee Sports Club	2.9	1 outdoor 3G football pitch
Goals Aberdeen	3.7	10 5-a-side artificial grass football pitches
Ruthrieston Outdoor Sports Centre	4	6 tennis courts
Garthdee (Snowsports Centre)	4	3G pitch and grass pitch
Northfield 3G pitch	4.2	3G pitch
Get active @ Lochside 3G pitch	4.4	3G pitch
Hazlehead Joe Paterson Pavilion– Grass pitch	4.4	6 11-a-side and 4 7-a-side football pitches
Sheddocksley Pavilion and Pitches– Grass pitch	5.2	6 11-a-side football pitches
Get active @ Cults Astro turf	5.9	Astroturf
Get active @ Beacon - Dyce 3G pitch	8.7	3G pitch

There are two artificial/ 3G pitch offerings within a 3-mile drive catchment of the new facility. Neither of these are managed by Sport Aberdeen.

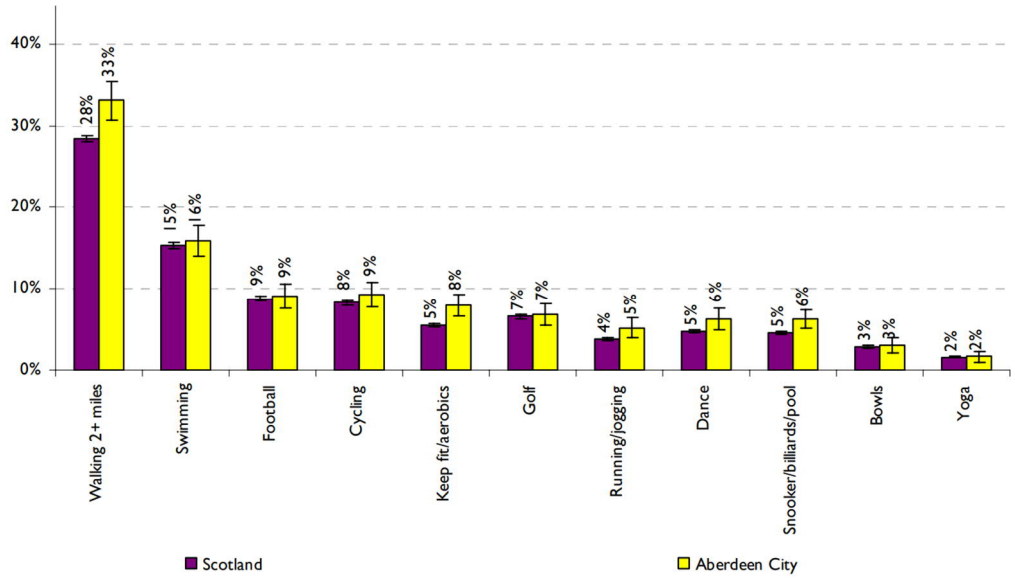
5.2.2 Demand

The 2016 Aberdeen Sports Facilities Strategy noted that 'Too much football use of sports halls limits the development of sports hall sports [basketball, netball, volleyball, etc] and is a direct result of the limited number of 3G pitches across the city.'[37]

Furthermore, the below figure[38] highlights the prominent popularity of football as a sport to participate in, with approximately 9% of the age 16+ population of Aberdeen city (and generally in Scotland) stating they participate in football at least once a month. In today's terms, that amounts to approximately 17,400 instances of participation in football every month: averaging to approximately 620 daily instances.

[37] https://committees.aberdeencity.gov.uk/documents/s64086/Sports%20Facilities%20Strategy%20Final%20for%20adoption%20by%20ACC.pdf

[38] https://sportscotland.org.uk/documents/participation/la/aberdeencity.pdf



Source: SportScotland Aberdeen City Adult Participation in Sport

Figure 9: Participation at least once a month by selected individual sports

5.2.3 Playing Pitches Conclusion

The ambition of the Aberdeen Sports Facilities Strategy is to increase the provision of 3G pitches so to alleviate the demand for indoor court space and increase participation in sports hall sports such as basketball and netball. Therefore, considering the benefit of a 3G pitch in adverse weather (which can be considered the reasoning behind use of indoor facilities for football), the lack of 3G pitch provision within 3 miles of the new leisure centre, and the prominence of participation in football in Aberdeen, it is considered reasonable to include a provision of 1 MUGA pitch with a 3G surface to cater to the demand for football spaces that can function in the winter months. This option can also cater to rugby and hockey, but cannot typically provide for netball, basketball or tennis.

Furthermore, the provision of tennis courts in the 3-mile drive catchment is deemed sufficient considering the specialist tennis facility at the Aberdeen Tennis centre. Demand for basketball and netball can more likely be met using existing indoor and outdoor sports court provision and will further be alleviated by the reduction of sports hall use for football due to the addition of a new 3G pitch (as identified in section 5.2.2).

However, the provision of a sports pitch does not align with the vision for the Beach Leisure Centre as a leisure destination i.e., leisure rather than sport performance. It is recommended that no sports pitch provision is included as this has the potential to confuse the message of the offering.

6 Sensory Centre

	Current Beach Leisure Centre	New Leisure Centre Proposal (AFL)	Sport Aberdeen Leisure Facility Proposals	Mott MacDonald Recommendation
Sensory Centre	• N/A	• 350 m^2 sensory centre, including: – Creche – Soft play – Sensory rooms	• Sensory zone – Interactive games floor – Bubble tubes – UV lighting – Heated waterbed – Fibre optics and projectors – Ball pool – Wet room with hoists – Hoists across whole room • Soft play zone – Musical steps – Interactive tunnels – Hopscotch floor panels – Giant rolling tunnel • Garden Zone – Sensory plants – Sounds-chimes – Plant/veg growing – Wheelchair seating area – Quiet space	• 350 m^2 sensory centre, including: – Creche – Sensory Soft play – Sensory rooms • Final facility mix to be developed by specialist sensory centre consultant. • Provision to have a joint function to accommodate sensory space for children and seniors

6.1 Sensory Room

6.1.1 Supply

There currently appears to be no sensory room offerings within the Aberdeen or Aberdeenshire catchment. The nearest sensory offerings are located near to Edinburgh, over 100 miles away.

A precedent for a sensory centre in a leisure facility can be seen at the new Allander leisure centre. It will host a 35m^2 Snoezelen Sensory Room, in addition to two quiet rooms totalling 13m^2 and a dementia friendly room at 24m^2.[39] This is in combination with the wet and dry leisure offering of a 25m pool, learner pool, sports hall, gym and studios.

A different precedent is set in Horsham, at The Bridge Leisure centre, which provides a 27m^2 sensory room in addition to its sports hall and gym and studio provisions[40].

[39] Information obtained from submitted planning application drawings https://planning.eastdunbarton.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=Q5NN8TGJI1K00

[40] Information obtained from submitted planning application drawings https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OBU8ZPIJLLW00

6.1.2 Demand

There is no published information for assessing demand for sensory centres. However, the demand for such a facility comes primarily from children with autism and other special educational needs (SEN). However, it can benefit all children, particularly those with physical difficulties, and those developing sensory skills (babies and toddlers).

As an example, a recent study by Newcastle University has identified an autism prevalence in 2-21 year olds of 1.76%[41],which when applied to the 2-21 year old population of Aberdeen City (46,520)[42] equates to approximately 930 children and young people who could directly benefit from such a centre.

Additionally, there would be further demand from those children with other SEN, physical difficulties and parents of babies and toddlers looking to develop their sensory skills.

Conversely, the current trend of the ageing population of Aberdeen highlights a potential future demand for sensory rooms and safe spaces for seniors with dementia, and other cognitive and neural disorders, as a Sensory Room can offer the opportunity for an activity that is free from cognitive demands and allows patients to feel relaxed and entertained. The older age population (65+) in Aberdeen City is projected to grow by 45% from 34,262 (2014) to 49,772 (2039)[43].

6.1.3 Conclusion

We conclude that a sensory centre would be a beneficial inclusion to the Beach Leisure Centre. The proposed area for the sensory centre including sensory spaces (indoor and outdoor), creche, sensory soft play and quiet rooms appear reasonable based on our research of similar facilities provided at Leisure Centres in the UK.

Further consultation with specialist sensory room designers and manufacturers will be required at the next stage to finalise facility mix and specific area requirements. Consideration should be given to tailoring the facility to both children and young people with special educational needs, and senior people with cognitive issues, due to the under provision of adult sensory facilities across Scotland.

6.2 Creche

There is likely to be a demand from parents who wish to use the gym and studio facilities at the new leisure facility and need a safe space to leave their children in the meantime. This demand could be met by the provision of a small creche to match the demographic profile for the gym. See sections 6 Sensory and section 8 Café / F&B Provision.

Precedents for this include the new Britannia Leisure Centre in Hackney, which hosts a creche facility at 73 m^2[44], and the new Harpenden leisure centre, whose creche facility sits at 55 m^2.[45] Judging by facility size, and gym/studio provision (150 station gym, 3 studios, 1 spin and 100 station gym, 2 studios, 1 spin respectively for Hackney and Harpenden), a creche facility in the region of 50m^2 is recommended.

[41] https://www.ncl.ac.uk/press/articles/archive/2021/03/autismratesincrease/

[42] https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/datasets/populationestimatesforukenglandandwalesscotlandandnorthernireland

[43] https://www.aberdeencity.gov.uk/sites/default/files/2018-07/Aberdeen%20Key%20Facts%20-%20Population.pdf

[44] Information obtained from planning application drawings https://planningapps.hackney.gov.uk/planning/index.html?fa=getApplication&id=60215

[45] Information obtained from planning application drawings https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=leisure%20centre#VIEW?RefType=PBDC&KeyNo=104947

7 Play Park

	Current Beach Leisure Centre	New Leisure Centre Proposal (AFL)	Sport Aberdeen Leisure Facility Proposals	Mott MacDonald Recommendation
Play Park	• N/A	• Trampoline & play park, clip n climb, soft play • Briefing room, WC's, café, kitchen, store, etc. • Children's party rooms	• Converted Sports Hall: – Sub divide and or mezzanine – Ninja TAG Active – Soft play zone – Climbing wall & bouldering [relocate existing TX offer] – Interactive eGaming/ iPlay zone – iFly –indoor sky diving – Kids party room[s]	• No Play Park provision

7.1 Introduction

This section considers the supply of soft play, climbing and trampolining as part of an indoor play park. Referencing the conclusion to Section 5 regarding sports halls, it should be considered in conjunction with a space that could accommodate multiple future uses as a commercially viable flexible space.

7.2 Soft Play

A soft play area is designed to encourage health and fitness in children and promote physical activity. Every soft adventure play area is used to accommodate the natural development of children through play incorporating running, bouncing, rolling, climbing, interactivity, special awareness, scrambling, swinging, sliding crawling etc. These facilities can be used by toddlers to young children, depending upon the design of the facility and equipment.

7.2.1 Supply

There is currently no provision for soft play in the existing leisure centre. The below table identifies soft play facilities in the Aberdeen City catchment.

Table 15: Soft Play Facilities in Aberdeen City

Facility	Age	Includes	Distance from site
Codonas Amusement Park (Smuggler's cove)	All ages	Dedicated soft play/adventure play area within the amusement park.	0.5 miles
Jump In Adventure Parks Aberdeen	All ages	Multiple trampolines Dodgeball and basketball courts A dedicated toddler area (Soft Play)	3 miles
Skyline Trampoline Park	4+	Multiple trampolines Soft Play Dodgeball court, battle beam, foam pits, climbing wall	15 miles

The Facility at Smuggler's Cove is in close proximity to the Beach Leisure Centre. It is an award-winning indoor and outdoor adventure play and family restaurant. Featuring chutes, tunnels, bridges, walkways, ball ponds and an interactive role-play area. It also hosts a dedicated toddler area with inflatable play, ball pits and a padded climbing frame.

The facility has capacity to host children's parties and access to the soft play is available exclusive of access to the amusement park.

7.2.2 Demand

Demand for a soft-play facility is dependent on the number of children within the catchment. Mid-2020 population estimate data from Office of National Statistics is shown below[46], identifying the number and distribution of age ranges in Aberdeen City and Aberdeenshire.

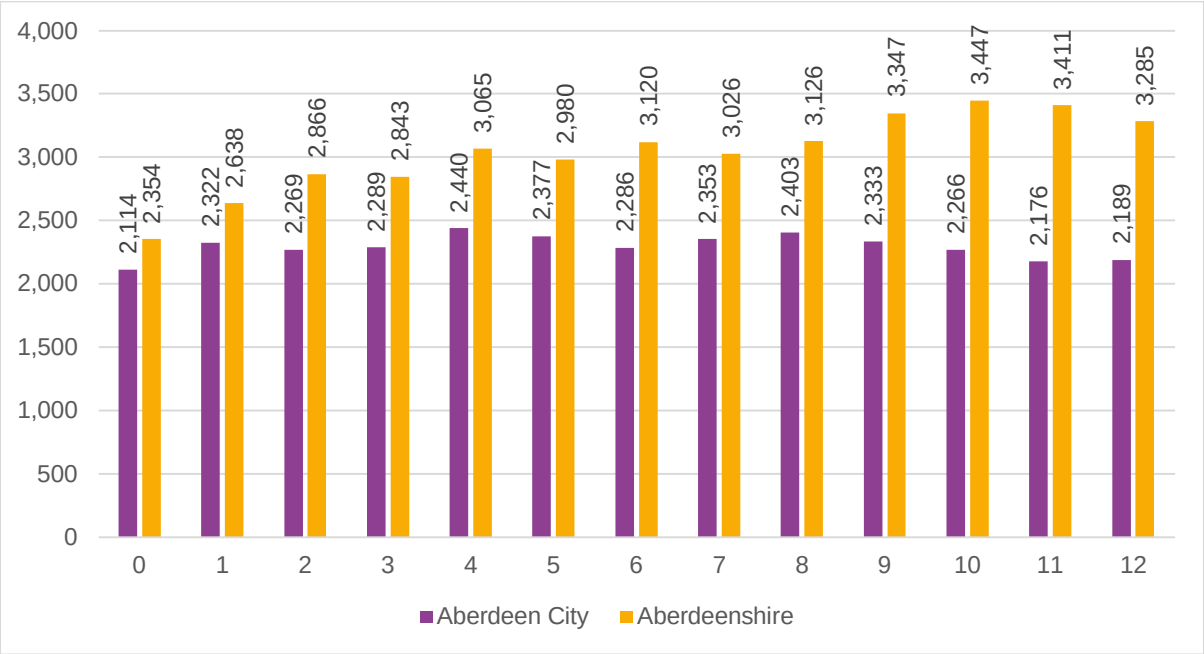


Figure 10: Population Age Distribution for Aberdeen City and Aberdeenshire (0-12)

The total estimated resident population of children aged 0-4 (main target market for soft play) across Aberdeenshire and Aberdeen City is approximately 25,000. There are approximately 33,000 children aged 5-10 for the same catchment.

Assuming a conservative average visit rate of 3 visits per annum, the potential number of visits for children aged 0-4 would be approximately 75,000, or an average of 206 visits per day. The potential number of visits for age 5-10 would be approximately 100,000, or an average of 274 visits per day. Therefore, a potential for approximately 480 visits per day excluding any additional demand associated with tourist visitors.

These numbers do not reflect peak times and cannot be solely relied upon. However, they provide a general overview of a possible demand profile. Information provided by the reception team at Smuggler's Cove suggests the total maximum capacity of the soft play at smugglers cove is approximately 150 children per session (adult:child ratio depending), which suggests the existing provision of soft play at Smuggler's Cove is sufficient for the local demand level.

[46] https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/datasets/populationestimatesforukenglandandwalesscotlandandnorthernireland

7.2.3 Conclusion

Although the demand for a destination indoor play centre appears to be addressed by the existing local supply, the provision of modestly sized soft play areas adjacent to food and beverage offering at Leisure Centres is a successful model in the UK market. There are many examples and a strong precedent for this provision in Scotland and the UK, generating additional revenue streams and further incentive across a wider demographic to visit the Leisure Centre. It is therefore reasonable to assume that there would be demand for a small soft play facility in the new leisure facility.

One example of this in a recently completed leisure facility is the Berwick Leisure Centre, which hosts a 3 storey, 33.1m^2 (approx. 100m^2 total) soft play adjacent to its café[47]. Notably, the leisure facility also contains a leisure pool.

Source: visitberwick.com

Figure 11: Soft Play Facility at Berwick Leisure Centre

7.3 Trampoline Park and Clip n Climb

Trampolining and climbing are two very different types of activities. However, both offer the same purpose of promoting physical activity and wellbeing, as well as improving strength, flexibility, and concentration. Both activities are low-impact exercises that can be undertaken by individuals of all sizes, ages, genders, and skill-levels.

7.3.1 Supply

There is currently no provision for trampolining and climbing in the existing leisure centre. The below table identifies trampolining and climbing facilities in the Aberdeen City catchment.

[47] Information obtained from planning application drawings https://publicaccess.northumberland.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PZKA0OQS0K500

Table 16: trampolining and climbing facilities in the Aberdeen City catchment

Facility	Age	Includes	Distance from site
Transition Extreme	9+	Over 800 square meters of climbing surface Skate and BMX park Outside zone including Leap of Faith, TX Trekking, Extreme Drop, Jacobs Ladder and Gladiator Challenge, 70ft zip line	0.5 miles
RGU Climbing Gym	5+	11 metre high Lead climbing gym, over three floors. Bouldering room plus a training board.	4 miles
Jump In Adventure Parks Aberdeen	All ages	Multiple trampolines Dodgeball and basketball courts A dedicated toddler area (Soft Play) Clip n Climb facility	3 miles
Skyline Trampoline Park	4+	Multiple trampolines Soft Play Dodgeball court, battle beam, foam pits, climbing wall	15 miles

The Transition Extreme facility is in close proximity to the Beach Leisure Centre. It is a local youth charity and social enterprise that that uses urban sports and their cultures to attract and engage the local youth population. This facility is recognised by Mountaineering Scotland as a Regional Hub providing year-round indoor & outdoor facilities including rock climbing, a high ropes course, skatepark, martial arts facilities, creative arts zone and cafe/community.

Jump in Adventure Park is the closest trampolining facility to the Beach Leisure Centre. This facility, which is one of ten jump in facilities around the UK, offers an extensive trampolining experience, targeted to children and young adults including open jump sessions, dodgeball games and fitness classes. The facility also offers a soft play area dedicated to toddlers and a clip n climb facility. Jump in Aberdeen specialises in hosting birthday parties for children.

7.3.2 Demand

Table 17: Analysis of facility capacity, target market, and utilisation

Facility	Capacity	Target Market	Utilisation
Transition Extreme **80,000 visitors per annum**	Climbing wall - 40 people Skatepark – 50 people	Children – young adults (9 -25)	Peak time for this facility is between 3:30-9pm on weeknights with children after school and young adults after work. Additionally, the facility is utilised at weekends by families with young children.
RGU Climbing Gym	Bouldering wall – 8 people	Young adults and university students (18-25)	As this facility sits on a university campus, peak times are term time

	Climbing wall – 12 people		weeknights for university groups.
Jump In Adventure Parks Aberdeen	Trampolines – 85 people Clip n Climb – 15 people	Children – young adults (4-25)	Peak times for this facility are weekdays after school and weekends for families and parties.
Skyline Trampoline Park **30,000 sq foot venue**	140 Children 100 Adults	Children – young adults (4 -25)	Peak time for this facility weekdays after school and weekends for families and children's parties.

Analysis of the table suggests that the demographic and target market for the trampolining and climbing experiences is children and young adults, ranging between ages 5-25.

Peak times and the highest utilisation for these facilities are weekdays after school with children's clubs and groups and weeknights with young adults after work. Additionally, findings suggest that these facilities are popular on weekends for families to spend time enjoying fun activities and for hosting children's birthday parties.

Demand for trampolining and climbing is dependent on the number of children and young adults within the catchment. Mid-2020 population estimate data from Office of National Statistics was used to establish the number and distribution of age ranges in the catchment area, and the number of yearly and daily visits to the attractions, assuming a conservative average visit rate of 5 visits per annum.

Table 18: Estimated Annual Visits to Trampoline/Climbing Facilities

Age range	Total estimated resident population	Yearly visits	Daily visits
5-9	27,351	135,000	370
10-14	27,056	135,000	370
15-19	23,985	120,000	328
20-24	29,634	150,000	410
			Total daily visits = 1,478

Although the above data does not reflect peak times and cannot be solely relied on, it provides a general overview of a possible demand profile. The capacities of existing facilities suggests that the existing provision of trampolining and climbing within the catchment area is sufficient for the local demand level.

7.3.3 Conclusion

Due to this well serviced local provision, it is not recommended that a dedicated climbing or trampolining park facility is included in the leisure centre.

7.4 Children's Party Rooms

Considering the market for the leisure pool will be mostly dedicated to younger children, there is a proven revenue stream and demand for children's parties, seen via the provision of a party room in a large number of leisure pools across the UK. Therefore, the provision of 1 party room is recommended as a minimum.

7.5 Play Park Conclusion

Further to the conclusion of Section 5.1.3, and the recommendations within this section, it is recommended that a dedicated Play Park is not included in the facility mix, and therefore a flexible space that could cater for future sports hall requirements and potential play park offerings is also not considered feasible.

Separately, a smaller scale soft play is recommended adjacent to the food and beverage offering. A minimum of 1 children's party room is also recommended.

8 Café/Food & Beverage Provision

8.1 Introduction

This section considers the supply of a Food & Beverage (F&B) provision within the leisure centre. This section investigates the different types of F&B provisions and offerings at recently refurbished leisure centres around the UK, before establishing the local demand for F&B provisions.

8.2 Supply

Aberdeen town centre has a high density of cafés and F&B offerings, and the esplanade/beachfront area also has a high density zone of F&B offerings to the south of the existing beach leisure centre location, which is approximately a 6 minute walk. However, there is currently no public café or F&B provisions at the beach leisure centre although there is an in-house café at transition extreme which is located approximately 500 yards of the beach leisure centre.

Table 19: Recently renovated and newly developed leisure centre F&B provisions

Name	Type of F&B provision	Location	Single or Dual access	Approximate F&B Floor Areas
The PEAK Stirling	Bar/social lounge seating approximately 80 people	First floor overlooking the public ice rink	Single	170 m^2 bar/social area, 15 m^2 bar counter, 45 m^2 kitchen
	Café	Ground floor in entrance foyer overlooking toddler pool	Dual access from the pool hall and the climbing wall	65 m^2 entrance foyer/café, 15 m^2 servery, 40 m^2 kitchen
Sands Scarborough	Restaurant	Ground floor adjacent to the pool hall	Dual access via the changing village, pool hall and outdoor spa facility	10m^2 bar, 30 m^2 cellar, 155 m^2 café area total
Morpeth Leisure Centre	Café	Ground floor adjacent to soft play, external seating terrace and overlooking pool hall	Single	310 m^2 café area total (including poolside and outdoor seating)
Berwick Leisure Centre	Café	Ground floor adjacent to soft play, external seating terrace and overlooking pool hall	Dual	275 m^2 café and viewing area, 25 m^2 servery, 20 m^2 kitchen
Allander Leisure Centre	Café Seats approximately 60 people	Ground floor reception area overlooking pool hall	Dual	240 m^2 Reception/Café area 20m^2 kitchen area
Woking Eastwood Leisure Centre	Café	Ground Floor overlooking learner pool	Single	145 m^2 café, 30m^2 reception/servery, 10 m^2 kitchen
	Bar	First Floor Club Room	Single	35 m^2 kitchen, 15 m^2 bar, 295 m^2 club room

To summarise, a café is the most common F&B provision in recently renovated and newly developed leisure centres across the UK. Appendix B shows that over 95% of all the new build/renovated leisure centres assessed include a café provision. Research shows it is becoming more common to have dual access in which the F&B offering is the focal point of the leisure centre and can be accessed by multiple areas/parts of the facility. Additionally, it is common for the F&B provision to be located with a viewing point overlooking an activity space such as the swimming or leisure pool hall and/or sports hall. This enables families and friends to socialise whilst their children or other members of their party are partaking in physical activity.

8.3 Demand

Demand for F&B could come from a number of user groups as noted below:

1. Parents or carers of children undertaking activities (e.g., leisure pool, soft play, etc) within the facility, but not participating themselves
2. Leisure pool users before, during and/or after leisure pool activity
3. Gym users pre and/or post workout
4. Spa users pre and/or post treatment / experience

8.4 Conclusion

It is recommended that the new leisure centre facility includes an F&B offering in the form of a licenced café / bar. It is recommended that this be a focal hub for the centre, with viewing of the activities within the centre, specifically the leisure pool and the soft play. The café / bar should also be located such that it is capable of serving users within the leisure pool facility and the preparation area is able to cater for the spa facility. A total café area of approximately 200m^2 is recommended based on precedent facilities.

It is envisaged that the F&B provision will be able to cater for the spa packages that incorporate F&B. However, more complex F&B packages can be provided by the ballroom facility such as high tea. Specialist catering advisors should be consulted when determining the food and beverage menu offering for each facility.

Source: Centerparcs.co.uk, Kuoni.com, Shutterstock

Figure 12: F&B Example: Center Parcs Café, Typical Spa Food and Beverage Offering

9 Conclusion

The recommended facility mix has been informed by the results of this study; however, the final facility mix should be informed by targeted research and consultation with existing and future members and user groups. Specialist design is also required at the next stage to finalise the individual attractions' facility mixes and floor areas.

The local population is largely made up of those aged 25-39, with a noted trend towards an ageing population. The proportion of children under 15 within the population is below the UK average, and above average for the 25-39 age group. Therefore, the recommended facility mix, whilst still catering for families and children, is more geared towards facilities appropriate for adults. However, consideration has also been made for visiting numbers of tourists.

It has been concluded that the new leisure centre should include a leisure pool modelled on the water park offering at Alpamere, Scarborough and the LC, Swansea. This includes a graded entry wave pool, a rapid run/lazy river, interactive water features, slides and flumes. It is also recommended that a café hatch and a seating area is provided within the leisure pool for users to purchase and consume food and beverages during their session. Maintenance of the existing swimming lesson provision is also required, without compromise to the leisure pool.

Overlooking the leisure pool facility, a central hub featuring a café and small soft play is recommended.

Further to specialist design, a sensory centre including sensory rooms and a sensory soft play is recommended, which can complement the addition of a creche. Consideration for adult sensory room provision should be included.

The existing gym provision is recommended to increase to accommodate the calculated latent demand for fitness; accommodating a 100-station gym and 3 fitness studios, with one studio dedicated to spin classes, and one studio having a potential immersive fitness class set up.

A MUGA outdoor pitch with 3G surface is not recommended as it not considered consistent with the leisure destination focus.

The existing sports hall is not recommended to be maintained in the new facility due to low local demand and dedicated sports facility provided nearby (Aberdeen Sports Village). Similarly, the provision of a play park with dedicated soft play, trampolining and/or climbing facility is also not recommended due to the extensive local provision of dedicated play parks that can sufficiently meet the demand.

Finally, a dedicated spa facility is recommended, including sauna, steam room, hydrospa pool, treatment rooms and more; as a destination spa, a USP offering (e.g, outdoor plunge pool) should also be included. It is recommended that an appropriate food and beverage offering is considered (which can be provided by the proposed café), further including potential packages with the Beach Ballroom catering provision.

A tabled summary of the recommended facility mix can be found in the executive summary.

A. Mosaic Profiles

A: CITY PROSPERITY
City Prosperity work in high status positions. Commanding substantial salaries they are able to afford expensive urban homes. They live and work predominantly in London, with many found in and around the City or in locations a short commute away. Well-educated, confident and ambitious, this elite group is able to enjoy their wealth and the advantages of living in a world-class capital to the full.
A01 World-Class Wealth: Global high flyers and families of privilege living luxurious lifestyles in London's most exclusive boroughs
A02 Uptown Elite: High status households owning elegant homes in accessible inner suburbs where they enjoy city life in comfort
A03 Penthouse Chic: City suits renting premium-priced flats in prestige central locations where they work hard and play hard
A04 Metro High-Flyers: Ambitious 20 and 30-somethings renting expensive apartments in highly commutable areas of major cities
B: PRESTIGE POSITIONS
Established families in large detached homes living upmarket lifestyles (7% of UK households)
Prestige Positions are affluent married couples whose successful careers have afforded them financial security and a spacious home in a prestigious and established residential area. While some are mature empty-nesters or elderly retired couples, others are still supporting their teenage or older children.
B05: Premium Fortunes - Influential families with substantial income established in distinctive, expansive homes in wealthy enclaves.
B06: Diamond Days - Retired residents in sizeable homes whose finances are secured by significant assets and generous pensions.
B07: Alpha Families - High-achieving families living fast-track lives, advancing careers, finances and their school-age kids' development.
B08: Bank of Mum and Dad - Well-off families in upmarket suburban homes where grown-up children benefit from continued financial support.
B09: Empty-Nest Adventure - Mature couples in comfortable detached houses who have the means to enjoy their empty-nest status.
C: COUNTRY LIVING
Well-off owners in rural locations enjoying the benefits of country life (6% of UK households)
Country Living are well-off homeowners who live in the countryside often beyond easy commuting reach of major towns and cities. Some people are landowners or farmers, others run small businesses from home, some are retired and others commute distances to professional jobs.
C10: Wealthy Landowners - Prosperous owners of country houses including the rural upper class, successful farmers and second-home owners.
C11: Rural Vogue - Country-loving families pursuing a rural idyll in comfortable village homes while commuting some distance to work.

C12: Scattered Homesteads - Older households appreciating rural calm in stand-alone houses within agricultural landscapes.
C13: Village Retirement - Retirees enjoying pleasant village locations with amenities to service their social and practical needs.
D: RURAL REALITY
Householders living in inexpensive homes in village communities (6% of UK households)
Rural Reality are people who live in rural communities and generally own their relatively low cost homes. Their moderate incomes come mostly from employment with local firms or from running their own small business.
D14: Satellite Settlers - Mature households living in expanding developments around larger villages with good transport links.
D15: Local Focus - Rural families in affordable village homes who are reliant on the local economy for jobs.
D16: Outlying Seniors - Pensioners living in inexpensive housing in out of the way locations.
D17: Far-Flung Outposts - Inter-dependent households living in the most remote communities with long travel times to larger towns.
E: SENIOR SECURITY
Elderly people with assets who are enjoying a comfortable retirement (8% of UK households)
Senior Security are elderly singles and couples who are still living independently in comfortable homes that they own. Property equity gives them a reassuring level of financial security. This group includes people who have remained in family homes after their children have left, and those who have chosen to downsize to live among others of similar ages and lifestyles.
E18: Legacy Elders - Time-honoured elders now mostly living alone in comfortable suburban homes on final salary pensions.
E19: Bungalow Haven - Peace-seeking seniors appreciating the calm of bungalow estates designed for the elderly.
E20: Classic Grandparents - Lifelong couples in standard suburban homes enjoying retirement through grandchildren and gardening.
E21: Solo Retirees - Senior singles whose reduced incomes are satisfactory in their affordable but pleasant owned homes.
F: SUBURBAN STABILITY
Mature suburban owners living settled lives in mid-range housing (8% of UK households)
Suburban Stability are typically mature couples or families, some enjoying recent empty-nest status and others with older children still at home. They live in mid-range family homes in traditional suburbs where they have been settled for many years.
F22: Boomerang Boarders - Long-term couples with mid-range incomes whose adult children have returned to the shelter of the family home.
F23: Family Ties - Active families with teens and adult children whose prolonged support is eating up household resources.
F24: Fledgling Free - Pre-retirement couples with respectable incomes enjoying greater space and spare cash since children left home.

F25: Dependable Me - Single mature owners settled in traditional suburban semis working in intermediate occupations.
G: DOMESTIC SUCCESS
Thriving families who are busy bringing up children and following careers (7% of UK households)
Domestic Success are high-earning families who live affluent lifestyles in upmarket homes situated in sought after residential neighbourhoods. Their busy lives revolve around their children and successful careers in higher managerial and professional roles.
G26: Cafés and Catchments - Affluent families with growing children living in upmarket housing in city environs.
G27: Thriving Independence - Well-qualified older singles with incomes from successful professional careers in good quality housing.
G28: Modern Parents - Busy couples in modern detached homes juggling the demands of school-age children and careers.
G29: Mid-Career Convention - Professional families with children in traditional mid-range suburbs where neighbours are often older.
H: ASPIRING HOMEMAKERS
Younger households settling down in housing priced within their means (9% of UK households)
Aspiring Homemakers are younger households who have, often, only recently set up home. They usually own their homes in private suburbs, which they have chosen to fit their budget.
H30: Primary Ambitions - Forward-thinking younger families who sought affordable homes in good suburbs which they may now be out-growing.
H31: Affordable Fringe - Settled families with children owning modest, 3-bed semis in areas where there's more house for less money.
H32: First-Rung Futures - Pre-family newcomers who have bought value homes with space to grow in affordable but pleasant areas.
H33: Contemporary Starts - Fashion-conscious young singles and partners setting up home in developments attractive to their peers.
H34: New Foundations - Occupants of brand new homes who are often younger singles or couples with children.
H35: Flying Solo - Bright young singles on starter salaries choosing to rent homes in family suburbs.
I: FAMILY BASICS
Families with limited resources who have to budget to make ends meet (7% of UK households)
Family Basics are families with children who have limited budgets and can struggle to make ends meet. Their homes are low cost and are often found in areas with fewer employment options.
I36: Solid Economy - Stable families with children renting better quality homes from social landlords.
I37: Budget Generations - Families supporting both adult and younger children where expenditure can exceed income.
I38 Economical Families - Busy families with children, who own their low-cost homes and budget carefully

I39: Families on a Budget - Families with children in low value social houses making limited resources go a long
way.
J: TRANSIENT RENTERS
Single people privately renting low cost homes for the short term (6% of UK households)
Transient Renters are single people who pay modest rents for low cost homes. Mainly younger people, they are highly transient, often living in a property for only a short length of time before moving on.
J40: Value Rentals - Younger singles and couples, some with children, setting up home in low value rented properties
J41: Youthful Endeavours - Young people endeavouring to gain employment footholds while renting cheap flats and terraces.
J42: Midlife Renters- Maturing singles in employment who are renting affordable homes for the short-term.
J43: Renting Rooms - Transient renters of low cost accommodation often within older properties
K: MUNICIPAL TENANTS
Urban renters of social housing facing an array of challenges (6% of UK households)
Municipal Tenants are long-term social renters living in low-value multi-storey flats in urban locations, or small terraces on outlying estates. These are challenged neighbourhoods with limited employment options and correspondingly low household incomes.
K44: Inner City Stalwarts - Long-term renters of inner city social flats who have witnessed many changes.
K45: City Diversity - Households renting social flats in busy city suburbs where many nationalities live as neighbours
K46: High Rise Residents - Renters of social flats in high rise blocks where levels of need are significant.
K47: Single Essentials - Singles renting small social flats in town centres.
K48: Mature Workers - Older social renters settled in low value homes in communities where employment is harder to find.
L: VINTAGE VALUE
Elderly people reliant on support to meet financial or practical need (7% of UK households)
Vintage Value are elderly people who mostly live alone, either in social or private housing, often built with the elderly in mind. Levels of independence vary, but with health needs growing and incomes declining, many require an increasing amount of support.
L49: Flatlet Seniors - Older social renters settled in low value homes who are experienced at budgeting.
L50: Pocket Pensions - Penny-wise elderly singles renting in developments of compact social homes.
L51: Retirement Communities - Elderly living in specialised accommodation including retirement homes, villages
and complexes.

L53: Seasoned Survivors - Deep-rooted single elderly owners of low value properties whose modest home equity provides some security.
M: MODEST TRADITIONS
Mature homeowners of value homes enjoying stable lifestyles (6% of UK households)
Modest Traditions are older people living in inexpensive homes that they own, often with the mortgage nearly paid off. Both incomes and qualifications are modest, but most enjoy a reasonable standard of living. They are long-settled residents having lived in their neighbourhoods for many years.
M54: Down-to-Earth Owners - Ageing couples who have owned their inexpensive home for many years while working in routine jobs.
M55: Back with the Folks - Older owners whose adult children are sharing their modest home while striving to
gain independence.
M56: Self Supporters - Hard-working mature singles who own budget terraces manageable within their modest wage.
N: URBAN COHESION
Residents of settled urban communities with a strong sense of identity (5% of UK households)
Urban Cohesion are settled extended families and older people who live in multi-cultural city suburbs. Most have bought their own homes and have been settled in these neighbourhoods for many years, enjoying the sense of community they feel there.
N57: Community Elders - Established older households owning city homes in diverse neighbourhoods.
N58: Cultural Comfort - Thriving families with good incomes in multi-cultural urban communities.
N59: Large Family Living - Large families living in traditional terraces in neighbourhoods with a strong
community identity.
N60: Ageing Access - Older residents owning small inner suburban properties with good access to amenities.
O: RENTAL HUBS
Educated young people privately renting in urban neighbourhoods (7% of UK households)
Rental Hubs contains predominantly young, single people in their 20s and 30s who live in urban locations and rent their homes from private landlords while in the early stages of their careers, or pursuing studies.
O61: Career Builders - Motivated singles and couples in their 20s and 30s progressing in their field of work from commutable properties.
O62: Central Pulse - Entertainment-seeking youngsters renting city centre flats in vibrant locations close to jobs and night life.
O63: Flexible Workforce - Self-starting young renters ready to move to follow worthwhile incomes from service sector jobs.

O64: Bus-Route Renters - Singles renting affordable private flats away from central amenities and often on main roads.
O65: Learners & Earners - Inhabitants of the university fringe where students and older residents mix in cosmopolitan locations.

B. New Build Leisure Facility Analysis (UK)

Facility	Postcode	Cost (million)	Open Date	Lane Pool		Learner Pool	Spectator Seating	Leisure pool	Health suite	Gym (no. of stations)	Studios (Multi use; Spin)		Sports hall (No. Courts)	Squash Courts	Soft Play	Creche	Café	3G pitches	MUGA	Tennis Court (Outdoors)	Other
Harpenden Leisure Centre, St Albans	AL5 2HU	£20	Sep-21	25m	6 lane	13 x 8m	75	No	Sauna, Steam Room and Relaxation Area	100	2	1	5	No	No	Yes	Yes	No	1	3	
Eastwood Leisure Centre, Woking, Surrey	GU21 5RF	£26	Oct-21	25m	6 lane	13x 10m	70	No	Sauna, steam room	65	2	0	5	No	No	No	Yes	1	No	No	Multi-purpose function room with bar facilities Running track, Cricket pitch, football pitch, Cricket nets (School sports field facility)
Duncan Edwards Leisure Centre, Dudley	DY2 8PA	£18	Jan-22	25m	8 lane	16.6 x 7m	112	No	Sauna	100	2	1	4	No	Yes	No	Yes	No	No	No	Meeting Room A Wellness Suite which encompasses power assisted exercise technology
Thirsk & Sowerby Leisure Centre, Hambleton (Refurbishment)	YO7 1LU	£4	Oct-21	25m	6 lane	13 x10m	No	No	Sauna	50	1	1	No	No	No	No	No	No	No	No	Only gym and spin studio added to existing floor plan in refurbishment, including a new roof.
Spen Valley Leisure Centre, North Kirklees	WF15 6LW	£19	Feb-22	25m	8 lane	20 x 10m	115	No	No	120	2	1	No	No	No	No	Yes	No	No	No	Library
Whitwick and Coalville Leisure Centre	LE67 3FE	£23	Feb-22	25m	8 lane	15 x 8.5m	100	No	Sauna, steam room	110	2	1	8	3	No	No	Yes	No	No	No	Clip and Climb
Berwick Leisure Centre, Berwick-upon-Tweed	TD15 2AS	£22.6	Feb-22	25m	5 lane	11 x 7m	None	Leisure area which includes race slides and aqua play	Spa includes a sauna, steam room, salt room, experience showers and spa pool	*	2	1	4	No	Yes	No	Yes	1	No	No	Indoor bowling green Sensory Room
Morpeth Leisure Centre	NE61 1JX	£21	Feb-23	25m	6 lane	12.5 x 4m	110	No	Sauna, Steam Room and Relaxation Area	100	2	1	4	No	Yes	No	Yes	No	No	No	Library Adult learning centre with 5 classrooms
Britannia Leisure Centre, Hackney	N1 5FT	£54	Jun-21	25m	6 lane	20 x 10m	50	Interactive flume, toddler pool and splash deck	Sauna, steam room	150	3	1	6	4	Yes	Yes	Yes	No	2	2	Rooftop tennis courts and 5-a-side pitches
The Bridge Leisure Centre, Horsham	RH12 3YS	£12.30	Oct-18	No	No	No	No	No	No	70	3	2	6	No	No	No	Yes	No	5	No	Clip n Climb Sensory Room

Facility	Postcode	Cost (million)	Open Date	Lane Pool		Learner Pool	Spectator Seating	Leisure pool	Health suite	Gym (no. of stations)	Studios (Multi use; Spin)		Sports hall (No. Courts)	Squash Courts	Soft Play	Creche	Café	3G pitches	MUGA	Tennis Court (Outdoors)	Other
West Norwood Health and Leisure Centre, Lambeth	SE27 0DF	£14	Aug-14	25m	6 lane	No	35	No	No	100	1	0	No	No	No	No	Yes	No	No	No	NHS customer service centre: consultants room + dental practice Large Meeting Room
Helensburgh Waterfront Leisure Centre (final stages of construction)	G84 8SQ	£22	Jun-22	25m	6 lane	20 x 10m	No	No	Sauna, steam room	* (290m^2)	2	0	No	No	No	No	Yes	No	No	No	
Allander Leisure Centre, Glasgow	G61 3DF	£43	Oct-22	25m	8 lane	20 x 7m	160	No	Sauna, Steam Room and 5 x 7m hydropool	* (547m^2)	2	1	8	2	No	No	Yes	No	3	1	Sports drome - including 3 football pitches and a tennis court Day Care Centre - including café, meeting rooms, treatment rooms and office; Sensory garden associated with the Day Care Centre to support therapeutic aims
The Sands Centre, Carlisle	CA1 1JQ	£27	Oct-22	25m	8 lane	20 x 8m	No	No	No	120	2	1	4	No	No	No	Yes	No	No	No	
Peterborough Regional Pool	PE1 5BW	£38	Works could begin in early 2022 and finish 18 months later	25m	8 lane	17 x 15m	300	350sqm leisure water with water features and toddler splash area	Sauna	175	3	1	4	No	Yes	No	Yes	No	No	No	
Meadowbank, Edinburgh	EH7 6AE	£49	Construction complete - not yet open	No	No	No	No	No	No	120	3	0	8	2	No	No	Yes	2	No	No	Outdoor athletics track with a 500 seat stand and outdoor throwing and jumps area Indoor athletics track and jumps space Meeting rooms
Eastwood	G46 6UG	£47.5*	Planning Granted March 22	50m	6 lane	Yes	Yes	Family fun pool with 1-2 flumes	Sauna / steam / jacuzzi	140	2	1	6	No	No	No	Yes	No	No	No	Gymnastics Studio Multi-functional cultural space (performance theatre) Interactive play area Small library space.
Western Way Development, Bury St Edmonds	*	£30.1*	Planning not yet submitted	25m	6 lane	Yes	150 seats	Destination fun pool will include an internal splash park with slides, jets, water cannons, flume and splash pool.	No	150	5	0	6	No	No	No	Yes	No	No	No	Improved Skatepark with a wider range of features New Athletics Pavilion, providing changing rooms, storage, club room and toilets for the users of the athletics track. Three treatment/consultation rooms .

Facility	Postcode	Cost (million)	Open Date	Lane Pool		Learner Pool	Spectator Seating	Leisure pool	Health suite	Gym (no. of stations)	Studios (Multi use; Spin)		Sports hall (No. Courts)	Squash Courts	Soft Play	Creche	Café	3G pitches	MUGA	Tennis Court (Outdoors)	Other
Dover Leisure Centre	CT16 3FZ	£26	2019	25m	8 lane	15 x 8.5m	250 seats	No	Small sauna and Steam Room	120	2	1	4	2	No	No	Yes	No	No	No	Clip interactive climbing Multi purpose room (for meetings, parties, soft play, creche)
Princes Parade Leisure centre, Folkestone	CT21 6AE	£23*	Estimated Summer 2024	25m	6 lane	12m (4 lanes)	100 Seats	No	No	100	2	1	No	No	No	No	Yes	No	No	No	Improved seasinde promenade, housing development, new public space/park
Winchester Sport and Leisure Park	SO23 9NR	£38	2021	50m	8 lane	20 x 10m	*	No	Yes (hydrotherapy suite)	200	2	1	8	4	No	No	Yes	No	No	No	Top Rock Fun climbing facility (14 activity lines, 9m high)
Stevenage Sport and Leisure Hub	*	£45*	Not granted planning permission yet	25m	10 lane	17 x 10m	320	10m x 10m leisure water zone	Sauna / steam / relaxation area	200	3	0	8	3	No	No	Yes	No	No	No	Meeting room for 30 people Soft play / Indoor climbing (400sqm) Crèche / Party room
Monmouth Leisure Centre (Refurbishment)	NP25 3DP	£7.40	2019	25m	5 lane	No	In café	No	Sauna, steam room and Jacuzzi	50-60	1	1	4	2	No	No	Yes	No	No	No	

* Data unavailable or unconfirmed

D. Ice Arena Facility Mix Review

Aberdeen Beachfront

Ice Arena
Market Analysis and Demand Assessment

May 2022

Confidential

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Aberdeen Beachfront

Ice Arena
Market Analysis and Demand Assessment

May 2022

Confidential

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Executive summary

This report assesses the need for the ice arena at the Beach Leisure Development.

There are currently two ice facilities in Aberdeen City area – Linx ice arena and the curling rink at 'Curl Aberdeen' which is approximately a 15-minute drive from the current Linx ice arena. 'Curl Aberdeen' is a specialist curling facility that does not offer other leisure uses for the ice rink.

The Linx ice arena consists of a 1,400 sqm (56 x 26m) ice pad, 1,100 spectator seats, 120 sqm hospitality lounge, changing facilities and a café. The facility offers the following to the public:

- Ice Skating,
  - Public Sessions
  - Parent and Toddler sessions
  - Relaxed Sessions – tailored to participants with additional support needs
  - Group and private ice skating lessons
  - Family ice disco (first Friday of every month)
- Figure Skating
- Ice Hockey Lessons/Training
- Private hire

The facility is also tenanted by Aberdeen Lynx Hockey Club who play in the Scottish National Ice Hockey League (SNL).

Seating Capacity

The evidence presented for the existing Linx ice arena suggests that attendances for SNL ice hockey matches at the venue are regularly close to capacity. Based on catchment area comparisons with Dundee and Fife, and to meet ambitions to join the EIHL, where the average attendance is 3,043, there is a case to recommend an increased arena capacity. It is concluded that the ice arena should provide a permanent capacity of 1,500 seats with consideration for allowing temporary and/or retractable seating for games and events with greater demand to a maximum of 2,000 spectator seats.

Ice Rink(s)

Using the IIHF Arena guide as guidance, and based on the above research and analysis, there is rationale to suggest size of the rink in the Lynx ice arena should be increased from 56m x 26m to the full size 60m x 30m to allow for EIHL compliance.

There is no compelling case for a second rink based on current supply and demand. There are also few precedents for dual pads in the UK; None of which are located in Scotland.

Hospitality

Overall, it is evident that VIP hospitality is a key offering for ice hockey games in order to generate extra revenue. It is clear that there is currently an under provisioning of VIP hospitality at the Linx ice arena. There is enough precedent in the UK to suggest the Linx ice arena should provide hospitality for 75 people in the form of hospitality lounges and boxes.

1 Local Context

This section reviews the local demographics of Aberdeen and examines the catchment area for a new Ice Arena to be located in the immediate vicinity of the existing Linx Ice Arena. The Linx Ice Arena is located approximately 1.5 miles east of Aberdeen City as indicated in Figure 1.

Source: Bing Maps

Figure 1.1: Linx Ice Arena Location

1.1 Population

The total population of Aberdeen City is 229,060 of which circa 195,000 are 15 years or older (85%).[1] Between 1998 and 2020, the population of Aberdeen City increased by 6.2%. In this time period, the 16 to 24 age group saw the largest percentage decrease (-16.5%). The 45 to 64 age group saw the largest percentage increase (+16.4%), indicating a trend towards an ageing population. Furthermore, between 2018 and 2028, the 0 to 15 age group is projected to see the largest percentage decrease (-3.2%) and the 75 and over age group is projected to see the largest percentage increase (+16.1%). In terms of size, however, 25 to 44 is projected to remain the largest age group.[2]

[1] https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/datasets/populationestimatesforukenglandandwalesscotlandandnorthernireland

[2] https://www.nrscotland.gov.uk/files/statistics/council-area-data-sheets/aberdeen-city-council-profile.html

Table 1: Population Age Segments

Age	United Kingdom		Scotland		Aberdeen City	
0-14	11,974,857	18%	859,790	16%	33,854	15%
15-24	7,816,838	12%	623,875	11%	28,278	12%
25-39	13,402,705	20%	1,106,939	20%	60,772	27%
40-59	17,522,378	26%	1,466,747	27%	56,858	25%
60-79	12,978,864	19%	1,137,042	21%	39,401	17%
80 +	3,385,592	5%	271,607	5%	9,897	4%

The average age of Aberdeen City is 39.5 years, similar to the average age of the UK of 40.4 years. The proportion of children aged 0-14 (15%) is below the UK average (18%), and the proportion of adults aged 25-39 (27%) is above the UK average (20%).

1.2 Health

Results of the 2016-2019 Scottish Health Surveys have been averaged and assessed[3] and provide the following insights into the health of Aberdeen City as a whole:

80% of the population consider themselves to have good or very good general health. Higher than the Scottish average of 72%

70% of the population deem themselves to have activity levels that meet recommendations, this is again higher than the Scotland national average of 65%.

24% of the population have a limiting long-term illness, which is less than the Scottish national average of 33%.

The data also indicates that Aberdeen City generally has a healthier Body Mass Index than the Scottish national average, with those classified as a 'healthy weight' standing at 38% compared to 33%.

Overall, the data indicates that the general health and wellbeing of the population of Aberdeen City is better than that of the Scottish nation.

1.3 Deprivation

According to the Scottish Index of Multiple Deprivation 2020[4], 29 of Aberdeen City's 283 data zones were in the 20% most deprived data zones in Scotland. The most health deprived data zone in the City is S01006684 which falls in 0-5% most deprived band and is in the Woodside neighbourhood. This falls in the 20-minute drivetime catchment for the Beach Leisure Centre redevelopment.

Unemployment in Aberdeen City currently lies at 4.1%, compared to 3.9% in Scotland and 4.4% in the UK.[5]

1.4 Car Ownership

The most recently available data on car ownership is that from the 2011 census. At that time, car ownership stood at 68.6% for Aberdeen City, and 85.7% for Aberdeenshire.[6]

[3] https://scotland.shinyapps.io/sg-scottish-health-survey/

[4] https://www.gov.scot/publications/scottish-index-of-multiple-deprivation-2020v2-local-and-national-share-calculator-2/

[5] https://www.nomisweb.co.uk/reports/lmp/la/1946157405/report.aspx#tabempunemp

[6] https://civitas.eu/cities/aberdeen

1.5 Local Demographics - Mosaic Groups

The 2018 business plan from Sport Aberdeen[7] identified the prominent mosaic groups in both Aberdeen City, and within their existing membership base. The findings were as follows:

Table 2: Aberdeen City and Sport Aberdeen Member Mosaic Groups

Mosaic Group	Aberdeen City	Sport Aberdeen Members
Rental Hubs	25.9%	15.1%
Municipal Challenge	8.5%	Not stated
Prestige Positions	8.0%	Not stated
Domestic Success	7.6%	13.1%
Modest Traditions	7.4%	11.2%
Aspiring Homemakers	Not stated	9.7%

The definitions of the mosaic groups can be found in Appendix A.

More specifically, the mosaic group figures for the 2-mile radius catchment from the existing beach leisure centre have been provided by The Leisure Database Company (TLDC) in a recent report commissioned by Mott MacDonald[8]. The results are below.

Table 3: Mosaic Profile - 2 Mile Radius

Mosaic Group (15+)	Beach Leisure Centre - 2 miles	Beach Leisure Centre - 2 miles %	Scotland	Scotland %	Penetration	Index
A City Prosperity	4,844	5.94	77,432	1.64	6.26	363
B Prestige Positions	1,178	1.45	376,599	7.96	0.31	18
C Country Living	0	0.00	354,089	7.48	0.00	0
D Rural Reality	0	0.00	601,535	12.71	0.00	0
E Senior Security	1,540	1.89	190,795	4.03	0.81	47
F Suburban Stability	467	0.57	238,345	5.04	0.20	11
G Domestic Success	2,246	2.76	389,626	8.24	0.58	33
H Aspiring Homemakers	671	0.82	312,626	6.61	0.21	12
I Family Basics	1,362	1.67	196,973	4.16	0.69	40
J Transient Renters	1,377	1.69	111,940	2.37	1.23	71
K Municipal Challenge	11,589	14.22	551,308	11.65	2.10	122
L Vintage Value	2,897	3.55	388,894	8.22	0.75	43
M Modest Traditions	1,429	1.75	362,479	7.66	0.39	23
N Urban Cohesion	4,047	4.97	81,989	1.73	4.94	287
O Rental Hubs	47,862	58.72	496,395	10.49	9.64	560
Adults 15+ estimate 2020	81,510	100.00	4,731,025	100.00	1.72	100

The following insight was also provided by The Leisure Database Company (TLDC).

[7] https://committees.aberdeencity.gov.uk/documents/s88108/Sport%20Aberdeen%20Business%20Plan%20Final%20August%20ACC%202018.pdf?txtonly=1

[8] Refer to section 3 for details of choice of catchment size

In terms of demographics, there is one Mosaic group that stands out in this area, and that is Rental Hubs (group O). These are young, single people in their 20s and 30s; representing an eclectic mix of students and young people with budding careers and more mundane starter roles, they live in urban locations in housing that attracts many young people. This group accounts for almost 59% of all adults aged 15+, a figure which is almost six times higher than the Scottish national average.

Almost a third (32%) of the population fall into a single type: O62 (Central Pulse) and these are smart young singles renting contemporary city centre flats. Many of those in type O62 have degrees and now earn good graduate-level starter salaries.

A montage of this dominant group and type is shown below.

Figure 1.2: Mosaic Profile Montage; O - Rental Hubs & O62 - Central Pulse

Good numbers also fall into type O66 (Student Scene – 9.4%) and these are the full-time students, mostly on undergraduate courses, who live in high density student accommodation close to Aberdeen university.

Type O64 (Bus-Route Renters– 8.5%) is also over-represented in this catchment. These are older than those in type O66 above with most typically aged between 25 and 35. Most are employed, but household incomes are fairly low. Montages of these types are shown below.

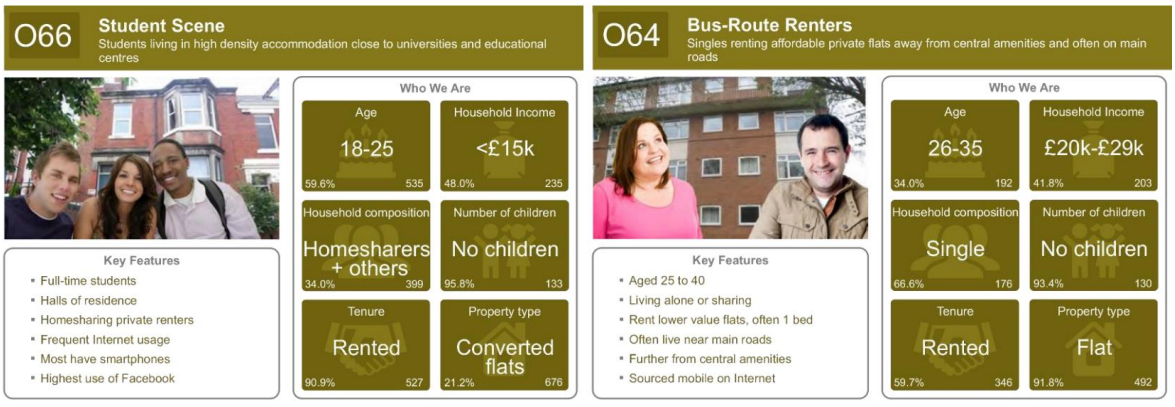


Figure 1.3: Mosaic Profile Montage; O66 - Student Scene & O64 - Bus-Route Renters

Type O65 (Learners and Earners) also features in this catchment, accounting for 6.4% of all people. These are undergraduate students, recent graduates who have stayed on at university and older people, sometimes with university positions.

Group K (Municipal Challenge) accounts for over 14% of the population, slightly above the Scottish average of 11.65% (this makes it the second most prominent Mosaic group in the Scotland population). Those in group K tend to be long-term social renters living in low-value flats in urban

locations, or small terraces on outlying estates. Many have been renting their flats for a number of years; often they are high-rise blocks built from the 1960s onwards.

In this catchment, the majority are classified as Streetwise Singles (type K47 – 8.5%). These tend to be people aged between 25 and 55 who are financially hard-up. They live in areas that suffer from high unemployment. Those that do work are in low-paid routine and semi-routine jobs.

Figure 1.4: Mosaic Profile Montage; O65 - Learners and Earners & K47 - Streetwise Singles

There are two other Mosaic groups which are represented at above average levels (when compared to the overall population in Scotland). Group A (City Prosperity) accounts for almost 6% of local people (compared to a national average figure of just 1.6%) and group N (Urban Cohesion) accounts for almost 5% of the population (compared to a national average figure of just 1.7%).

In each of these Mosaic groups, there is one type that really stands out: A02 (Uptown Elite) and type N60 (Ageing Access).

Uptown Elite represents 5.2% of local people and this is an affluent type consisting of high-status families with older or adult children living in smart city suburbs. They tend to be older than all other group A types, with most aged between 45 and 65.

Ageing Access represents 5% of local people and these are people that are approaching or beyond pensionable age; their average age is 63. Typically single, living alone and without children, these people enjoy living in small homes in busy inner suburbs.

The montages below show that those in type A02 are extremely affluent.

Figure 1.5: Mosaic Profile Montage; A02 - Uptown Elite & N60 - Ageing Access

All other Mosaic groups account for less than 4% of the catchment population.

In terms of age, this catchment population is younger than average. The number of people aged 40+ is significantly lower than average. Conversely, the number of those aged 18-39 is high.

2 Ice Arena Review

2.1 Current and Future Provisioning

The table below presents the Linx ice arena's current provision and the requirements set out for a new ice arena by Aberdeen City Council.

Table 4: Aberdeen City Council Ice Arena Requirements

Current Provision	Requirements[9]
1,400 sqm (56 x 26m) ice pad	Energy efficient and sustainable arena to contribute positively to ACC's ambitions for net zero carbon, be climate resilient and to use hydrogen as a power source.
1,050 spectator seats	An increase in seating capacity beyond 1,200
120 sqm hospitality lounge	An improved hospitality offer
Skate hire	To comply with the latest version of the IIHF design guidance
Changing areas	
Café	
Reception	
Management offices	
Meeting room	

2.2 Ice Hockey

The Linx Ice Arena is home to the Aberdeen Lynx Ice Hockey Team who play in the Scottish National Ice Hockey League (SNL). This section considers capacity, IIHF requirements and hospitality provision.

2.2.1 Spectator Capacity

The below table presents the capacities of ice arenas in the SNL.

Table 5: SNL Arena Seating Capacities

Club name	Arena name	Capacity[10]
Kirkcaldy Kestrels	Fife Ice Arena	2,462
Aberdeen Lynx	Lynx Ice Arena	1,100
Dundee Comets	Dundee Ice Arena	2,300
Paisley Pirates	Braehead Arena	4,000
Dundee Tigers	Dundee Ice Arena	2,300
Belfast SNL Giants	SSE Arena Belfast	9,957
North Ayrshire Wild	Auchenharvie Leisure Centre	250
Kilmarnock Thunder	Galleon Leisure Centre	400

According to the Aberdeen Lynx website, the team regularly attract over 1000 fans to home games, which is close to the 1100 spectator capacity[11]. The Aberdeen Lynx have stated their ambition to

[9] Aberdeen Beachfront Masterplan, Beachfront Projects Feasibility Report, November 2021 Rev P01, Keppie ACB-KEP-XX-XX-RP-A-852002

[10] Elite Prospects - Scottish National League (SNL)

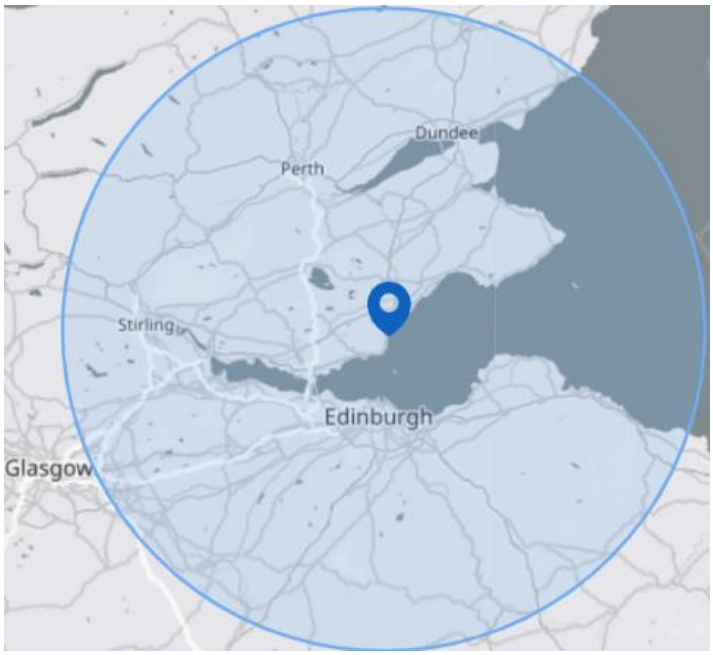
[11] About Aberdeen Lynx - Aberdeen Lynx Ice Hockey

establish an Elite Ice Hockey League Team (EIHL) in the future[12]. There are currently three Scottish teams in the EIHL. Attendance data for the 2019/20 EIHL season saw over 720,000 fans attend 239 league games, with an average attendance across the league at 3,043, increasing year on year.[13] The average ice arena capacity in the EIHL is 4,601. Guildford Spectrum has the smallest capacity ice arena of 2,200. Arena capacity would be a key consideration as part of any future decision in join the EIHL.

2.2.2 Population and catchment analysis

Analysis has been undertaken into the catchment populations of Aberdeen's closest SNL rivals the Kircaldy Kestrels and Dundee Comets. The Kircaldy Kestrels and Dundee Comets play at the Fife ice arena and the Dundee ice arena respectively. A 45-minute drive catchment area has been applied.

Kircaldy Kestrels play their home games in Fife, located on the east coast of Scotland which has a population of 374,130[14], which is 160,906 larger than Aberdeen. It is reasonable to believe from the catchment radius below that people could travel from Edinburgh, Stirling, Dundee and the outskirts of Glasgow (combined population of 727,836) to visit the Fife ice arena to watch an ice hockey match. Additionally, the Kircaldy Kestrels share the Fife ice arena with the Fife flyers who play in the Elite Ice Hockey League (EIHL). The Fife ice arena has a capacity of 2,462[15].

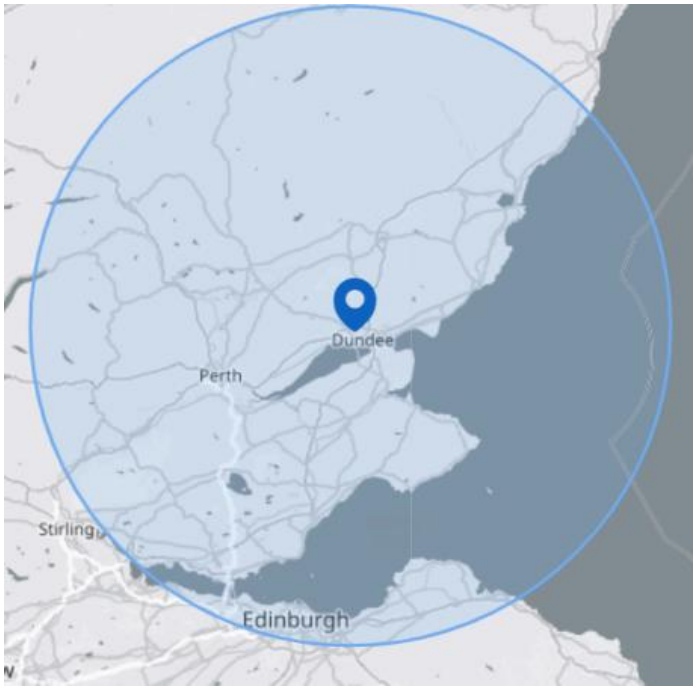


Source: https://radiusmap.traveltime.com/

Figure 2.1: Fife 45-minute drive catchment

Dundee is located on the east coast of Scotland and has a population of 141,930[16], which is 87,130 smaller than Aberdeen. Data from the catchment radius suggests that people could travel from Fife, Edinburgh, Perth, Forfar and its surrounding area to the Dundee ice arena to watch an ice hockey match. Additionally, the Dundee ice arena is shared between the Comets and the Tigers who both play in the Scottish National League and the Dundee Stars who play in the EIHL. The Dundee Arena has a capacity of 2,300[17].

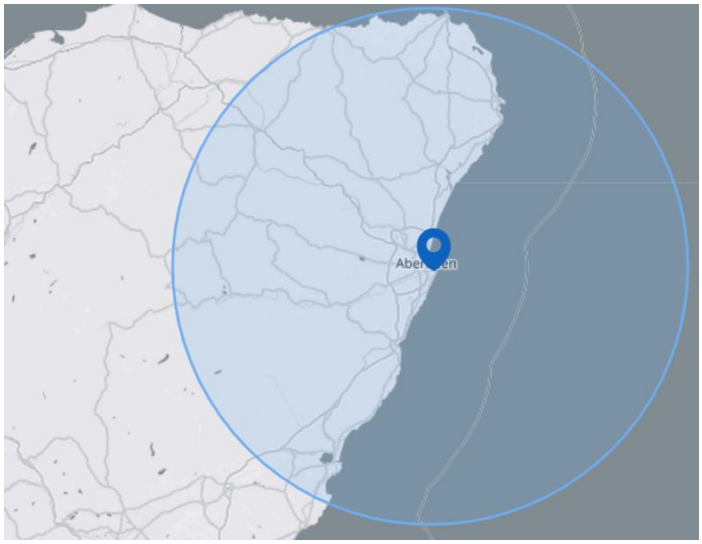
[12] How can the EIHL expand? (jamesflynn1992.wixsite.com)
[13] Attendances up over 2019/20 season | EIHL (eliteleague.co.uk)
[14] Fife (Council Area, Scotland, United Kingdom) - Population Statistics, Charts, Map and Location (citypopulation.de)
[15] Elite Prospects - Scottish National League (SNL)
[16] Population of Dundee 2022 | Dundee population - statistics (population-hub.com)
[17] Elite Prospects - Scottish National League (SNL)



Source: https://radiusmap.traveltime.com/

Figure 2.2: Dundee 45-minute drive catchment

In comparison to Fife and Dundee, Aberdeen has a population of 229,060[18]. However, the catchment radius does not include major cities, e.g., Edinburgh and Glasgow. The Linx Arena has a capacity of 1,100.



Source: https://radiusmap.traveltime.com/

Figure 2.3: Aberdeen 45-minute drive catchment

18 https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/datasets/populationestimatesforukenglandandwalesscotlandandnorthernireland

2.2.3 IIHF design guidance

The International Ice Hockey Federation (IIHF) has published a number of resources and documents to help with governance, competition standards, rule setting and requirements for the development of new ice arenas. These include:

- IIHF Official Rule Book (2018-2022)[19]: a document that sets out the competition standards and rules to be followed by ice hockey associations around the world.
- IIHF Arena Guide (2021)[20]: a collection of resources designed for anyone planning to build an ice rink. It is meant to aid in the decision-making process on what kind of ice rink to build.
- IIHF Ice Rink Guide (2016)[21]: prepared to help IIHF affiliated federations or future members to achieve simple and affordable ice rink projects, through providing the information necessary to help understand the technical and financial aspects of building an ice rink.

The English Ice Hockey Association (EIHA) and the Scottish Ice Hockey Association (SIHA) use the IIHF Official Rule Book as a base for the rules of the game in England and Scotland. However, due to the facilities on offer and the nature of the game in England and Scotland, some rules have been altered to fit the environment. Additionally, the arena and rink guides are targeted to ice hockey in Canada and the USA, therefore should be adapted to suit the environment in England and Scotland.

Based on the recommendation for a seating capacity of 1,500, according to the IIHF Arena Guide, the new ice arena project would fall between a 'Large' and 'Extra Large' project. However, due to the size of the game in the UK in comparison to the USA and Canada, it is more realistic to follow and use the characteristics of a 'Large' project as a guide. These are:

- A seating capacity of 200-1,500
- Two ice rinks
  - One full size (60m x 30m) for matches with tribunes and service facilities, PA system and scoreboard
  - One smaller rink with more minimal infrastructure
- Changing facilities
- Land requirement of c.6 acres / 2.5 hectares
- One refrigeration unit
- Insulated exterior building envelope (walls and ceilings)
- Mechanical ventilation system
- Efficient heating system incorporating heat recovery
- Dehumidification system
- Lighting system
- Likely requirement for a Building Automation & Control System (BACS)

2.2.3.1 Rink size

The size of the current ice rink at the Lynx ice arena is (56m x 26m) which is in line with the IIHF, EIHA & SIHA competition standards. However, with ambitions to play in the EIHL, it is advisable to increase the size of the rink to full size (60m x 30m). From the data available, it is evident that all teams in the EIHL have full size rinks (60m x 30m)[22].

[19] IIHF_Official_Rule_Book_2018.pdf
[20] Construction - Large Project (iihf.com)
[21] IIHF - IIHF Ice Rink Guide
[22] Rink finder - playicehockey.co.uk

2.2.3.2 Number of rinks/pads

The current Lynx ice arena provision includes one ice rink. There is no IIHF requirement for a second rink for competitive Ice Hockey purposes.

2.2.4 VIP Hospitality

This section reviews the current VIP hospitality offering at the Lynx ice arena and compares precedents from Ice Hockey teams in the UK. Conclusions will be drawn for the future VIP hospitality provisioning at the Linx ice arena.

2.2.4.1 Current Provision

Source: https://www.aberdeenlynx.com/

Figure 2.4: Linx Ice Arena Hospitality

The current provision for hospitality at the Linx Ice Arena is located at the north end of the rink and includes a lounge that provides light refreshments.

2.2.4.2 Precedents for VIP Hospitality

There are a number of similar ice arena facilities in the UK hosting SIHL, NIHL or EIHL ice hockey teams. Two ice hockey arena precedents have been presented below.

Guildford Spectrum

Source: https://www.guildfordspectrum.co.uk/

Figure 2.5: Guildford Spectrum

Guildford Spectrum is a 26-acre leisure complex in Guildford, Surrey. It has been the home of the Elite Ice Hockey League team, the Guildford Flames, since the £28m arena was opened in February 1983. The arena offers four VIP hospitality boxes for parties from 8 people to 18 people with prices starting at £175 and rising to £275[23]. Catering is excluded from the price and is available at extra cost. The total capacity for VIP hospitality is 72 people.

Link Centre Swindon

Source: https://www.better.org.uk/leisure-centre/swindon/the-link-centre

Figure 2.6: Link Centre Swindon

The Link Centre Swindon is a multipurpose leisure and sports venue which opened in 1985. It is an approved national centre for squad training for the National Ice-Skating Association and British Ice

[23] Guildford Flames Ice Hockey Club - Hospitality Box

Hockey Associations and is also home to the Swindon Wildcats Ice Hockey team who play in the National Ice Hockey League and Swindon Ice Figure club.

The arena offers a number of hospitality packages including:

- Corporate lounge – Private area on the first floor with a café offering hot food for up to 25 guests
- Royal box – Private area located on the balcony and can be booked for groups of 12.
- VIP café area – Located on the first floor concourse with a café offering hot food.

The total capacity for VIP hospitality is 70 people

2.2.4.3 International Designs

The Wayne Fleming Arena in Canada, home to the Winnipeg Ice Hockey team who play in the Western Ice Hockey League, upgraded their capacity from 1,400 to 1,600 in order to provide increased hospitality to customers. The main addition was creating a balcony on the east side of the arena for hospitality lounges and boxes. A number of hospitality packages are now available to customers including a party lounge providing in seat service and a close up view of the action, a VIP lounge open for weekend games with pre and post-game experience and a number of hospitality boxes. The hospitality offering can now accommodate up to 150 people.

Source: https://winnipegice.ca/wayne-fleming-arena-renovations

Figure 2.7: Wayne Fleming Arena

2.2.4.4 Demographic analysis

A review of the Mosaic groups above suggests that there is a clear target market for the hospitality offering. Uptown Elite's, which represent 5.2% of the local population have the most amount of disposable income and are therefore more likely to watch an ice hockey game in one of the hospitality offerings. There are c11,500 people that can be targeted.

2.2.5 Other events and alternate use of space

In order to generate extra revenue, it is becoming increasingly popular for venues to host extra events such as concerts or other live sports. Research suggests that this is common in dedicated ice arenas around. Two precedents have been presented below.

Ice Arena Wales

Opening in Cardiff in 2016, the Ice Arena was built not only to provide a permanent home for the Cardiff Devils ice hockey team, the British Elite Ice Hockey League, it was to provide a permanent multipurpose ice facility for the various clubs and public facilities for the city. The main arena, which has a seating capacity of 3,200 for ice hockey matches has hosted a number of events, including three boxing events, the first being on 16 July 2016 and three Cage Warrior events, the last being on

27 April 2019[24]. Capacities for these combat events reached 3,500, meaning an extra 300 floor seats were sold. At an average ticket price of £79, the event gained an extra £23,700 in revenue.

The ice rink in the main arena is removable and can be stored and kept in the correct condition whilst other events are in progress.

Coventry Skydome

The Coventry Skydome, which opened in 1999, is a 4,000 capacity multi-purpose ice rink and event arena which is home to the EIHL franchise the Coventry blaze and has hosted a number of international music and sports events[25]. The arena hosted numerous professional wrestling shows and established itself on the British wrestling circuit. Between 2005 and 2019 the venue hosted two WWE events, a TNA wrestling event and a Pro Wrestling Noah event. Additionally, the arena has hosted a number of music concerts and performances including UB40 and the SAMA African Music Festival[26]. A floor covering is placed over the rink allowing the arena to be converted into a versatile venue for events and concerts. The floor covering insulates the ice sheet, traps cold air to ensure a comfortable temperature in the arena and protects the ice from foot traffic and equipment.

2.2.6 Conclusion

Provision of a full-size ice rink (60m x 30m) for EIHL compliance, which the Lynx have aspirations to be a part of; 1,500 seat capacity with the potential to expand to 2,000 for one off games or events with higher demand; hospitality provision for 75 people.

[24] Ice Arena Wales • Public ice skating all year round • Visit Cardiff

[25] Planet Ice - The Skydome, Coventry (coventryskydome.com)

[26] SkyDome Arena Coventry, United Kingdom | Sports Club (addr.ws)

3 Leisure Uses

3.1 Ice Rink Leisure Uses

This section reviews and analyses the supply and demand profiles for the use of the ice rink for leisure purposes (public usage of ice rinks excluding usage for ice hockey games for public viewing).

3.1.1 Supply

There is currently limited provision of ice rinks in the areas surrounding Aberdeen City. The local supply for leisure use of ice rinks is limited to the curling rink 'Curl Aberdeen' which is approximately a 15-minute drive from the current Linx ice arena. This is a specialist curling facility that does not offer other leisure uses for the ice rink.

Further afield is the Forfar Indoor Sports Centre which hosts a curling rink that is also used for ice skating lessons and sessions. However, this is over an hour drive from the Linx ice arena.

Currently, the Linx Arena provides skating for leisure use in the following formats:

- Ice Skating,
  - Public Sessions
  - Parent and Toddler sessions
  - Relaxed Sessions – tailored to participants with additional support needs
  - Group and private ice skating lessons
  - Family ice disco (first Friday of every month)
- Figure Skating
- Ice Hockey Lessons/Training
- Private hire

The existing rink hosts a full schedule of these leisure activities. The publicly available normal schedule is shown below, with private hire, Aberdeen Lynx adult training sessions and ice hockey games not included.

Table 6: Publicly Available Linx Ice Arena Schedule

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
05:30	Closed					Closed	
06:00						Club Synchro Training	
06:30							
07:00							
07:30							
08:00							
08:30							
09:00			Closed		Closed		
09:30		Figure Skating (and Adult + Toddler)		Figure Skating			
10:00							
10:30							
11:00				Closed			
11:30		Figure Skating				Public Ice Skating	
12:00	Relaxed Ice Skate Session						
12:30							
13:00							Public Ice Skating
13:30	Figure Skating			Public Ice Skating			
14:00						Public Ice Skating	
14:30							
15:00							Public Ice Skating
15:30	Public Ice Skating						
16:00							

16:30						Hockey For All	
17:00				Aberdeen Linx Ice Skating Club			
17:30	Lynx - Learn to Play		Lynx - Learn to Play				
18:00							
18:30	Lynx - U12		Lynx - U12				
19:00		Aberdeen Linx Ice Skating Club					Club Synchro Training
19:30	Lynx - U14		Lynx - U14	Public Ice Skating	Public Ice Skating		
20:00						Closed	
20:30	Lynx - U16		Lynx - U16				Aberdeen Predators - Training
21:00							
21:30		Closed			Closed		
22:00	Closed			Aberdeen North Stars Training			
22:30							
23:00							Closed
23:30							

Sources: Club websites, Sport Aberdeen

3.1.2 Demand

Current usage of the existing facility was provided by Sport Aberdeen[27], with membership to the ice rink, and admissions as follows:

Table 7: Linx Ice Arena Admissions

Admissions	2016/17	2017/18	2018/19	2019/20	2020/21
Linx Ice Arena	111,590	93,893	74,986	85,618	10,699

Table 8: Linx Ice Arena Memberships

Memberships at year end	2018/19	2019/20	2020/21
Linx Ice Arena	234	224	208

Not including years impacted by the pandemic, where admissions to the facility were restricted by the government, it is evident that the annual admissions for the ice arena were falling.

However, the ice arena is currently home to three separate ice hockey clubs, two figure skating clubs, and the University of Aberdeen Ice Skating Society, which all provide demand for the ice rink that cannot be met elsewhere within a reasonable catchment.

In terms of requirement for a dual rink arena, the only dual rink ice arenas in the UK were assessed with respect to their 20-minute drive time population catchment. From the below table, it is evident that the catchment population for Aberdeen is not sufficient to justify a dual rink ice arena.

Table 9: Dual Rink Catchment Analysis

Dual Rink Ice Facility	Postcode	20 Minute Drive Population (assumed 12pm drivetime)
Nottingham - National Ice Centre	NG1 1LA	351,317
Sheffield - iceSheffield	S9 5DA	287,273
Cardiff - Ice Arena Wales	CF11 0JS	202,953
Lee Valley Ice Centre (Under Construction)	E10 7QL	450,533
Aberdeen - Linx Ice Arena	**AB24 5NR**	**197,662**

[27] Beachfront Project Data Request Feb 2022, Sport Aberdeen

3.1.3 Conclusion

Based on the analysis undertaken there is not sufficient evidence of demand to justify the requirement for a second pad. It is recommended that a single ice pad is provided.

3.2 Ice Climbing Wall

This section reviews a proposed inclusion of an ice climbing wall.

3.2.1 Supply

There are very limited indoor ice climbing facilities in the UK, with the nearest to the Linx Ice arena, the Ice Factor, being over 4 hours' drive away. The Ice Factor (opened 2003), based at Kinlochleven in the West Highlands of Scotland, is the biggest indoor Ice Climbing arena in the World, with an average of 130,000 annual visitors[28]. It hosts a 15m high ice wall, covering an area of approximately 800m^2. The facility also includes an award winning rock climbing facility, steam room and sauna, and food and beverage provision.

It should be noted that this facility is situated within the 'heartland of British Mountaineering', and within a few miles of Ben Nevis, a natural outdoor ice climbing destination.

Source: www.ice-factor.co.uk

Figure 8: The Ice Factor Facility Map

3.2.2 Demand

There is no published information for assessing demand for Ice Climbing walls, however, the assumed age range for participants is limited to 16-50 due to the extreme nature of the activity. Although an Ice climbing wall would be an asset to the local community, demand would likely be driven by tourist visits. This is seen at the Ice Factor, who claims a 180,000 annual visitation, despite

[28] https://www.ice-factor.co.uk/about-us/

the locality of Kinlochleven having a population of 760 (mid-2020 estimate)[29]. However, the Ice Factor, as noted in section **Error! Reference source not found.**, is situated in a tourist destination for mountaineering and extreme outdoor activities, so the same source of demand cannot necessarily be found for Aberdeen.

3.2.3 Conclusion

Due to the specialist nature of an ice climbing wall, and the likely link between facility success/demand and the proximity of other specialist adventure activities such as natural ice climbing, the inclusion of an ice climbing wall is not recommended.

[29] https://www.nrscotland.gov.uk/statistics-and-data/statistics/statistics-by-theme/population/population-estimates/settlements-and-localities/mid-2020

4 Ice-Based Performances

This section reviews the supply and demand for ice-based performances in the local area, and assesses the provision requirement for the new facility.

4.1 Supply

'Disney on Ice' is currently being hosted at the P&J Live complex, approximately a 20-minute drive from the existing Linx Ice Arena. The shows are held on a temporary ice rink in the main events space. Previously, these were held at the AECC, which has since been demolished and replaced by the P&J Live complex.

The Linx Ice Arena itself has also previously hosted ticketed ice-based performances, however this has been limited to performances of local figure skating clubs.

Source: Sport Aberdeen

Figure 9: Spectators at Ice Skating Performance, Linx Ice Arena

4.2 Demand

There is evidence of a consistent demand for ice-based performances in Aberdeen, seen by the return of the Disney on Ice events year on year. However, these big ticket events require appropriate event facilities, and the current performance at P&J Live has a seating capacity of over 3,500.

Local-scaled demand for club showcase events is provided by parents and friends of the members of the local ice-skating clubs as defined in section 3.

4.3 Conclusion

Although the new ice arena should be tailored to suit the provision of ice performances, it would not be appropriate to host bigger ticketing events such as Disney on ice as the capacity would not be sufficient, and demand not adequately proven to increase capacity accordingly.

However, smaller performances will be easily catered for by adapting the proposed Ice Hockey game provision. Provision of performance lighting rigs should be considered to better enhance the ice-performance based offering, which could also be used for ice-hockey games to create the competitive atmosphere renowned in higher level ice hockey games.

5 Conclusion

The following provision has been concluded:

- One full size ice rink (60m x 30m) for EIHL Compliance
- A seating capacity of 1,500 with potential to increase capacity by up to 500 seats for single events
- Provision for 75-person hospitality provision

A. Mosaic Profiles

A: CITY PROSPERITY
City Prosperity work in high status positions. Commanding substantial salaries they are able to afford expensive urban homes. They live and work predominantly in London, with many found in and around the City or in locations a short commute away. Well-educated, confident and ambitious, this elite group is able to enjoy their wealth and the advantages of living in a world-class capital to the full.
A01 World-Class Wealth: Global high flyers and families of privilege living luxurious lifestyles in London's most exclusive boroughs
A02 Uptown Elite: High status households owning elegant homes in accessible inner suburbs where they enjoy city life in comfort
A03 Penthouse Chic: City suits renting premium-priced flats in prestige central locations where they work hard and play hard
A04 Metro High-Flyers: Ambitious 20 and 30-somethings renting expensive apartments in highly commutable areas of major cities
B: PRESTIGE POSITIONS
Established families in large detached homes living upmarket lifestyles (7% of UK households)
Prestige Positions are affluent married couples whose successful careers have afforded them financial security and a spacious home in a prestigious and established residential area. While some are mature empty-nesters or elderly retired couples, others are still supporting their teenage or older children.
B05: Premium Fortunes - Influential families with substantial income established in distinctive, expansive homes in wealthy enclaves.
B06: Diamond Days - Retired residents in sizeable homes whose finances are secured by significant assets and generous pensions.
B07: Alpha Families - High-achieving families living fast-track lives, advancing careers, finances and their school-age kids' development.
B08: Bank of Mum and Dad - Well-off families in upmarket suburban homes where grown-up children benefit from continued financial support.
B09: Empty-Nest Adventure - Mature couples in comfortable detached houses who have the means to enjoy their empty-nest status.
C: COUNTRY LIVING
Well-off owners in rural locations enjoying the benefits of country life (6% of UK households)
Country Living are well-off homeowners who live in the countryside often beyond easy commuting reach of major towns and cities. Some people are landowners or farmers, others run small businesses from home, some are retired and others commute distances to professional jobs.
C10: Wealthy Landowners - Prosperous owners of country houses including the rural upper class, successful farmers and second-home owners.
C11: Rural Vogue - Country-loving families pursuing a rural idyll in comfortable village homes while commuting some distance to work.

C12: Scattered Homesteads - Older households appreciating rural calm in stand-alone houses within agricultural landscapes.
C13: Village Retirement - Retirees enjoying pleasant village locations with amenities to service their social and practical needs.
D: RURAL REALITY
Householders living in inexpensive homes in village communities (6% of UK households)
Rural Reality are people who live in rural communities and generally own their relatively low cost homes. Their moderate incomes come mostly from employment with local firms or from running their own small business.
D14: Satellite Settlers - Mature households living in expanding developments around larger villages with good transport links.
D15: Local Focus - Rural families in affordable village homes who are reliant on the local economy for jobs.
D16: Outlying Seniors - Pensioners living in inexpensive housing in out of the way locations.
D17: Far-Flung Outposts - Inter-dependent households living in the most remote communities with long travel times to larger towns.
E: SENIOR SECURITY
Elderly people with assets who are enjoying a comfortable retirement (8% of UK households)
Senior Security are elderly singles and couples who are still living independently in comfortable homes that they own. Property equity gives them a reassuring level of financial security. This group includes people who have remained in family homes after their children have left, and those who have chosen to downsize to live among others of similar ages and lifestyles.
E18: Legacy Elders - Time-honoured elders now mostly living alone in comfortable suburban homes on final salary pensions.
E19: Bungalow Haven - Peace-seeking seniors appreciating the calm of bungalow estates designed for the elderly.
E20: Classic Grandparents - Lifelong couples in standard suburban homes enjoying retirement through grandchildren and gardening.
E21: Solo Retirees - Senior singles whose reduced incomes are satisfactory in their affordable but pleasant owned homes.
F: SUBURBAN STABILITY
Mature suburban owners living settled lives in mid-range housing (8% of UK households)
Suburban Stability are typically mature couples or families, some enjoying recent empty-nest status and others with older children still at home. They live in mid-range family homes in traditional suburbs where they have been settled for many years.
F22: Boomerang Boarders - Long-term couples with mid-range incomes whose adult children have returned to the shelter of the family home.
F23: Family Ties - Active families with teens and adult children whose prolonged support is eating up household resources.
F24: Fledgling Free - Pre-retirement couples with respectable incomes enjoying greater space and spare cash since children left home.

F25: Dependable Me - Single mature owners settled in traditional suburban semis working in intermediate occupations.
G: DOMESTIC SUCCESS
Thriving families who are busy bringing up children and following careers (7% of UK households)
Domestic Success are high-earning families who live affluent lifestyles in upmarket homes situated in sought after residential neighbourhoods. Their busy lives revolve around their children and successful careers in higher managerial and professional roles.
G26: Cafés and Catchments - Affluent families with growing children living in upmarket housing in city environs.
G27: Thriving Independence - Well-qualified older singles with incomes from successful professional careers in good quality housing.
G28: Modern Parents - Busy couples in modern detached homes juggling the demands of school-age children and careers.
G29: Mid-Career Convention - Professional families with children in traditional mid-range suburbs where neighbours are often older.
H: ASPIRING HOMEMAKERS
Younger households settling down in housing priced within their means (9% of UK households)
Aspiring Homemakers are younger households who have, often, only recently set up home. They usually own their homes in private suburbs, which they have chosen to fit their budget.
H30: Primary Ambitions - Forward-thinking younger families who sought affordable homes in good suburbs which they may now be out-growing.
H31: Affordable Fringe - Settled families with children owning modest, 3-bed semis in areas where there's more house for less money.
H32: First-Rung Futures - Pre-family newcomers who have bought value homes with space to grow in affordable but pleasant areas.
H33: Contemporary Starts - Fashion-conscious young singles and partners setting up home in developments attractive to their peers.
H34: New Foundations - Occupants of brand new homes who are often younger singles or couples with children.
H35: Flying Solo - Bright young singles on starter salaries choosing to rent homes in family suburbs.
I: FAMILY BASICS
Families with limited resources who have to budget to make ends meet (7% of UK households)
Family Basics are families with children who have limited budgets and can struggle to make ends meet. Their homes are low cost and are often found in areas with fewer employment options.
I36: Solid Economy - Stable families with children renting better quality homes from social landlords.
I37: Budget Generations - Families supporting both adult and younger children where expenditure can exceed income.
I38 Economical Families - Busy families with children, who own their low-cost homes and budget carefully

I39: Families on a Budget - Families with children in low value social houses making limited resources go a long
way.
J: TRANSIENT RENTERS
Single people privately renting low cost homes for the short term (6% of UK households)
Transient Renters are single people who pay modest rents for low cost homes. Mainly younger people, they are highly transient, often living in a property for only a short length of time before moving on.
J40: Value Rentals - Younger singles and couples, some with children, setting up home in low value rented properties
J41: Youthful Endeavours - Young people endeavouring to gain employment footholds while renting cheap flats and terraces.
J42: Midlife Renters- Maturing singles in employment who are renting affordable homes for the short-term.
J43: Renting Rooms - Transient renters of low cost accommodation often within older properties
K: MUNICIPAL TENANTS
Urban renters of social housing facing an array of challenges (6% of UK households)
Municipal Tenants are long-term social renters living in low-value multi-storey flats in urban locations, or small terraces on outlying estates. These are challenged neighbourhoods with limited employment options and correspondingly low household incomes.
K44: Inner City Stalwarts - Long-term renters of inner city social flats who have witnessed many changes.
K45: City Diversity - Households renting social flats in busy city suburbs where many nationalities live as neighbours
K46: High Rise Residents - Renters of social flats in high rise blocks where levels of need are significant.
K47: Single Essentials - Singles renting small social flats in town centres.
K48: Mature Workers - Older social renters settled in low value homes in communities where employment is harder to find.
L: VINTAGE VALUE
Elderly people reliant on support to meet financial or practical need (7% of UK households)
Vintage Value are elderly people who mostly live alone, either in social or private housing, often built with the elderly in mind. Levels of independence vary, but with health needs growing and incomes declining, many require an increasing amount of support.
L49: Flatlet Seniors - Older social renters settled in low value homes who are experienced at budgeting.
L50: Pocket Pensions - Penny-wise elderly singles renting in developments of compact social homes.
L51: Retirement Communities - Elderly living in specialised accommodation including retirement homes, villages
and complexes.

L53: Seasoned Survivors - Deep-rooted single elderly owners of low value properties whose modest home equity provides some security.
M: MODEST TRADITIONS
Mature homeowners of value homes enjoying stable lifestyles (6% of UK households)
Modest Traditions are older people living in inexpensive homes that they own, often with the mortgage nearly paid off. Both incomes and qualifications are modest, but most enjoy a reasonable standard of living. They are long-settled residents having lived in their neighbourhoods for many years.
M54: Down-to-Earth Owners - Ageing couples who have owned their inexpensive home for many years while working in routine jobs.
M55: Back with the Folks - Older owners whose adult children are sharing their modest home while striving to
gain independence.
M56: Self Supporters - Hard-working mature singles who own budget terraces manageable within their modest wage.
N: URBAN COHESION
Residents of settled urban communities with a strong sense of identity (5% of UK households)
Urban Cohesion are settled extended families and older people who live in multi-cultural city suburbs. Most have bought their own homes and have been settled in these neighbourhoods for many years, enjoying the sense of community they feel there.
N57: Community Elders - Established older households owning city homes in diverse neighbourhoods.
N58: Cultural Comfort - Thriving families with good incomes in multi-cultural urban communities.
N59: Large Family Living - Large families living in traditional terraces in neighbourhoods with a strong
community identity.
N60: Ageing Access - Older residents owning small inner suburban properties with good access to amenities.
O: RENTAL HUBS
Educated young people privately renting in urban neighbourhoods (7% of UK households)
Rental Hubs contains predominantly young, single people in their 20s and 30s who live in urban locations and rent their homes from private landlords while in the early stages of their careers, or pursuing studies.
O61: Career Builders - Motivated singles and couples in their 20s and 30s progressing in their field of work from commutable properties.
O62: Central Pulse - Entertainment-seeking youngsters renting city centre flats in vibrant locations close to jobs and night life.
O63: Flexible Workforce - Self-starting young renters ready to move to follow worthwhile incomes from service sector jobs.

O64: Bus-Route Renters - Singles renting affordable private flats away from central amenities and often on main roads.
O65: Learners & Earners - Inhabitants of the university fringe where students and older residents mix in cosmopolitan locations.
O66: Student Scene - Students living in high density accommodation close to universities and educational centres.

E. Commercial Attraction Study

Aberdeen Beachfront

Commercial Attraction Viability Study

June 2022

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Aberdeen Beachfront

Commercial Attraction Viability Study

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1 Introduction and Methodology

Mott MacDonald have carried out a viability study to assess the suitability of commercial attractions on the Aberdeen Beachfront.

A long-list of options for potential commercial attractions have been assessed through a set of “lenses” to test the appropriateness of these options being provided at Aberdeen Beachfront, as shown in Figure 1.

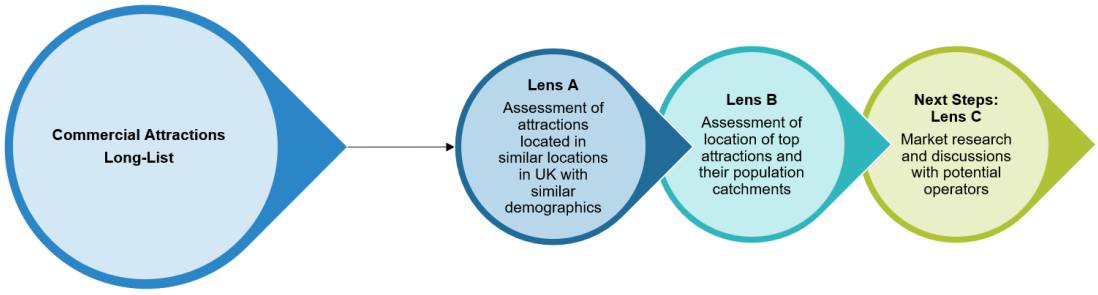


Figure 1: Viability Study Methodology

For this study, the long list of commercial attractions has been categorised into:

- Family / group attractions: bowling, escape rooms, bubble football, zoo, aquarium
- Creative: museum, art gallery, live music hall, education centre, crafts, cinema
- Active: trampoline park, skate park, go karting, snow sports centre
- Entertainment: amusements, theme park, water park, crazy golf
- Multi-Activity / Experience Venues
- Observation Towers & MICE : i360, vertical pier

For Lens A, an assessment is first been carried out to determine UK locations with similar population and gross disposable household income (GHI). The identified locations are then researched to determine the type of commercial attractions available. Following this, Lens B is an assessment of the location of a selection of UK attractions and their corresponding 1-hour car drive population catchments, to compare against Aberdeen’s population catchment.

2 Analysis

2.1 Lens A: Attractions in similar locations with similar demographics

Data from the Office for National Statistics (ONS) has been used to map population statistics for the UK against gross disposable household income, this information is provided in Appendix A. Based on this data, the following seaside locations were identified as having a similar population and GDHI to Aberdeen:

- North Yorkshire
- Northumberland
- East Cumbria
- Devon
- South West Wales
- East Sussex
- Southend-on-Sea
- Bournemouth & Poole

Information on commercial attractions and activities available along the identified beachfronts has been explored and summarised in a matrix provided in Table 1. The number of attraction types already available in Aberdeen City are included in the table for reference. A breakdown of the attraction types for Aberdeen can be seen in Appendix B.

Table 1: Matrix of Attractions at Seaside Locations

Location		Attraction Type					
		Groups/Family	**Creative**	**Active**	**Entertainment**	**Observation Towers & MICE**	**Multi-Activity / Experience Venues**
Aberdeen City		**9**	**12**	**8**	**2**	**3**	**2**
North Yorkshire	Whitby		X		X	X	
	Scarborough	X			X		
Northumberland	Bamburgh					X	
	Tynemouth	X	X		X	X	
	Seaton Carew	X			X		
	Redcar		X		X	X	
East Cumbria	Seascale		X	X			
	Whitehaven		X				
Devon	Plymouth	X	X	X	X		
	Torquay	X			X		
	Dartmouth		X				
	Exmouth		X		X		
South West Wales	Tenby			X			
East Sussex	Eastbourne		X		X	X	
	Brighton	X	X	X	X	X	
	Hastings	X	X	X	X		
	Littlehampton	X		X	X		
	Worthing	X	X		X		
Essex	Southend-on-Sea	X			X		
Bournemouth & Poole	Bournemouth	X			X	X	X
	Poole		X	X			

The Aberdeen Beachfront Research report from Legends highlighted the potential for a Multi-Activity or Experience Venue such as Bear Grylls adventure. Our analysis has highlighted that none of the seaside locations with a similar population and GDHI to Aberdeen offer a multi-activity venue.

Bournemouth however, which has a similar GDHI to Aberdeen, albeit a slightly higher population, opened a multi-activity facility called Rock Reef in 2014. This popular attraction is operated by The Openwide group and is a unique attraction concept combining numerous adventure sports themed activities into an all year round attraction. Openwide Group are looking to roll out the concept throughout the UK.

The pricing for Rock Reef structure starts at £12 for an individual activity and peaks at £30 for the ultimate adventure. The most popular attraction, the PierZip however can be hired out privately for £500. Further financial analysis is ongoing to establish further detail about the attraction.

The most common beachfront attractions have been identified as Creative and Entertainment attractions. An additional entertainment or activity-based attraction may be the most suitable for Aberdeen beachfront, based on the existing offering in Aberdeen and in order to complement the current concepts for developing the leisure offering at the beachfront.

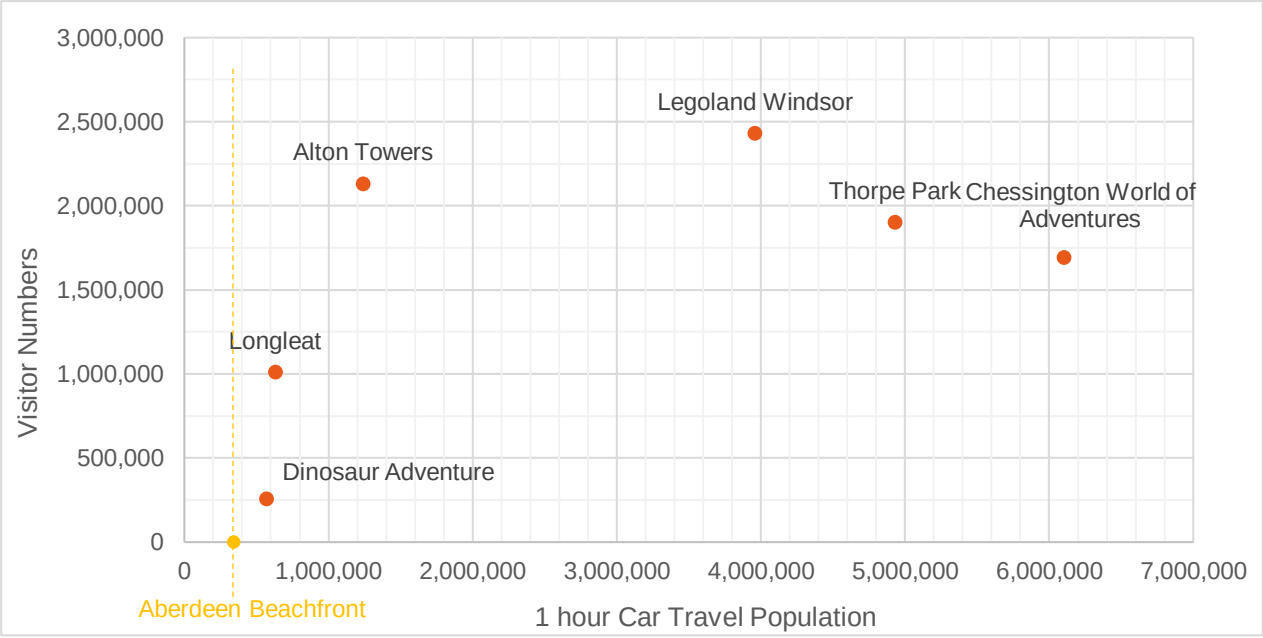
2.2 Lens B: Top attractions and their population catchments

Data on visitors to attractions in the UK has been collated from Visit Britain (information available for attractions in England only) and Visit Scotland, and supplemented by available information from Statista for UK Merlin theme parks, to establish top attractions across the UK, as listed in Appendix C. Data has been collated for 2019 for visitor numbers pre Covid-19 restrictions in 2020 / 2021.

Based on the data available, top attractions are found to be predominantly in London / South-East and are museum or art gallery type attractions. However, Information is limited to attractions that have provided their visitor information to Visit Britain / Visit Scotland.

The most relevant UK attractions (theme parks and leisure) that have provided data on visitor numbers for 2019 have been mapped against their population catchments within a 1-hour car journey, as shown in Table 2 as a comparison against Aberdeen Beachfront's population catchment, which is estimated to be 342,500 based on QGIS and TravelTime data.

Table 2: Visitor Numbers vs 1-hour Car Travel Population



From the data available, Aberdeen Beachfront's catchment is most comparable to *Roarr! Dinosaur Adventure* in Norwich, with a catchment of approximately 570,900, which experienced 250k visitors in 2019.

A comparison of visitor numbers to these attractions against visitor numbers to the region in which they are located has been mapped to determine if there is any correlation, as shown in Figure 2. This information has been collated from data included in the Great British Tourism Report 2019 (for overnight visitors) and Great Britain Day Visitor 2019 Annual Report, included in Appendix C. The data available for the region visitors is

an average of 2017, 2018, and 2019 data and is a sum of the overnight visitors, based on “holiday” tourism only, and day tourism values for 3 hours+ day visits.

Figure 2: Attraction Visitor Numbers vs Region Visitor Numbers

There is a lack of positive correlation between the two data sets, which Dinosaur Adventure experiencing low numbers of visitors compared to Norwich’s overall visitor numbers. However, the data indicates that Aberdeen City experiences a large number of visitors annually (13.5 million) that the Beachfront development may be able to capture.

Due to the lack of visitor data available for attractions, a comparison of visitor numbers to options identified in Legends' Aberdeen Beachfront Research report from May 2021 has not been able to be carried out. Instead, population catchment data has been collated to provide a comparison to Aberdeen's 1-hour and 2-hour car journey population, which is circa 340k and 690k respectively.

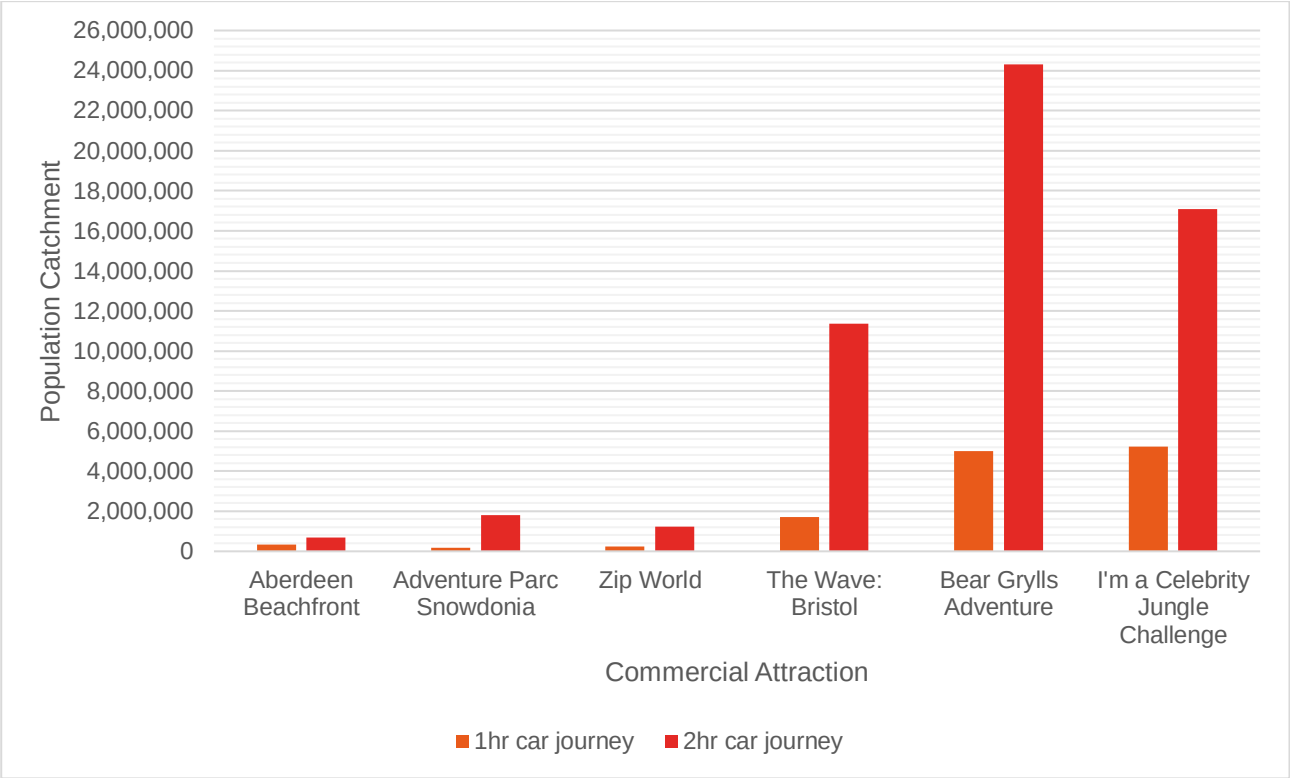


Figure 3: 1-hour and 2-hour car drive population catchments for commercial attractions

Without engaging with Merlin Entertainment, it is assumed based on this available data that a Bear Grylls Adventure attraction is unlikely to be an option for Aberdeen.

Adventure Parc Snowdonia and Zip World have similar, although marginally lower, population catchments for a 1-hour car journey, but higher population catchments for a 2-hour car journey. As a result, Aberdeen may be an attraction location for an attraction such as Adventure Parc Snowdonia. The comparison of the Adventure Parc and Zip World is more clearly shown in Figure 4.

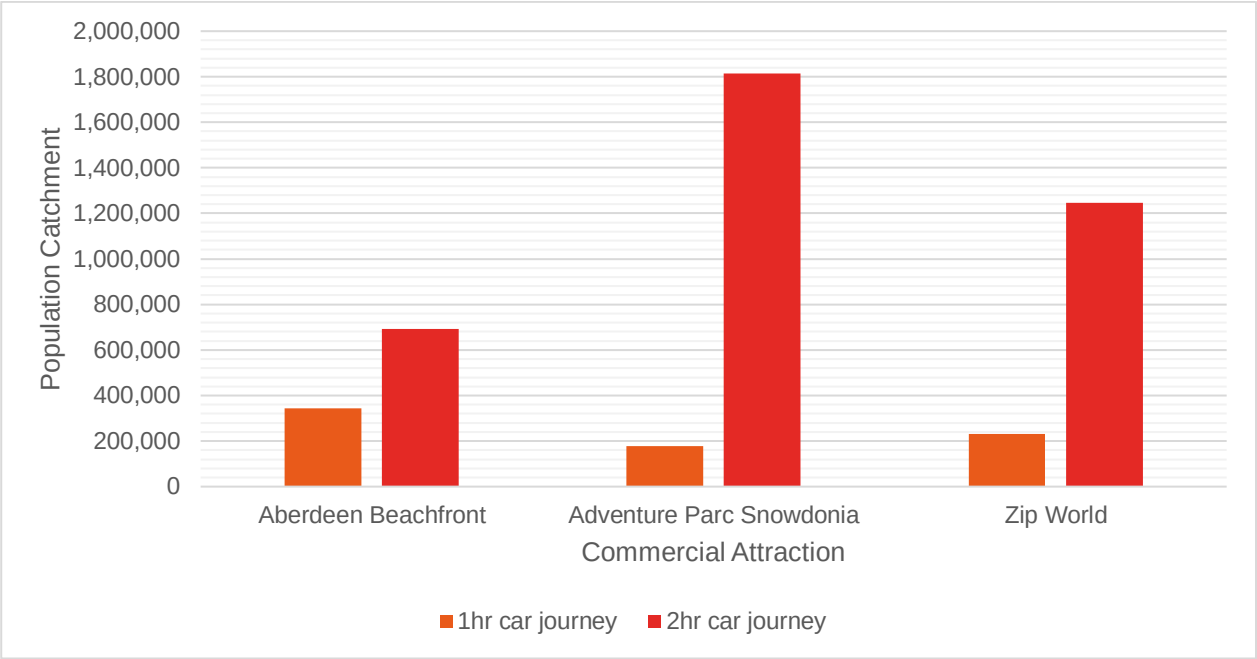


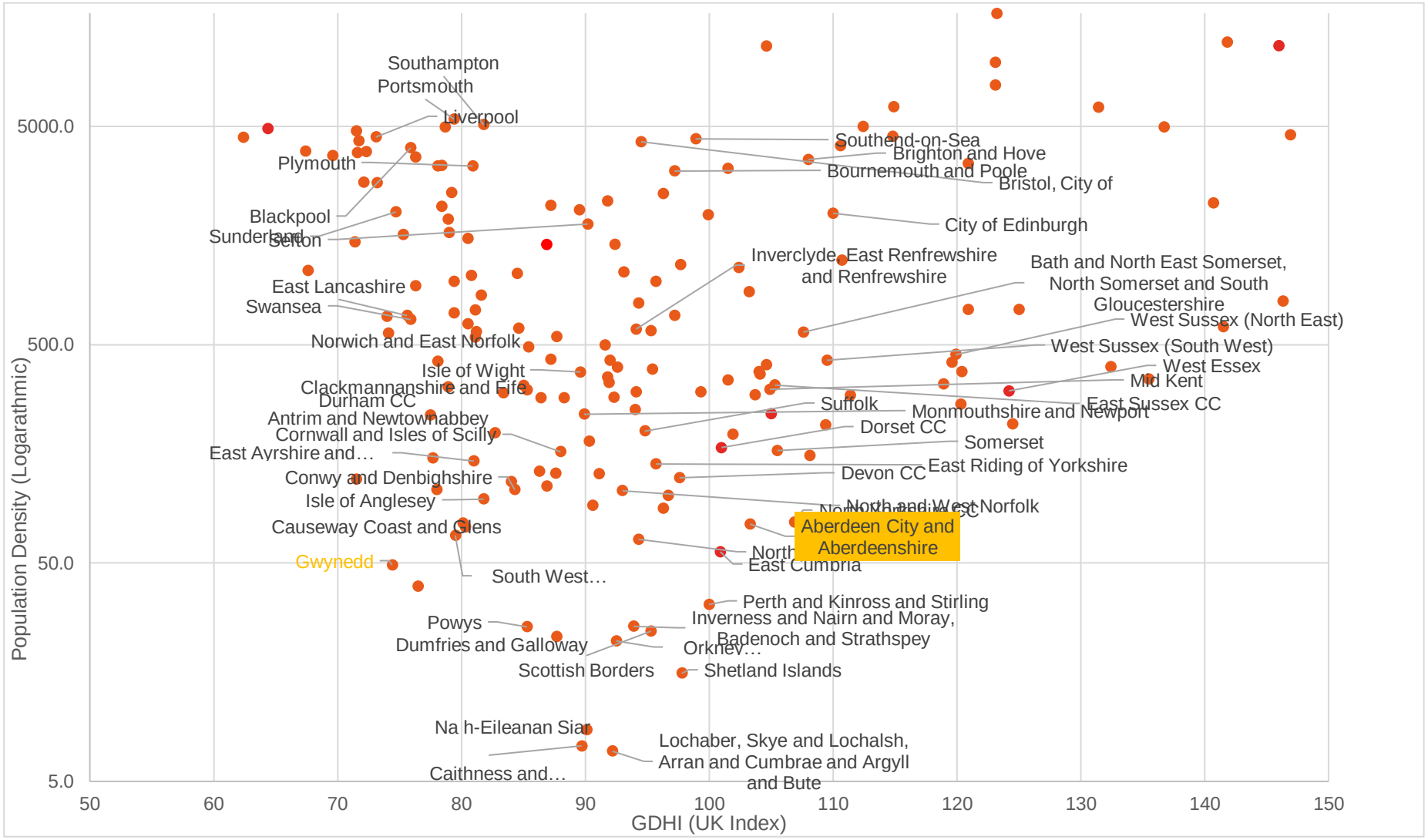
Figure 4: Comparable 1-hour and 2-hour car drive population catchments for commercial attractions

3 Next Steps

The following additional research and analysis is required before determining which commercial attractions are most viable for Aberdeen:

- Market Testing: Approach a selection of operations to establish the appetite for opening an attraction in an area like Aberdeen

A. Appendix A - Population Density vs GDHI Data



B. Appendix B - Aberdeen City Attractions

Groups/Family	Creative	Active	Entertainment	Observation towers & MICE	Multi-activity venues
Codona's	Aberdeen science museum	Jump in	Codona's amusement park	Aberdeen art gallery	Transition extreme
Lane 7	Kings museum	Skyline trampoline park	Private island adventure golf	Cowdray hall	Jump in adventure park
Breakout games	The Gordon Highlanders museum	Innoflate		Aberdeen maritime museum	
The locked door	Aberdeen maritime museum	Transition extreme			
Bavanshee	Aberdeen art gallery	East Tullos skate park			
Escape 808	The Nicole Porter gallery	Codona's go karting			
Hazelead park pets corner	Ministry of crafts	Kartstart indoor raceways			
	Music hall	Adventure Aberdeen snowsports			
	Cineworld union square				
	Cineworld queen's links				
	Vue cinema				
	James F Donald Aberdeen cinema				

C. Appendix C - Top UK Attraction Data

Attraction	Region	2019 visitors[1]	Free / Paid
British Museum	London	6,239,983	Free
Tate Modern	London	6,098,340	Free
The National Gallery	London	6,011,007	Free
Natural History Museum	London	5,423,932	Free
V&A South Kensington	London	3,992,198	Free
The Royal Yacht Britannia	Scotland	3,572,171	Paid
Science Museum	London	3,301,975	Free
Tower of London	London	2,984,499	Paid
Somerset House	London	2,841,772	Free
Legoland Windsor	South East	2,430,000	Paid
Royal Botanic Gardens, Kew Gardens	London	2,316,699	Paid
National Museum of Scotland	Scotland	2,210,114	Free
Edinburgh Castle	Scotland	2,167,366	Paid
Alton Towers	West Midlands	2,130,000	Paid
Chester Zoo	North West	2,086,785	Paid
Thorpe Park	South East	1,900,000	Paid
Kelvingrove Art Gallery & Museum	Scotland	1,832,097	Free
Tate Britain	London	1,808,637	Free
St Paul's Cathedral	London	1,716,417	Paid
Chessington World of Adventures	South East	1,690,000	Paid
National Portrait Gallery	London	1,619,694	Free
Windermere Lake Cruises, Bowness	North West	1,613,785	Paid
Stonehenge	South West	1,604,248	Paid
Scottish National Gallery	Scotland	1,583,231	Free
Westminster Abbey	London	1,574,401	Paid

[1] Visit Britain, Visit Scotland, and Statista

D. Appendix D - Tourism Statistics

D.1 Overnight Tourism Trips[2]

		All Tourism	Holidays	VFR	Business
Attraction	**Region**	**in millions**			
Chessington	Kingston Upon Thames	0.281	0.090	0.170	0.010
Thorpe Park	Runnymede	0.081	0.032	0.031	0.013
Legoland Windsor	Windsor And Maidenhead	0.540	0.315	0.126	0.087
Alton Towers	Staffordshire Moorlands	0.250	0.174	0.065	0.012
Longleat	Wiltshire	1.088	0.539	0.436	0.096
Dinosaur Adventure	Norwich	0.743	0.273	0.290	0.129
Aberdeen	Aberdeen City	0.543	0.203	0.177	0.139

D.2 Day Tourism Trips[3]

		3 Hour +	TDV
Attraction	**Region**	**Volume (millions)**	**Volume (millions)**
Chessington	Kingston Upon Thames	11.2	8.4
Thorpe Park	Runnymede	1.5	1.1
Legoland Windsor	Windsor And Maidenhead	5.4	4.0
Alton Towers	Staffordshire Moorlands	2.6	1.5
Longleat	Wiltshire	17.5	10.2
Dinosaur Adventure	Norwich	22.1	10.5
Aberdeen	Aberdeen City	13.3	6.5

[2] Great Britain Annual Tourist Report 2019

[3] Great Britain Day Visitor Report 2019

F. Venue Comparisons

Case Study	Key Learning Points for Aberdeen City Council
Brentford Community Stadium - Brentford	The Brentford Community Stadium is a stadium in Brentford, West London, that is the home of both Premier League club Brentford and Premiership Rugby club London Irish. 1 Brentford's original ground was Griffin Park which has a capacity of 12,300 and achieved an average attendance of 10,257 and was located a mile from the new stadium. Its facilities were outdated, and the venue couldn't attract a wider crowd. The business lost £5 million a year in 2013 and 2014. In 2021 the old Griffin Park site was given planning permission for 75 homes, but this is still under discussion in terms of the most effective scheme. The new venue opened in 2020 and forms the centrepiece of a mixed-use masterplan, offering residential accommodation and regenerative opportunities offering an exceptional experience with world-class hospitality options. The stadium is located on a 7.6 acres (31,000 m2) site, 365 days active with community activity days and 910 new homes. The new stadium is suitable for use for both association football and rugby union matches. Brentford Football club own and operate the stadium. Construction Cost: £71 Million (Part of a larger 3250 million regeneration project. Capacity: 17,250 (2930 Premium seats) Hospitality/Premium Seat provisions: Red and White Package - The Legends: Includes exclusive lounge access, a padded seat adjacent to the lounge, pitch view, a free drink at half time and pay as you go food option. It also includes free use of an executive box for two non-match days a year. TW8 Package – The Railway or the Orchard spaces (choice of two): Includes exclusive lounge access to one of the lounges, a padded seat adjacent to the lounge, pitch view, a free drink and pie at half time and the option to purchase formal dining packages. It also includes free use of an executive box for four non-match days a year 1889 Package – The Oxford and Cambridge: Includes on-site parking, welcome drinks and canapes, table service, all-inclusive 4 course menu, all-inclusive drinks, exclusive lounge access, padded luxury seat, post-match afternoon tea.

Case Study	Key Learning Points for Aberdeen City Council
	A naming rights sponsorship agreement is in place as of July 2022 and the venue is known as Gtech Community Stadium in an agreement with Grey Technology Limited (Gtech) that will span 10 years. The deal represents the largest sponsorship deal in Brentford's history and will help to drive further investment into the Club's ambitious plans on and off the field. London Irish Rugby club are a tenant, and the stadium has a social venue operating seven days a week. Community Initiatives include dedicated facilities for the BFC Community Sports Trust, the Learning Zone and the Hounslow Interim Education Centre that can be used 365 days a year. Brentford Football Club has 263,500 Twitter followers. Average attendance for the 2021/22 season for Brentford was 16,912 a significant increase on the average attendance numbers at Griffin Park mentioned above. The clubs annual report states that they posted an increased turnover of £15.3m in 2021, which increased from £13.9m in 2020. Although the COVD impact would need to be considered as much of the revenue was not obtained from spectators but more so TV rights and commercial agreements. Sources https://www.brentfordfc.com/ https://www.footballwebpages.co.uk/
LNR Community Stadium -York	The York Community Stadium is a multi-purpose stadium in Huntington, York, England. It is owned by City of York Council, and is shared by York City Football Club and York City Knights Rugby League Football Club. It is managed by the York Stadium Management Authority who manage match day operations. It was completed in December 2020 and forms part of a larger development which houses a gym and fitness studio, three swimming pools, a four court sports hall, 3G football pitches, a clip and climb area, cinema, and a café. These facilities are in most cases interconnected or in close proximity to one another. The Stadiums Eastern Stand is directly connected to some of the retail and Leisure facilities within the precinct.

Case Study	Key Learning Points for Aberdeen City Council
	Construction costs £41 million Capacity of the Community Stadium is 8,500 General BAU Hospitality Provisions: Hospitality boxes: 5 number, pitch views, partition walls for reconfiguration, 6/12 pax when configured in standard. Jorvik and Directors Lounges: 2 of the same size with pitch views. Can seat 100 for dining or 144 in theatre style. LNER Lounge: Largest room with a pitch view and can seat 200 for dining or 300 in theatre style. Has flexibility for match day functions along with non-match day functions and conferences. YCFC Match Day Hospitality Provisions: Lounge Hospitality Experience; Tables of 6, access to lounge(s) via private hospitality entrance, private pay bar facility, exclusive three-course plated dining, padded match seating, half-time tea and coffee £60 pp £30 U15 Executive Box Experience: Access to Executive Box via private hospitality entrance, personal Executive Box host or hostess, pay bar facility, exclusive three-course plated dining, executive padded match seating, half-time tea and coffee. £360 per box The club also offer hospitality for their various sponsors within the hospitality boxes at a cost (between £400-500) in return for various elements of sponsor recognition during the match. A naming rights sponsorship agreement was reached with London North Eastern Railway (LNER) starting in 2020 for the period of three years. The agreement also allows transport discount for ticket holders. The football club offers specific match day sponsorship options for their operations. The facility caters for tenant office space including community groups such as Be Independent York, York Against Cancer, NHS, and York Gateway Explore Libraries. The Football Club also have their offices within the venue. On match days there are 400 specific car parks for ticket holders to be booked and purchased in advance for £5. Other parking on the site has a time limit for leisure patrons to utilise. Paid parking is also available in city car parks. York Stadium Leisure Complex has 2920 Twitter followers the Football Club. York City Football Club has 61,100 Twitter followers.

Case Study	Key Learning Points for Aberdeen City Council
	For season 2021 -22 the maximum attendance was 7,488 for a playoff final with the average attendance being 3,285, 41% of the stadium's capacity. The final season at the clubs Botham Crescent Stadium saw an average attendance of 2,600. Sources Travel to the LNER Community Stadium | York City Football Club York Community Stadium - Wikipedia https://www.footballwebpages.co.uk/
Bloomfield Road - Blackpool	Bloomfield Road has been the permanent home of Blackpool FC since 1901. It is a single tier stadium which began a redevelopment phase in the early 2000s with a temporary East Stand erected before the start of the 2010–11 season. The venue has a current capacity of Bloomfield Road is just under 16,500 There are discussions underway to upgrade Bloomfield Road's East Stand and replace it with a new 4,600-seat facility. The plans are contained within the business case for Revoe Sports Village, a joint venture between the club, Council and Blackpool FC Community Trust which is part of the £39m Town Deal regeneration project. The existing East Stand would be demolished in August 2024, with the new stand, including its own concourse, put in place by September 2025. The North Stand is also proposed to receive a new club shop, club bar and ticket office, with a public realm to be completed by July 2025. In addition to the Eastern Stand redevelopment the area to the East of the stadium is being investigated as a potential site for the creation of community football pitches and business and commercial facilities, creating a nice neighbourhood to live in and opportunities for health and wellbeing through new community facilities. Planning permission is hoped to be secured by October this year for the project. Blackpool Football Club has 157,900 Twitter followers. There are no naming rights on the stadium currently, but the football club do offer opportunities for sponsors for the 22/23 season which include Static Advertising, Non-TV Stadium Advertising, LED Advertising, Crowd Facing Advertising

Case Study	Key Learning Points for Aberdeen City Council
	Sources Bloomfield Road - Wikipedia https://www.footballwebpages.co.uk/
Swansea.com Stadium - Swansea	The Stadium opened in 2005 to provide a home to Swansea City AFC and Ospreys Rugby whilst giving Swansea a facility to be proud of. Driven by the vision of City and County of Swansea Council, the Stadium was built along with the Morfa Retail Park just a few minutes from Swansea City Centre. The venue is owned by City and County of Swansea Council and operated by Swansea City AFC Capacity of the venue is 21,088 General Hospitality The venue has 15 suites and 22 executive suites to hold between 8 and 600 and along with match day offerings the venue is equipped and flexible to host various types of events and conferences throughout the year. They also offer the concourse and car park as non-match day hire options. Match Day Hospitality The venue offers a myriad of hospitality options for a match day ranging from various lounge options to executive suites. The executive suites and several of the lounge options are already sold out for the 2022-23 season. Parking is not available on match days. Park and walk options are offered a 5-minute walk away for £10. There also other commercial car parks in the area as well. There are 700 parking bays to the North and West of the venue combined which are used for non-match day operations and in the case of concerts some of this parking is sold at a premium for concert goers. As mentioned, the venue is also home to Ospreys Rugby who are a tenant. Swansea AFC has 1m Twitter followers and the stadium has 10,300 followers. In August for 2021 the football club signed a 10-year deal with Swansea.com, an investment company, for naming rights of the stadium with an aim to financially future proof the football club.

Case Study	Key Learning Points for Aberdeen City Council
	Swansea's average attendance for the 2021-22 season was 17,215. This was significantly higher than the pre-COVID 2019-20 season which was 13,342. It is not possible to tell whether the COVID-19 impacts have caused this increase. Sources Swansea.com Stadium, Swansea (swanseacity.com) https://www.footballwebpages.co.uk/
Eco-Power Stadium-Doncaster	Eco-power Stadium is a multi-purpose stadium used by Doncaster Rovers, Doncaster Rugby League Club and Doncaster Rovers Belles Ladies Football Club it was built in 2006 and opened in August 2007. Situated alongside the main 15,000 capacity stadium, is a smaller stadium containing a six-lane running track and 500-seater stand. This is home to Doncaster Athletics Club, the Doncaster Rugby League FC's academy and the local American Football team, the Doncaster Mustangs. In addition to the organised leagues, the soccer centre also hosts both grass and state of the art 3rd generation AstroTurf facilities which are available to hire. Originally the stadium was run by a Stadium Management Company which was responsible to the council as the owners of the stadium. However, some of the other events held at the stadium, including concerts, were not a financial success. As a result, in June 2012, it was confirmed that Rovers had secured a 99-year operating lease to lead the management of the stadium. Stadium construction cost was approximately £20 million, as part of the wider Lakeside Sports Complex that it resides within which in total cost approximately £32 million The Stadium has a capacity of 15,321 Hospitality The Stadium offer executive boxes with Gold, Silver and Bronze options and also a restaurant dining and seat options. These are available by season or match. They also offer an match day experience initiative where by patrons can pay for the experience of using the team race and playing a match on the field for 90 minutes. It is geared at local businesses but is a way of showcasing the venue.

Case Study	Key Learning Points for Aberdeen City Council
	In terms of tenants and community groups the Club Doncaster Academy is located at the venue as are the Club Doncaster Community Sports and Education Foundation, who also run the Foundation Fitness gym at the venue for the local community. Car parking for 1000 cars was included in the wider development The Doncaster Rovers have 128,200 Twitter followers On the 27th of December 2021, the stadium ended its 15-year association with Keepmoat Homes and was renamed the Eco-Power Stadium initially for four years until the end of 2025. Average attendance for the 2021-22 football season was 6,700 spectators Sources Keepmoat Stadium | Doncaster Rovers (doncasterroversfc.co.uk) https://www.footballwebpages.co.uk/
Coventry Building Society Arena - Coventry	Coventry Building Society Arena, known as Ricoh Arena until 2021, became the home of Coventry City FC in 2005 after having played the previous 106 years of their existence at Highfield Road. Plans for the move were announced as early as 1997, but due to several delays the stadium opened in 2005 four years later than initially planned. This also meant that the proposed capacity of 45,000 was later scaled back to just over 30,000. The first match at the Ricoh Arena, a league match between Coventry and QPR, was played on 20 August 2005. The stadium officially opened six months later in February 2006. During the 2012 Olympics, the Ricoh Arena was one of the six playing venues, hosting a number of first round group games. Originally built as a replacement for Coventry City's Highfield Road ground, the stadium was initially owned and operated by Arena Coventry Limited (ACL), with Coventry City as tenants. ACL was owned jointly by Coventry City Council and the Higgs Charity. Following a rent dispute between Coventry City and ACL, the football club left the arena in 2013; playing their home matches in Northampton for over a year before returning in September 2014.

Case Study	Key Learning Points for Aberdeen City Council
	In 2014, the ground was bought by the London Wasps Rugby Club, who subsequently relocated to Coventry from their previous home in High Wycombe. Another rent dispute in 2019 made Coventry City move out again in 2019. In March 2021, Wasps and Coventry City agreed to a ten-year deal to return to the arena and the city of Coventry. The stadium capacity is 32,609 seats. The precinct where the stadium is located also has facilities which include a 6,000 square metre exhibition hall, a hotel and a casino. The site is also home to Arena Park Shopping Centre. Coventry Building Society is the naming rights sponsor who entered into a ten-year sponsorship deal in 2021. The average attendance for the 2021 -2022 season for Coventry FC was 19,541 with the team competing in the Championship League. The Club has 148,000 Twitter followers. Sources Coventry Building Society Arena https://www.footballwebpages.co.uk/ 'Should be on table' - Finance expert makes ownership claims over Coventry City, Wasps and CBS Arena - CoventryLive (coventrytelegraph.net) Wasps seeking public funds to aid Coventry Building Society Arena business - The Stadium Business

G. Programme

hub North Scotland
ACC City Vision - Development Programme
NOVEMBER 2022
2022
2023
2024
Apr-22
May-22
Jun-22
Jul-22
Aug-22
Sep-22
Oct-22
Nov-22
Dec-22
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Jan-24
Feb-24
Mar-24
Apr-24
May-24
Jun-24
Jul-24
Aug-24
Sep-24
Oct-24
Nov-24
Dec-24
Unallocated Projects
Union Street - Façade Improvements
Strategic Partnering Services Projects
Union Street Central
Belmont Street (delivered under SSPS)
Market Streetscaping Phase 1
CONSTRUCTION COMPLETE JULY 25
Schoolhill/Upperkirkgate
Union Street East & Castlegate
NPR Dec 2024
Union Street West & West End
NPR Jun 2026
Market Streetscaping Phase 2&3
NPR Jan 2029
City Centre and Beach Masterplan
Queen Street Development Zone (SOC & FBC)
George Street Mini Masterplan & Consultation
Queen Street Demolition
DEMOLITION COMPLETE 2026
Projects under Development (With New Project Request)
Aberdeen Market
CONSTRUCTION COMPLETE JAN 26
Beach Ballroom
CONSTRUCTION COMPLETE OCT 25
Beachfront - New Play Park (Section A)
Beachfront - Events Area (Section A)
CONSTRUCTION COMPLETE DEC 24
Beachfront - Temporary Landscaping (Section B)
Beachfront - Pedestrian Spine (Section B)
Beachfront - Beach Ballroom Externals
CONSTRUCTION COMPLETE OCT 25
Beachfront - Leisure
Beachfront - Broad Hill (Section A)
CONSTRUCTION COMPLETE DEC 24
Beachfront - Beach Boulevard (Section B)
Projects in Construction
KEY
STAGE 0 / DEFINITION
STAGE 1
STAGE 2
CONSTRUCTION
ACC SCOPE DEFINITION

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ABERDEEN CITY COUNCIL

COMMITTEE	Council
DATE	14th December 2022
EXEMPT	No
CONFIDENTIAL	No
REPORT TITLE	Statutory Function Review
REPORT NUMBER	COM/22/288
DIRECTOR	Angela Scott
CHIEF OFFICER	Chief Officer – Governance (Interim)
REPORT AUTHOR	Jenni Lawson
TERMS OF REFERENCE	21

1. PURPOSE OF REPORT

1.1 To update Council on the ongoing review of local authority statutory functions.

2. RECOMMENDATIONS

That Council:-

2.2 note the progress to date on the Statutory Function Review; and

2.2 instruct the Chief Executive and Chief Officer - Governance to discuss with the Scottish Government opportunities to transfer functions through legislative change and to report back to Council on any specific opportunities proposed to be progressed.

3. CURRENT SITUATION

3.1 At its meeting on 24th August 2022, Council approved the Target Operating Model 1.2 for 2022-27 to support the necessary scale of transformation to deliver the level of savings required over the next 5 years, as outlined in the Medium-Term Financial Strategy. Council instructed the Chief Executive to seek further delivery opportunities in relation to statutory services through a Statutory Function Review, reporting back to Council at its meeting on 14 December 2022.

3.2 Local authorities have a wide variety of duties and powers under Scottish and UK legislation – these are our statutory functions. Most of the services delivered by Councils are statutory functions. A sample of these functions is set out in the appendix to this report, for illustrative purposes. It should be noted that this is not an exhaustive list - there are many hundreds of duties and powers vested in councils making the task of capturing these considerable.

3.3 As we respond to the Medium-Term Financial Strategy, a review of the Council's main statutory functions is being carried out by Legal Services, in consultation with Chief Officers. This review seeks to identify opportunities for how these functions could be delivered through alternative mechanisms and not by the Council in other words, transferred, or rearticulated within the relevant legislation to alter the requirement. In either scenario, changes would be required to the law to remove duties and powers from local authorities.

3.4 Part of this assessment is to understand whether some statutory functions would or could be more closely aligned with other bodies rather than local government. The appendix reflects

the assessment of officers as to whether scope exists for another body to potentially deliver these services. This must be treated with caution at this time, whilst further consultation is carried out. In some cases, it may be necessary for new statutory bodies to be established to deliver services which are currently delivered by the local authority or for existing bodies to be required, through changes to the law, to be the statutory service provider. In neither case has the appetite for change been tested. The list provides a flavour of the extent of our statutory functions and the proportion of these which have no alternative providers. Arguably, this is where the Council would wish to focus its resources.

3.5 It is therefore proposed that engagement continue internally, with Scottish Government, and with colleagues in our local authority networks and partner organisations, before reporting back to Council with recommendations. This report seeks Council's support to begin this dialogue immediately.

4. FINANCIAL IMPLICATIONS

4.1 There are no direct financial implications arising from the recommendations. Any implications of further action following completion of the review will be reported when appropriate.

5. LEGAL IMPLICATIONS

5.1 There are no direct legal implications arising from the recommendations. Any implications of further action following completion of the review will be reported when appropriate.

5.2 The approval of Council would be sought prior to officers making any formal request to either the Scottish or UK government for statutory functions of the Council to be removed or transferred elsewhere. Any such legislative proposals from either government would be the subject of formal consultation processes and the Council would have the opportunity to respond to such consultations with its views. Such consultations and the progress of legislation through the Scottish and UK Parliaments would be monitored through the Council's existing "horizon scanning" processes.

6. ENVIRONMENTAL IMPLICATIONS

6.1 There are no direct environmental implications arising from the recommendations. Any implications of further action following completion of the review will be reported when appropriate.

7. RISK

Category	Risks	Primary Controls/Control Actions to achieve Target Risk Level	*Target Risk Level (L, M or H) *taking into account controls/control actions	*Does Target Risk Level Match Appetite Set?
Strategic Risk	No significant risks identified	N/A	N/A	N/A

Compliance	No significant risks identified	N/A	N/A	N/A
Operational	No significant risks identified	N/A	N/A	N/A
Financial	No significant risks identified	N/A	N/A	N/A
Reputational	Adverse media coverage around the Council potentially ceasing to deliver certain functions.	Clear and timely reporting to Council as the review progresses.	M	Yes
Environment / Climate	No significant risks identified	N/A	N/A	N/A

8. OUTCOMES

COUNCIL DELIVERY PLAN 2022-2023	
	Impact of Report
Aberdeen City Council Policy Statement **Working in Partnership for Aberdeen**	An analysis of proposals and their alignment with the Policy Statement will be undertaken. More efficient delivery of statutory functions will support achievement of the objectives.

9. IMPACT ASSESSMENTS

Assessment	Outcome
Integrated Impact Assessment	Full impact assessment not required.
Data Protection Impact Assessment	Not required.
Other	None.

10. BACKGROUND PAPERS

Statutory Duties (internal link)
Glasgow City Council – Statutory Duties and Powers

11. APPENDICES

None.

12. REPORT AUTHOR CONTACT DETAILS

Name	Jenni Lawson
Title	Chief Officer – Governance (Interim)
Email Address	Jelawson@aberdeencity.gov.uk

Appendix

Service Provision	Statutory Power or Duty	Possible alternative existing body
Adult Social Work	Duty	Yes
Public Records	Duty	No
Best Value	Duty	No
Citizenship Ceremonies	Duty	Yes
Complaints Handling	Duty	Yes
Council Tax Collection	Duty	Yes
Procurement Compliance	Duty	No
Housing Benefit	Duty	Yes
Non-Domestic Rates Collection	Duty	Yes
Scottish Welfare Fund	Duty	Yes
Antisocial Behaviour	Duty	Yes
HMO Licensing	Duty	Yes
Homelessness	Duty	No
Landlord Registration	Duty	Yes
Library Provision	Duty	No
Short Term Lets Licensing	Duty	No
Duty to consider Licence applications	Duty	Yes
Establish a Licensing Forum	Duty	Yes
Appoint Licensing Standards Officers	Duty	No
Cinema licensing	Power	Yes
Sports Ground safety	Duty	No
Appoint Civic Licensing Standards Officers	Duty	Yes
Child Guidance Service	Duty	No
Children's Social Work	Duty	Yes
Criminal Justice Social Work	Duty	Yes
Education Provision	Duty	No
School Provision	Duty	No
Early Learning and Childcare	Duty	No
Enforcing Parent Educational Obligations	Duty	No
Community Learning and Development	Duty	Yes
Support to Parent Councils	Duty	Yes
Abandoned Vehicles	Duty	Yes
Allotments	Duty	No
Burial Grounds	Duty	No
Clean Highways and Roads	Duty	Yes
Food Safety Enforcement	Duty	Yes
Dog Control	Duty	Yes
Contaminated Land	Duty	Yes
Health and Safety Enforcement	Duty	Yes
Housing Standards	Duty	No
Road Management and Maintenance	Duty	Yes
Roads - Street Lighting	Duty	Yes
Roads Flooding & Coastal protection	Duty	Yes
Roads - Bridge Maintenance - Structures	Duty	Yes
Roads - Traffic Works (UTC & ITS)	Duty	Yes
Roads - Traffic Works (TM & Parking)	Duty	Yes
Roads - New Roads & Street Works	Duty	Yes
House Overcrowding	Duty	No

Service Provision	Statutory Power or Duty	Possible alternative existing body
Pest Control	Duty	No
Statutory Nuisances	Duty	No
Trading Standards	Power	Yes
Waste Collection & Disposal	Duty	No
Free School Meals	Duty	Yes
School Transport	Duty	Yes
Building Standards (Local Authority Duties)	Duty	No
Building Standards (Verifier Duties)	Duty	No
High Hedges	Duty	No
Planning Decisions	Duty	No
Data Protection, including duty to appoint DPO	Duty	No
Freedom of Information	Duty	No
Additional Support for Learning	Duty	No
PSED Compliance	Duty	No
Gaelic Language Plan	Duty	Yes
NESPF Administration	Duty	Yes
Civil Contingencies	Duty	Yes
School Placing Appeal Committee	Duty	Yes
Blue Badges	Duty	No
To pursue and enforce recovery of service income	Power	No
Parking Enforcement	Power	Yes
Bus Lane Enforcement	Power	Yes
Parking Enforcement Appeals	Duty	Yes
Bus Lane Enforcement Appeals	Duty	Yes
Property Factoring	Power	No
Administer the Common Good Fund	Duty	No
Dog fouling notices	Power	Yes
Art galleries and museums	Power	Yes
Mortuary Services	Duty	Yes
Operate crematorium	Power	No
Registrar Function	Duty	Yes
Financial Administration	Duty	No
Committee Proceedings	Duty	Yes
Making and Enforcing Management Rules	Power	No
Community Councils	Duty	No
Approval of local police and fire plans	Duty	No
Public processions	Duty	No
Modern Slavery – Duty to Prepare Statement	Duty	No
Duty to uphold land access rights	Duty	No
Climate Change duties	Duty	No
Biodiversity	Duty	No
Duty to ensure that there is adequate provision of facilities for the inhabitants of their area for recreational, sporting, cultural and social activities.	Duty	No
Electoral Registration	Duty	No
Control of Oil Pollution	Duty	Yes

ABERDEEN CITY COUNCIL

COMMITTEE	Council
DATE	14 December 2022
EXEMPT	No
CONFIDENTIAL	No
REPORT TITLE	Governance Review of Trusts – 2022 Update
REPORT NUMBER	COM/22/285
DIRECTOR	Gale Beattie
CHIEF OFFICER	Jenni Lawson
REPORT AUTHOR	Kundai Sinclair/Steven Inglis
TERMS OF REFERENCE	10 & 21

1. PURPOSE OF REPORT

1.1 To provide an update on activity in relation to trusts to which the Council is connected and to seek approval of proposed constitutional documents.

2. RECOMMENDATIONS

That Council:-

2.1 notes the activity, as detailed in this report, undertaken in relation to trusts to which the Council is connected;

2.2 approves, as sole trustee of Lands of Torry (charity number SC021299), the proposed constitution for that charity in Appendix E;

2.3 approves, as sole trustee of Lands of Skene (charity number SC018533), the proposed constitution for that charity in Appendix F;

2.4 approves, as sole trustee of City of Aberdeen Council Guildry & Mortification Funds (charity number SC011857), the proposed constitution for that charity in Appendix G;

2.5 instructs the Chief Officer – Governance to submit the proposed constitutions in Appendices E, F and G to the Office of the Scottish Charity Regulator (OSCR) for its approval; authorises that Chief Officer to make any amendments to those constitutions, prior to such OSCR approval being obtained, which that Chief Officer considers to be appropriate; and instructs that Chief Officer to take any necessary steps, following such OSCR approval being obtained, to bring those constitutions into effect; and

2.6 instructs the Chief Officer – Governance to bring a further update report to Council no later than December 2023 on future activity in relation to trusts to which the Council is connected.

3. CURRENT SITUATION

3.1 On 13 December 2021, Council considered a report providing an update on activity in relation to trusts to which the Council is connected. At this meeting, Council instructed the Chief Officer – Governance to bring a further update report to Council no later than December 2022 on future activity in relation to such trusts. This report fulfils that instruction.

3.2 This report provides a further update on such trusts, as listed in Appendices A – D. In those Appendices, the Balance Sheet Value for a trust represents its total funds (including the value of any investments) whereas the Revenue Value is the useable cash amount which is readily available for disbursement. The Balance Sheet Value includes the Revenue Value.

3.3 In terms of the Council's Powers Delegated to Officers (General Delegations to Chief Officers no.46), Chief Officers have the power to approve the making of payments from the funds of trusts in respect of which the Council is sole trustee and they are the lead Council officer - following consultation with the Chief Officer – Finance and provided always that such payments are in accordance with the relevant trust deeds. The lead Council officers for the different categories of trust are as follows:

- Educational Trusts: Chief Officer – Education
- Children's Social Work Trusts: Chief Officer – Integrated Children's and Family Services
- Adult Social Work Trusts: Chief Officer – Aberdeen City Health and Social Care Partnership
- Arts & Culture Trusts: Chief Officer – City Growth

3.4 **Educational Trusts (Appendix A)**

There are 37 Educational Trusts with a total Balance Sheet Value of £6,609,535 (as at 31 March 2022), which have trust purposes supporting the advancement of education in Aberdeen. That sum includes a total Revenue Value of £1,802,421.

In terms of the Powers Delegated to Officers, the Chief Officer – Education has approved the following trust fund requests made by the Council's Education Services:

- £90,662.90 from the Elizabeth H. Bain Bequest - to purchase a 5-year subscription to the Charanga music education online platform, for use by all schools, students and music instructors in Aberdeen. This platform will support explorative learning at home, includes focused topics to tie in with the curriculum at all levels from nursery to school leavers and has training materials for staff in schools and music instructors. The lessons and materials are also designed to be used in an Additional Support Needs (ASN) setting or with students who have ASN.

- £15,345 from the Primary & Intermediate School Sports Fund – will be managed by the Education Team to ensure each Aberdeen City Council school benefits from this funding and receives support to increase provision of sporting activities. The Council's Education Team has partnered with a network of professionals to develop a Physical Education, Physical Activity and Sport (PEPAS) team to review and increase opportunities for children and young people to engage in physical activity and sport.

- £9,740 from the Logie Pirie Scholarship Fund - to help build a wooden sheltered area in the playground at Kingswells Primary School, with seating to accommodate two classes and a multi-purpose area which can be used for performance and outdoor learning and as an outdoor classroom. This sheltered area has now been built.

3.5 **Children's Social Work Trusts (Appendix B)**

There are 11 Children's Social Work Trusts with a total Balance Sheet Value of £62,730 (as at 31 March 2022), which have been established to support the delivery of social work services. That sum includes a total Revenue Value of £25,310.

3.6 **Adult Social Work Trusts (Appendix C)**

There are 20 Adult Social Work Trusts with a total Balance Sheet Value of £345,349 (as at 31 March 2022) that relate to specific adult social work functions or specific residential homes. That sum includes a total Revenue Value of £160,291.

3.7 **Arts & Culture Trusts (Appendix D)**

There are 23 Arts & Culture Trusts with a total Balance Sheet Value of £6,544,965 (as at 31 March 2022). That sum includes a total Revenue Value of £3,622,116.

In terms of the Powers Delegated to Officers, the Chief Officer – City Growth has approved the following trust fund requests made by the Council's Aberdeen Archives, Gallery & Museums Service (AAGM). Disbursements were made from the Aberdeen Art Gallery Trusts (charity number SC018575) as follows:

- £250.00 towards the purchase of the screen-print titled "Landscape 1 (Ali)" by Scott Baxter from the Aberdeen Artists Society 2022 exhibition. Its addition to the collection will enable the AAGM to begin to fill notable gaps relating to work by LGBTQ+ artists.

- £350.00 towards the purchase of the wood and mixed media artwork "THEarcticFOX" by Ann Bowes from the Aberdeen Artists Society 2022 exhibition. The sculpture's different elements capture Scotland's identity, including maritime culture (boat), traditional music (fiddle) and nature (fox skull).

- £541.50 towards the purchase of three ceramics made in Edinburgh by artist Lara Scobie:

  i) tall Vessel with Deep Orange Interior, H23 x W10 x D10cm;
  ii) tilted Vessel with Deep Orange Interior, H16 x W10 x D10cm; and
  iii) tilted Vessel with Deep Yellow Interior, H18 x W10 x D10cm.

  AAGM has a commitment to developing its British ceramics collection and the focus is on collecting contemporary ceramics designed and/or made by British ceramicists.

These purchases will enhance the AAGM permanent collection.

In October 2022, in terms of the Powers Delegated to Officers (General Delegations to Chief Officers no.47), the Chief Officer – City Growth accepted a legacy bequest of £425,855.68 from the estate of the late Miss Patricia Carr Martin. This bequest has become part of the Aberdeen Art Gallery Trusts (SC018575) which has the following charitable purpose:

> *"The Trustee shall hold and apply any such other funds and assets as may from time to time be comprised in the Trust Property, in trust for the advancement of the arts by providing for the purchase of works of art for the collection of Aberdeen Art Gallery & Museum."*

It was the late Miss Martin's wish that the bequest be used to assist Aberdeen Art Gallery with the purchase of artwork(s) for display in the Art Gallery.

3.8 **Lands of Torry (SC021299) and Lands of Skene (SC018533)**

Lands of Torry and Lands of Skene are charitable trusts and Aberdeen City Council is sole trustee of each.

The Lands of Torry trust was constituted in 1704 by a disposition executed by the Master of Mortifications for the purchase of a *pro indiviso* half of the lands and barony of Torrie.

The Lands of Skene trust was constituted in 1710 by a disposition executed in favour of the Magistrate and Town Council of Aberdeen.

Both trusts are now registered with OSCR but neither has a modern, fit-for-purpose constitutional document. OSCR has advised that the Council should prepare constitutional documents.

The proposed constitutions for Lands of Torry and Lands of Skene are in Appendices E and F respectively and are intended to provide clarity on how the trusts should be administered. The approval of the Council (as sole trustee) is now sought in respect of both constitutions. If such approval is obtained, the approval of OSCR will then be sought. If such OSCR approval is obtained, these constitutions will then be executed and thereby brought into effect.

3.9 **City of Aberdeen Council Guildry & Mortification Funds (SC011857)**

City of Aberdeen Council Guildry & Mortification Funds is a charitable trust and Aberdeen City Council is sole trustee thereof.

Possession of the Guildry funds was transferred to the predecessor of Aberdeen City Council in 1838 by a Decree of Declarator granted by the Lords of Council and Session. Under the Aberdeen Town Council Act 1868, possession of the Mortification funds was also transferred to the predecessor of the Council. Since then, the Council has continued to manage the Guildry and Mortification Funds.

Until 1996, the sole purpose of the trust was to provide relief and support to Burgesses of Guild and their widows and families. In 1996, the Court of Session approved that the trust purposes be broadened to allow for the provision, in certain circumstances, of financial support to individuals for educational or vocational training and career advancement. The current trust purposes are as set out in the final row of Appendix A.

Since then, the Guildry Award Scheme has been administered by the Council but the number of applications has declined over the years.

Council officers have been working with the Lord Dean of Guild to produce a modern constitutional document for City of Aberdeen Council Guildry & Mortification Funds. A proposed constitution was brought to the Guildry and Mortification Funds Committee on 5 December 2022 and was approved by that Committee in a consultative capacity. With minor subsequent adjustment, this proposed constitution is in Appendix G.

The proposed constitution retains the current financial hardship purpose but the educational/vocational/career advancement purpose is broadened by removing the requirement for applicants to demonstrate that they intend "*to pursue careers that if pursued would qualify them for admission as Burgesses of Guild of Aberdeen….*". The intention is to widen the pool of potential beneficiaries and reflect modern needs. The proposed purposes are in clauses 1 – 5 of Appendix G.

The approval of the Council (as sole trustee) is now sought in respect of this constitution. If such approval is obtained, the approval of OSCR will then be sought. If such OSCR approval is obtained, this constitution will then be executed and thereby brought into effect.

3.10 **Next Steps – 2023**

Throughout the coming year, the relevant Chief Officers will continue to promote the work of the trusts. Members are encouraged to highlight to the relevant Chief Officer any opportunities they may identify for the potential use of trust funds.

Constitutional documents for Lands of Torry, Lands of Skene and City of Aberdeen Council Guildry & Mortification Funds will continue to be progressed as mentioned above.

4. FINANCIAL IMPLICATIONS

4.1 The effective and efficient management of these trusts will maximise the funds available for expenditure on the trust purposes. The trusts should be viewed as a means of helping to support the provision of Council services, providing the opportunity for delivering additional benefit to the city and its people. As such, trust funds do not represent a recurring income source to support the discharge of the Council's core statutory duties.

5. LEGAL IMPLICATIONS

5.1 Trusts must operate in compliance with trust law and, where applicable, charity law. This report provides an overview of activity intended to ensure continued sound governance of trusts and appropriate use of the funds for the trust purposes.

6. ENVIRONMENTAL IMPLICATIONS

6.1 There are no direct environmental implications arising from the recommendations of this report.

7. RISK

Category	Risks	Primary Controls/Control Actions to achieve Target Risk Level	*Target Risk Level (L, M or H) *taking into account controls/control actions	*Does Target Risk Level Match Appetite Set?
Strategic Risk	None	N/A	N/A	N/A
Compliance	If a trustee fails to comply with their legal duties, they may be held responsible for resultant losses and OSCR may take action against them.	Council officers provide advice and support around trustee duties.	L	Yes
Operational	None	N/A	N/A	N/A
Financial	Failure to maximise the funds available	Council officers provide advice and support around use of funds.	L	Yes

	for trust purposes.			
Reputational	Failure to comply with legal duties may lead to adverse publicity.	Council officers provide advice and support around trustee duties.	L	Yes
Environment / Climate	None	N/A	N/A	N/A

8. OUTCOMES

COUNCIL DELIVERY PLAN 2022-23	
	Impact of Report
Aberdeen City Local Outcome Improvement Plan 2016-26	
Prosperous Economy Stretch Outcomes	The specific proposals in this report have no direct impact on the Council Delivery Plan. However, these trusts were created mainly for the benefit of the people of the city of Aberdeen. They have various purposes including the advancement of education, heritage, arts, culture, health, recreational activities and facilities, and the prevention or relief of poverty. Disbursement of the funds and rationalisation of the trusts should help ensure that the available funds are used as efficiently and effectively as possible to help contribute to the delivery of the outcomes set out in the Local Outcome Improvement Plan.
Prosperous People Stretch Outcomes	Same as above.
Prosperous Place Stretch Outcomes	Same as above.

9. IMPACT ASSESSMENTS

Assessment	Outcome
Integrated Impact Assessment	Full impact assessment not required
Data Protection Impact Assessment	Not required

10. BACKGROUND PAPERS

10.1 Governance Review of Trusts - Update - GOV/19/446 (reported to Council on 9 December 2019)

10.2 Governance Review of Trusts – 2021 Update - COM/21/325 (reported to Council on 13 December 2021)

10.3 Revised Constitution – City of Aberdeen Council Guildry and Mortification Funds - COM/22/295 (reported to Guildry and Mortification Funds Committee on 5 December 2022)

11. APPENDICES

11.1 Appendix A – Educational Trusts
11.2 Appendix B – Children's Social Work Trusts
11.3 Appendix C – Adult Social Work Trusts
11.4 Appendix D – Arts & Culture Trusts
11.5 Appendix E – proposed constitution for Lands of Torry
11.6 Appendix F – proposed constitution for Lands of Skene
11.7 Appendix G – proposed constitution for City of Aberdeen Council Guildry & Mortification Funds

12. REPORT AUTHOR CONTACT DETAILS

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Appendix A - Educational Trusts

	Name	Function / Purpose	Balance Sheet Value 31 March 2022	Revenue Value 31 March 2022	Assets	Beneficiary
1	Kenneth MacIntosh Bequest	For **paying or supplementing the expenses** of pupils of **Aberdeen Grammar School who might otherwise be unable to afford the cost of school trips.**	£18,998	£5,103	Share of listed investments and cash in Loans Fund.	**Aberdeen Grammar School**
2	Charles McLeod Trust	For **purchase of books on Physical Science and Astronomy** at **Aberdeen Grammar School**.	£3,150	£1,478	Share of listed investments and cash in Loans Fund.	**Aberdeen Grammar School**
3	Edith and David R. Bishop Prize Fund	For p**rizes to pupil or pupils at Aberdeen Grammar School selected by the Rector**.	£5,834	£1,844	Share of listed investments and cash in Loans Fund.	**Aberdeen Grammar School**
4	John M. Robertson Memorial Prize Fund	For **prize to best pupil in commercial subjects** at **Aberdeen Grammar School**.	£2,202	£973	Share of listed investments and cash in Loans Fund.	**Aberdeen Grammar School**
5	D.M. Andrew Bequest	For **prizes in Classics** at **Aberdeen Grammar School**.	£19,442	£9,293	Share of listed investments and cash in Loans Fund.	**Aberdeen Grammar School**
6	Aberdeen Institution for Deaf and Dumb Fund	For the **benefit of Aberdeen School for the Deaf**.	£74,853	£38,701	Share of listed investments and cash in Loans Fund.	**Aberdeen School for the Deaf**
7	Lands of Torry	**The advancement of education.** Provide income to participants - **51% Common Good Fund and 49% to University of**	£2,749,631	£13,563	£2.8m in lands and buildings.	**Common Good Fund and University of Aberdeen**
8	Liddel Prize Fund known as Alexander Kilgour Fund	For **Liddle prize**, which may take the form of a **medal, to an undergraduate** at **University of Aberdeen for best composition in Latin and Greek. Conditions governing the award shall be determined by the Professors in he Faculty of Arts.**	£92,939	£48,985	Share of listed investments and cash in Loans Fund.	**University of Aberdeen**
9	Lizzie L. Milne Prize Fund	For p**rize in all-round excellence to pupil in senior classes** at **Ashley Road School**.	£7,986	£6,040	Share of listed investments and cash in Loans Fund.	**Ashley Road School**
10	M. S. Smith Prize Fund	For **prize or prizes for proficiency in art or handicrafts** at **Ashley Road School.**	£7,986	£6,040	Share of listed investments and cash in Loans Fund.	**Ashley Road School**
11	Logie Pirie Scholarship Fund	For the b**enefit of schools in the Dyce, Bucksburn area.**	£44,259	£22,562	Share of listed investments and cash in Loans Fund.	**Bucksburn Academy, Stoneywood School, Brimmond School, Kingswells School, Dyce School and Dyce Academy**
12	Mary Thomson Scottish Poetry Prize	For the **three best reciters of a Scottish poem** at C**ults Primary School, Cults Academy, Harlaw Academy and Rubislaw Academy**	£9,705	£3,942	Share of listed investments and cash in Loans Fund.	**Cults School, Cults Academy, Harlaw Academy and Aberdeen Grammar**

13	William Meston Bursary Fund	For **bursary to pupil of merit** at **Culter School undertaking a secondary course**.	£33,172	£13,423	Share of listed investments and cash in Loans Fund.	**Culter Primary School**
14	Margaret Duthie Memorial Prize Fund	For **pupil showing the greatest endeavour** at **Dyce School**.	£12,312	£5,854	Share of listed investments and cash in Loans Fund.	**Dyce Primary School**
15	Lucy Cruickshank Prize Fund	For p**rize to best pupil or pupils in French or German** at **High School for Girls.**	£30,601	£11,419	Share of listed investments and cash in Loans Fund.	**Harlaw Academy**
16	Bessie Heriot Prize Fund	For **prize to best girl** at **Kaimhill Secondary School.**	£7,712	£3,267	Share of listed investments and cash in Loans Fund.	**Harlaw Academy**
17	Duncan B. Heriot Prize Fund Kaimhill	For **prize to best boy** at **Kaimhill Secondary School.**	£7,268	£3,378	Share of listed investments and cash in Loans Fund.	**Harlaw Academy**
18	Jessie Durno Prize Fund	For **prize in Mathematics** at **Aberdeen Academy.**	£11,213	£2,102	Share of listed investments and cash in Loans Fund.	**Hazlehead Academy**
19	Mary Durno Prize Fund	For **prize in English** at **Aberdeen Academy.**	£17,759	£6,949	Share of listed investments and cash in Loans Fund.	**Hazlehead Academy**
20	George Mackenzie Prize Fund	For p**rize to best pupil in German** at Aberdeen Academy.	£3,056	£1,324	Share of listed investments and cash in Loans Fund.	**Hazlehead Academy**
21	Margaret C. Harper Prize Fund	For **best pupil in German** at Aberdeen Academy.	£1,200	£378	Share of listed investments and cash in Loans Fund.	**Hazlehead Academy**
22	Elizabeth M. M. Laing Prize	Prize for **best pupil in French** at Aberdeen Academy.	£607	£197	Share of listed investments and cash in Loans Fund.	**Hazlehead Academy**
23	Athol Benzie Prize Fund	For **best all-round pupil in the fifth year** at **Aberdeen Academy**.	£4,244	£1,317	Share of listed investments and cash in Loans Fund.	**Hazlehead Academy**
24	Duncan B. Heriot Prize Fund Aberdeen Academy	For **prizes in English and History** at Aberdeen Academy.	£3,613	£1,320	Share of listed investments and cash in Loans Fund.	**Hazlehead Academy**
25	St Fittick (Aberdeen) Rotary Club Prize	For **prizes to pupils** at **Torry Secondary School.**	£1,936	£812	Share of listed investments and cash in Loans Fund.	**Lochside Academy**
26	H. Shepherd Bequest	For a**nnual award to the head boy and head girl** at **Torry Academy.**	£6,556	£2,889	Share of listed investments and cash in Loans Fund.	**Lochside Academy**

27	James Findlay Prize Fund known as James Findlay Bursary Fund	Annual **prize or prizes to a student or students** attending Aberdeen College i**n teaching practice** and before awarding shall **consult the Principal of the College.**	£42,966	£22,444	Share of listed investments and cash in Loans Fund.	**North East Scotland College/University of Aberdeen**
28	William C. B. Thomson Memorial Fund	For **prizes in art** at **Northfield Secondary School**	£4,210	£1,644	Share of listed investments and cash in Loans Fund.	**Northfield Academy**
29	Jayne Cable Smart Bequest	**Prize(s) to most promising pupil(s) in Music** at **Skene Square School.**	£12,267	£5,264	Share of listed investments and cash in Loans Fund.	**Skene Square School**
30	Rose Hip Fund	**35.9% of the Rose Hip Fund to be used at the discretion of Chief Education Officer.**	£1,380	£724	Share of listed investments and cash in Loans Fund.	**Available to all school students in Aberdeen school**
31	Norman Moy Prize	**Prize for the best jazz musician** in **Aberdeen schools.**	£9,299	£9,260	All Funds in ACC Loans Fund.	**Available to all school students in Aberdeen schools.**
32	Corporation Prize Fund	**For school prizes**.	£512,740	£265,273	Share of listed investments and cash in Loans Fund.	**Available to all school students in Aberdeen school**
33	Primary and Intermediate Schools Sports Fund	**General use in relation to sport.**	£33,163	£15,462	Share of listed investments and cash in Loans Fund.	**Available to all school students in Aberdeen school**
34	Murray Pictures Prize Fund	**Promoting knowledge and love of art among children of the City.** Circulating the Murray Circulating Collection among educational establishments in the City. Council to award annual prizes and certificates to pupils attending schools in the City for the most meritous essays on pictures in the collection and to publish any essay of exceptional merit.	£48,670	£25,788	Share of listed investments and cash in Loans Fund.	**Available to all school students in Aberdeen school**
35	Elizabeth H. Bain Bequest	For **music tuition and instruments to pupils in City schools.**	£154,068	£136,906	Share of listed investments and cash in Loans Fund.	**Available to all school students in Aberdeen school**
36	Mina Brooks Memorial Prize	For **prizes for children's theatre.**	£3,012	£2,395	Share of listed investments and cash in Loans Fund.	**Available to all school students in Aberdeen school**

37	The City of Aberdeen Council Guildry & Mortification Funds (Guildry)	**(1) Relieving financial hardship among the Burgesses of Guild of Aberdeen** present and future and their widows or widowers and families (including without prejudice to the foregoing generality children of deceased Burgesses of Guild at Aberdeen) by the payment of annuities of such amounts as the trustees in their absolute discretion may determine; and **(2) assisting persons born or habitually resident in the City of Aberdeen and intending to pursue careers that if pursued would qualify them for admission as Burgesses of Guild of Aberdeen** to pursue educational or vocational training courses or otherwise to further their proposed careers, and that by means of grants or scholarships of such number and amounts as the trustees in their absolute discretion (but after such consultation with the Dean of Guild and his Assessors as the trustees in their absolute discretion may determine) may determine. Declaring that in the exercise of their discretion the trustees shall always give priority to purpose (1) above	£2,609,526	£1,104,108	£1.543m in land and buildings, £915k in Loans Fund., £200k cash.	**Available to all school students in Aberdeen school**
			£6,609,535	**£1,802,421**		

Appendix B - Children's Social Work Trusts

	Name	Function / Purpose	Balance Sheet Value 31 March 2022	Revenue Value 31 March 2022	Assets	Beneficiary
1	Westburn Comforts Fund	To **provide comforts for residents** at the named home.	£2,217	£0	Share of listed investments and cash in Loans Fund.	**Westburn Centre**
2	The Richard Garden Trust	To support the families of children with head or spinal injuries.	£34,948	£13,754	Share of listed investments and cash in Loans Fund.	**Children with Disabilities service**
3	Friends of Neo Natal Unit	To **provide comforts for users** of the named service.	£872	£0	Share of listed investments and cash in Loans Fund.	**Aberdeen Maternity Hospital**
4	Dyce Handicapped Children Fund	To be used at **discretion of the Director of Social Work.**	£2,886	£1,527	Share of listed investments and cash in Loans Fund.	**Children with Disabilities service**
5	Disabled Living Centre	To be used at **discretion of the Director of Social Work.**	£7,608	£4,271	Share of listed investments and cash in Loans Fund.	**Children with Disabilities service**
6	Befriending Fund	To be used at **discretion of the Director of Social Work.**	£4,115	£665	Share of listed investments and cash in Loans Fund.	**BeFriend a Child or The Aberdeen City Befriending Partnership**
7	Donations Social Work Director	To be used at **discretion of the Director of Social Work.**	£5,339	£2,590	Share of listed investments and cash in Loans Fund.	**Care Leavers**
8	Angus Taylor Donations	To be used at **discretion of the Director of Social Work.**	£585	£293	Share of listed investments and cash in Loans Fund.	**Children's Social Work Department**
9	Social Work Department Training Fund	To be used at **discretion of the Director of Social Work.**	£2,184	£1,213	Share of listed investments and cash in Loans Fund.	**Kinship Carers**
10	Lewis J. Smith Bequest	To be used at **discretion of the Director of Social Work.**	£1,115	£594	Share of listed investments and cash in Loans Fund.	**Children's Social Work Department**
11	A. McKay Fund	To be used at **discretion of the Director of Social Work.**	£861	£403	Share of listed investments and cash in Loans Fund.	**Children's Social Work Department**

	£62,730	**£25,310**	

Appendix C - Adult Social Work Trusts

	Name	Function / Purpose	Balance Sheet Value 31 March 2022	Revenue Value 31 March 2022	Assets	Beneficiary
1	Aberdon-Comforts Fund	To **provide comforts for residents** at the named home.	£2,908	£1,415	Share of listed investments and cash in Loans Fund.	**Care Homes** in the City of Aberdeen that support people with far end dementia
2	Gladys Pickman	For the use of Aberdon House.	£11,464	£11,464	Share of listed investments and cash in Loans Fund.	**Care Homes** in the City of Aberdeen that support people with far end dementia
3	Albyn-Comforts fund	To **provide comforts for residents** at the named home.	£38,044	£18,689	Share of listed investments and cash in Loans Fund.	**Care Homes** in the City of Aberdeen
4	Elizabeth M. M. Laing	To **provide comfort at homes for the elderly.**	£1,273	£632	Share of listed investments and cash in Loans Fund.	**Care Homes** in the City of Aberdeen
5	Agnes Park Legacy	To **provide comfort at homes for the elderly.**	£12,564	£7,198	Share of listed investments and cash in Loans Fund.	**Care Homes** in the City of Aberdeen
6	Thorngrove-Comforts Fund	To **provide comforts for residents** at the named home.	£4,602	£2,421	Share of listed investments and cash in Loans Fund.	**Care Homes** in the City of Aberdeen
7	Westbank-Comforts Fund	To **provide comforts for residents** at the named home.	£352	£0	Share of listed investments and cash in Loans Fund.	**Care Homes** in the City of Aberdeen
8	Ferryhill House-Comforts Fund	To **provide comforts for residents** at the named home.	£8,575	£4,298	Share of listed investments and cash in Loans Fund.	**Care Homes** in the City of Aberdeen
9	Northfield-Comforts Fund	To **provide comforts for residents** at the named home.	£17,763	£8,103	Share of listed investments and cash in Loans Fund.	**Care Homes** in the City of Aberdeen
10	Polmuir-Comforts Fund	To **provide comforts for residents** at the named home.	£92,989	£43,424	Share of listed investments and cash in Loans Fund.	**Care Homes** in the City of Aberdeen
11	Croft House-Comforts Fund	To **provide comforts for residents** at the named home.	£10,800	£4,513	Share of listed investments and cash in Loans Fund.	**Care Homes** in the City of Aberdeen
12	Balnagask Home-Comforts Fund	To **provide comforts for residents** at the named home.	£7,731	£3,695	Share of listed investments and cash in Loans Fund.	**Balnagask House Care Home**
13	Friends of Balnagask Court	To **provide comforts for residents** at the named home.	£687	£516	Share of listed investments and cash in Loans Fund.	**Sheltered housing residents** in or near the areas surrounding Balnagask Court

14	Fergus House-Comforts Fund	To **provide comforts for residents** at the named home.	£19,390	£10,166	Share of listed investments and cash in Loans Fund.	**Fergus House Care Home**
15	Rosewell-Comforts Fund	To **provide comforts for residents** at the named home.	£12,193	£4,482	Share of listed investments and cash in Loans Fund.	**Rosewell House Rehabilitation Unit**
16	Victoria House-Comforts Fund	To **provide comforts for residents** at the named home.	£49,164	£20,535	Share of listed investments and cash in Loans Fund.	**Homeless people/Housing First Project**
17	Social Work Department Mental Health Training	To be used at **discretion of the Director of Social Work**.	£10,428	£6,039	Share of listed investments and cash in Loans Fund.	**Social Workers** within Aberdeen City Council's Social Work
18	Horizon Amenity Fund	For the **benefit of users of the service**.	£3,133	£2,088	Share of listed investments and cash in Loans Fund.	**Horizons Rehabilitation Centre**
19	Park House Amenity Fund	For the **benefit of users of the service**.	£721	£848	Share of listed investments and cash in Loans Fund.	**Sheltered housing residents** in or near the area.
20	M J Elliot Trust	For the **benefit of users of Rosehill House.**	£40,568	£9,765	Share of listed investments and cash in Loans Fund.	**Day Care providers** with the City of Aberdeen.
			£345,349	**£160,291**		

Appendix D - Arts & Culture Trusts

	Name	OSCR Charity No.	Function / Purpose	Governance docs (type)	Balance Sheet Value 31 March 2022	Revenue Value 31 March 2022	Assets	Beneficiary
1	John M. Henderson Bequest	Not a registered charity	To **enabling Libraries to expend funds on music download services**.	Revised constitution adopted in 2015.	£4,822	£0	Share of listed investments and cash in Loans Fund.	**Libraries** within the City of Aberdeen.
2	Robert Skene Mathew Bequest	Not a registered charity	To **distribute funds to** such recognised **Scottish Charities operating within the City of Aberdeen** as the trustees may, from time to time determine.	Unknown at present	£19,765	£8,198	Share of listed investments and cash in Loans Fund.	**Scottish Charities** operating within the City of Aberdeen a
3	Molly Craig Fund	Not a registered charity	To **distribute funds to** such recognised **Scottish Charities operating within the City of Aberdeen** as the trustees may, from time to time determine.	Unknown at present	£1,890	£785	Share of listed investments and cash in Loans Fund.	**Scottish Charities** operating within the City of Aberdeen a
4	Stewart Reid Memorial Fund	Not a registered charity	To **distribute funds to** such recognised **Scottish Charities operating within the City of Aberdeen** as the trustees may, from time to time determine.	Unknown at present	£3,034	£851	Share of listed investments and cash in Loans Fund.	**Scottish Charities** operating within the City of Aberdeen a
5	Mrs Vera R E Taylor	Not a registered charity	**Maritime Museum display.**	Unknown at present	£15,633	£15,633	All Funds in ACC Loans Fund.	**Maritime Musuem**
6	Miss Hilda B S Duthie Bequest	Not a registered charity	Benefit of **Aberdeen Maritime Museum**. Trustees can expend both capital and income in furtherance of the trust purposes .	Will 1991 - no restrictions on retaining any set capiutal sum	£28,681	£28,681	All Funds in ACC Loans Fund.	**Maritime Musuem**
7	Aberdeen Art Gallery Trusts	Registered charity number SC018575	The **advancement of the arts by providing for the purchase of works of art for the collection** of Aberdeen Art Gallery & Museum.	Trust Deed, dated 2013	£15,793	£15,793	All Funds in ACC Loans Fund.	**Aberdeen Art Gallery & Museum**
8	Alexander McDonald Bequest	Not a registered charity	The **acquisitions of works of art.**	Will	£30,152	£30,152	£31k in ACC Loans Fund.	**Aberdeen Art Gallery & Museum**
9	McBey Trust	Not a registered charity	**Acquisitions of works of art for Aberdeen Art Gallery & Museum**.	Trust Deed, dated 10 May 2001	£70,462	£70,462	All Funds in ACC Loans Fund.	**Aberdeen Art Gallery & Museum**

10	Cole Bequest	Not a registered charity	For the **benefit of Aberdeen Art Gallery**.	Unknown at present	£7,494	£7,494	All Funds in ACC Loans Fund.	**Aberdeen Art Gallery & Museum**
11	Elsie M Byrne	Not a registered charity	For the **benefit of Aberdeen Art Gallery.**	Unknown at present	£9,018	£9,018	All Funds in ACC Loans Fund.	**Aberdeen Art Gallery & Museum**
12	Marguerite McBey Trust	Registered charity number SC031654	To advance the education of the people of Aberdeen and others through p**romotion and support of the arts by the protection, conservation and development of the Fine Art collection at the Aberdeen Art Gallery.**	Trust Deed, dated 10 May 2001	£487,432	£488,392	All Funds in ACC Loans Fund	**Aberdeen Art Gallery & Museum**
13	Lands of Skene	Registered charity number SC018533	**Provide income** to be shared with participants - **City of Aberdeen Council Guildry & Mortification Funds (Guildry) 40%, Bridges of Aberdeen Heritage Trust 30% and Common Good Fund 30%**.	1710 disposition	£3,770,759	£2,527,743	£1.6M in land and buildings and £2.1M in ACC Loans Fund.	**Guildry 40%, Bridges of Aberdeen Heritage Trust 30% and Common Good Fund 30%**
14	Bridges of Aberdeen Heritage Trust	Registered charity number SC018551	The advancement of heritage with the City of Aberdeen.	Revised constitution adopted in 2017.	£1,220,260	£239,032	£1.1m investment in Lands of Skene and £88k in ACC Loans Fund.	**Citizens of Aberdeen City**
15	Grampian Japan Trust	Not registered charity	To **encourage and sustain the** development of **cultural and educational links between the North-East of Scotland, Japan and in particular Nagasaki, building on ties first initiated by Thomas Blake Glove**r.	Established in 1996 by Grampian Regional Council	£509,000	£0	Sole Asset is the property at Glover House, Bridge of Don, Aberdeen	**North-East of Scotland and Japan**
16	Glover House Trustees Ltd	Company Limited by Guarantee company number SC503243	**Sole trustee of Grampian Japan Trust** which owns Glover House. GHT Ltd is not a trust but is included here for information.	Company incorporated on 14 April 2015	£1	£0	All Funds in ACC Loans Fund	**N/A**
17	Aberdeen International Football Festival	Not a registered charity	To promote and encourage the playing of the game of football in the context of an International Festival of Youth Football to be held in the City of Aberdeen once per annum.	Trust Deed, dated 11 May 1988	£0	£0	NIL	**None**
18	Aberdeen Recreational Facilities Trust	Not a registered charity	To provide facilities for recreational, sporting, cultural, social and educational activities in the City of Aberdeen	Trust Deed, dated 17 July 1988	£0	£0	NIL	**None**

20	Lord Provost's Charitable Trust	Registered charity number SC028829	To **distribute funds to** such recognised **Scottish Charities operating within the City of Aberdeen** as the trustees may, from time to time determine.	Trust deed, dated 1999.	£57,340	£57,340	Loans Fund Balance & Balance on External Events Bank account.	**Scottish Charities** operating within the City of Aberdeen a
21	M. Mowat & G. Davidson	Not a registered charity	**Upholding Ardo's Tomb 1662**	Will 1740	£812	£812	All Funds in ACC Loans Fund.	**Ardo's tomb**, St Nicholas' Church
22	Rickart (Richard) Mortification Fund	Not a registered charity	In 1740 John Richard left £12 to be invested with interest to be used **for the perpetual maintenance of Richards Tomb.**	Will 1740	£52,345	£52,345	All Funds in ACC Loans Fund.	**Richard's Tomb** located in the centre of the west wall of the St Nicolas Kirkyard
23	Proctors Trust	Not a registered charity	To award a **quartely grant payments to VSA for the benefit of children and families in Aberdeen City and Aberdeenshire.**	Disposition dated 1892 (along with various variations)	£203,743	£32,856	All Funds in ACC Loans Fund + a strip of ground 1 metre in width around the perimeter of Proctor's, Kirkton of Skene	**VSA**
24	Aberdeen Bulawayo Trust	Registered charity number SC009373	The purpose of the Trust shall be to **relieve poverty among the inhabitants of the City of Bulawayo, Zimbabwe**.	Trust Deed, dated 1 March 1989	£229	£229	All Funds in ACC Loans Fund. Trust Income is solely a grant from the Common Good	**City of Bulawayo, Zimbabwe**
25	Aberdeen Gomel Trust	Not a registered charity	**Assist the city of Gomel and Gomel Oblast in Byelorussia.**	Trust Deed, dated 28 May 1994	£36,300	£36,300	All Funds in ACC Loans Fund.	**City of Gomel and Gomel Oblast in Byelorussia.** Activities currently suspended.
					£6,544,965	**£3,622,116**		

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APPENDIX E

LANDS OF TORRY

TRUST DEED

Aberdeen City Council, the local authority for the city of Aberdeen in terms of the Local Government etc. (Scotland) Act 1994, and having its principal office at Town House, Broad Street, Aberdeen, is the sole trustee of the Lands of Torry (the "Trust").

The Trust (constituted in 1704 by a disposition executed by the Master of Mortifications for the purchase of a *pro indiviso* half of the lands and barony of Torrie) is registered with OSCR under the charity number SC021299.

This Trust Deed is a replacement and restatement deed by which the trust is reorganised in terms of section 39 of the Charities and Trustee Investment (Scotland) Act 2005 following upon an application to OSCR for the variation of the constitution of the Trust.

Aberdeen City Council and its successors are herein referred to as "the Trustee".

Trust purposes

1. The Trustee shall hold and apply any such funds and assets as may from time to time be comprised in the Trust Property, in trust for:-

   (a) the advancement of education; and

   (b) the advancement of heritage.

2. The Trustee directs that the free annual revenue of the Trust shall be paid as follows:-

   (a) 51% to the Aberdeen City Common Good Fund; and

   (b) 49% to the University of Aberdeen Bursary Fund.

3. The expenses of administering the Trust, and any tax payable in relation to the Trust, shall be met or paid in priority to all other payments and transfers of assets out of the Trust Property.

Powers

4. In the administration of the Trust, the Trustee shall, in addition to the powers and rights which are conferred by law upon the trustee who is acting without remuneration, have the fullest powers with regard to investment, sale, administration and management of the Trust Property as if they were the owner; in particular (but without limiting the scope of the powers which they may exercise under the preceding provision), the Trustee shall have the following powers:-

   (a) To expend the whole assets of the Trust for the Trust Purposes;

   (b) To carry on any other activities which further any of the Trust Purposes;

   (c) To take such steps as they may deem appropriate for the purpose of raising funds;

(d) To accept grants, donations and legacies of all kinds (and to accept any reasonable conditions attaching to them);

(e) To establish and/or support any other charity, and to make donations for any charitable purpose, falling within the Trust Purposes;

(f) To purchase, take on lease, hire, or otherwise acquire, any property or rights;

(g) To improve, manage, develop, or otherwise deal with, all or any part of the Trust Property;

(h) To sell, let, hire out, license, or otherwise dispose of, all or any part of the Trust Property;

(i) To borrow money, and to give security in support of any such borrowings by the Trust;

(j) To employ or otherwise appoint or engage such staff as are considered appropriate for the proper administration of the Trust or for the proper conduct of the Trust's activities, and to make reasonable provision for the remuneration of such staff and for the payment of pension and/or other benefits for members of staff, ex-members of staff and their dependants;

(k) To engage such consultants and advisers as are considered appropriate from time to time;

(l) To effect insurance of all kinds (which may include officers' liability insurance);

(m) To invest any funds, which are not immediately required for the administration of the Trust or for the Trust's activities, in such investments as may be considered appropriate (and to dispose of, and vary, such investments);

(n) To liaise with voluntary sector bodies, local authorities, UK or Scottish government departments and agencies, and other bodies, all with a view to furthering the Trust Purposes;

(o) To form any company which is a charity with objects similar (wholly or in part) to those of the Trust and, if considered appropriate, to transfer to any such company (without any payment being required from the company) the whole or any part of the Trust Property;

(p) To retain any property comprised in the Trust Property for such time as the Trustee thinks appropriate;

(q) To have any part of the Trust Property registered in the name of a nominee and to pay reasonable fees to such nominee;

(r) To grant proxies in favour of the Trustee (or any other person) to attend, act and vote for the Trustee at any meetings (whether of the nature of general meetings, class meetings, creditors' meetings or otherwise) relating to any investment held by the Trustee or relating to any claim (or prospective claim) by the Trustee in any liquidation or sequestration proceedings;

(s) To compromise or settle, including by means of arbitration, all claims by or against the Trust or in relation to the Trust Property;

(t) To wind up the Trust; and

(u) To do anything which may be incidental or conducive to the furtherance of any of the Trust Purposes.

Trustee Meetings

5. Subject to the provisions of the following clauses, the Trustee may regulate their proceedings as they think fit.

6. A Trustee meeting shall be held at least once in each year.

7. The Trustee may call a meeting or request the secretary to the Trust to call a meeting.

Delegation

8. The Trustee may delegate any of its powers to any committee, sub-committee or officer of Aberdeen City Council; and any such delegation of powers may be made subject to such conditions as the Trustee may impose and may be revoked or altered.

Secretary

9. The Trustee shall appoint a secretary to the Trust for such term, at such remuneration (if any), and on such conditions, as the Trustee may think fit; and any secretary so appointed may be removed by the Trustee.

10. The Trustee shall ensure that the secretary:

(a) keeps proper minutes of all proceedings at Trustee meetings and meetings of committees of the Trustee; and

(b) keeps proper records and documents in relation to all other matters connected with the administration and management of the Trust.

Accounts

11. The Trustee shall ensure that proper accounting records are maintained, in accordance with all applicable statutory requirements.

12. The Trustee shall prepare annual accounts, complying with all relevant statutory requirements; and the accounts shall be subject to external scrutiny in line with the relevant requirements of legislation.

13. An accountant engaged in an audit of the Trust's accounts shall be entitled to have access to all accounting records and other documents relating to the Trust.

Trustee Conduct

14. The Trustee shall, in exercising their functions as a trustee of the Trust, act in the interests of the Trust; and, in particular, must:-

(a) seek, in good faith, to ensure that the Trust acts in a manner which is in accordance with its objects (as set out in this Trust Deed);

(b) act with the care and diligence which it is reasonable to expect of a person who is managing the affairs of another person;

(c) in circumstances giving rise to the possibility of a conflict of interest between the Trust and any other party, put the interests of the Trust before that of the other party, in taking decisions as a Trustee.

(d) ensure that the Trust complies with any direction, requirement, notice or duty issued to it or imposed on it in terms of the Charities and Trustee Investment (Scotland) Act 2005 or other applicable legislation.

Limitations on liability

15. The Trustee shall not be liable for loss or depreciation of the value of investments retained or made by them, nor for omissions, nor for neglect in management, nor for insolvency of debtors, nor for the acts, omissions, neglect or default of any banker, solicitor, factor or other agent employed by them.

Amendment of Trust Deed/winding-up

16. If in the opinion of the Trustee any change in circumstances or alteration in the law has made or is likely to make execution of the Trust Purposes impossible or impracticable or, if in the opinion of the Trustee the administration of the Trust could be improved or the Trust Purposes be advanced in a more appropriate manner, the Trustee may (subject to clause 17) in their discretion,

    (a) supplement or amend the provisions of this Trust Deed or any deed supplemental to this Trust Deed provided always that such supplement or amendment to the Trust Purposes is consistent with the spirit of the Trust Deed; or

    (b) wind up the Trust and (if applicable) transfer the Trust Property (after settlement of all debts and liabilities) to some other charity or charities having similar objects to those of the Trust.

17. In no circumstances is the Trust Property to be held or applied for any purpose which is not an exclusively charitable purpose.

Interpretation

18. In this Trust Deed:-

"charity"	means a body on the Scottish Charity Register;
"charitable purpose"	means a charitable purpose under section 7 of the Charities and Trustee Investment (Scotland) Act 2005;
"Trust Deed"	means this trust deed (including any supplement or amendment);
"Trust Property"	means any funds and assets as may from time to time be held or received by the Trustee as trustee under the Trust Deed, and the assets in which any such funds may from time to time be invested.
"Trust Purposes"	means the purposes specified in clauses 1, 2 and 3.

19. Any reference in this Trust Deed to a provision of any legislation shall include any statutory modification or re-enactment of that provision in force from time to time.

This Trust Deed, consisting of this and the 4 preceding pages, is executed as follows:-

SIGNED for and on behalf of the said Aberdeen City Council

Signature: ……

Name: ……

Title/Role: ……

At Aberdeen

on …… (date)

in the presence of

Signature: …… Witness

Name: ……

Address: ……

……

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APPENDIX F

LANDS OF SKENE

TRUST DEED

Aberdeen City Council, the local authority for the city of Aberdeen in terms of the Local Government etc. (Scotland) Act 1994, and having its principal office at Town House, Broad Street, Aberdeen, is the sole trustee of the Lands of Skene (the "Trust").

The Trust (constituted in 1710 by a disposition executed in favour of the Magistrate and Town Council of Aberdeen) is registered with the Office of the Scottish Charity Regulator (OSCR) under the charity number SC018533.

This Trust Deed is a replacement and restatement deed by which the Trust is reorganised in terms of section 39 of the Charities and Trustee Investment (Scotland) Act 2005 following upon an application to OSCR for the variation of the constitution of the Trust.

Aberdeen City Council and its successors are herein referred to as "the Trustee".

Trust Purposes

1. The Trustee shall hold and apply any such funds and assets as may from time to time be comprised in the Trust Property, in trust for:-

   (a) the advancement of education; and

   (b) the advancement of heritage.

2. The Trustee directs that the free annual revenue of the Trust shall be paid as follows:-

   (a) 40% to City of Aberdeen Council Guildry & Mortification Funds, charity number SC011857;

   (b) 30% to Bridges of Aberdeen Heritage Trust, charity number SC018551; and

   (c) 30% to the Aberdeen City Common Good Fund.

3. The expenses of administering the Trust, and any tax payable in relation to the Trust, shall be met or paid in priority to all other payments and transfers of assets out of the Trust Property.

Powers

4. In the administration of the Trust, the Trustee shall, in addition to the powers and rights which are conferred by law upon the trustee who is acting without remuneration, have the fullest powers with regard to investment, sale, administration and management of the Trust Property as if they were the owner; in particular (but without limiting the scope of the powers which they may exercise under the preceding provision), the Trustee shall have the following powers:-

   (a) To expend the whole assets of the Trust for the Trust Purposes;

(b) To carry on any other activities which further any of the Trust Purposes;

(c) To take such steps as they may deem appropriate for the purpose of raising funds;

(d) To accept grants, donations and legacies of all kinds (and to accept any reasonable conditions attaching to them);

(e) To establish and/or support any other charity, and to make donations for any charitable purpose, falling within the Trust Purposes;

(f) To purchase, take on lease, hire, or otherwise acquire, any property or rights;

(g) To improve, manage, develop, or otherwise deal with, all or any part of the Trust Property;

(h) To sell, let, hire out, license, or otherwise dispose of, all or any part of the Trust Property;

(i) To borrow money, and to give security in support of any such borrowings by the Trust;

(j) To employ or otherwise appoint or engage such staff as are considered appropriate for the proper administration of the Trust or for the proper conduct of the Trust's activities, and to make reasonable provision for the remuneration of such staff and for the payment of pension and/or other benefits for members of staff, ex-members of staff and their dependants;

(k) To engage such consultants and advisers as are considered appropriate from time to time;

(l) To effect insurance of all kinds (which may include officers' liability insurance);

(m) To invest any funds, which are not immediately required for the administration of the Trust or for the Trust's activities, in such investments as may be considered appropriate (and to dispose of, and vary, such investments);

(n) To liaise with voluntary sector bodies, local authorities, UK or Scottish government departments and agencies, and other bodies, all with a view to furthering the Trust Purposes;

(o) To form any company which is a charity with objects similar (wholly or in part) to those of the Trust and, if considered appropriate, to transfer to any such company (without any payment being required from the company) the whole or any part of the Trust Property;

(p) To retain any property comprised in the Trust Property for such time as the Trustee thinks appropriate;

(q) To have any part of the Trust Property registered in the name of a nominee and to pay reasonable fees to such nominee;

(r) To grant proxies in favour of the Trustee (or any other person) to attend, act and vote for the Trustee at any meetings (whether of the nature of general meetings, class meetings, creditors' meetings or otherwise) relating to any

investment held by the Trustee or relating to any claim (or prospective claim) by the Trustee in any liquidation or sequestration proceedings;

(s) To compromise or settle, including by means of arbitration, all claims by or against the Trust or in relation to the Trust Property;

(t) To wind up the Trust; and

(u) To do anything which may be incidental or conducive to the furtherance of any of the Trust Purposes.

Trustee Meetings

5. Subject to the provisions of the following clauses, the Trustee may regulate their proceedings as they think fit.

6. A Trustee meeting shall be held at least once in each year.

7. The Trustee may call a meeting or request the secretary to the Trust to call a meeting.

Delegation

8. The Trustee may delegate any of its powers to any committee, sub-committee or officer of Aberdeen City Council; and any such delegation of powers may be made subject to such conditions as the Trustee may impose and may be revoked or altered.

Secretary

9. The Trustee shall appoint a secretary to the Trust for such term, at such remuneration (if any), and on such conditions, as the Trustee may think fit; and any secretary so appointed may be removed by the Trustee.

10. The Trustee shall ensure that the secretary:

(a) keeps proper minutes of all proceedings at Trustee meetings and meetings of committees of the Trustee; and

(b) keeps proper records and documents in relation to all other matters connected with the administration and management of the Trust.

Accounts

11. The Trustee shall ensure that proper accounting records are maintained, in accordance with all applicable statutory requirements.

12. The Trustee shall prepare annual accounts, complying with all relevant statutory requirements; and the accounts shall be subject to external scrutiny in line with the relevant requirements of legislation.

13. An accountant engaged in an audit of the Trust's accounts shall be entitled to have access to all accounting records and other documents relating to the Trust.

Trustee Conduct

14. The Trustee shall, in exercising their functions as a trustee of the Trust, act in the interests of the Trust; and, in particular, must:-

(a) seek, in good faith, to ensure that the Trust acts in a manner which is in accordance with its objects (as set out in this Trust Deed);

(b) act with the care and diligence which it is reasonable to expect of a person who is managing the affairs of another person;

(c) in circumstances giving rise to the possibility of a conflict of interest between the Trust and any other party, put the interests of the Trust before that of the other party, in taking decisions as a Trustee.

(d) ensure that the Trust complies with any direction, requirement, notice or duty issued to it or imposed on it in terms of the Charities and Trustee Investment (Scotland) Act 2005 or other applicable legislation.

Limitations on liability

15. The Trustee shall not be liable for loss or depreciation of the value of investments retained or made by them, nor for omissions, nor for neglect in management, nor for insolvency of debtors, nor for the acts, omissions, neglect or default of any banker, solicitor, factor or other agent employed by them.

Amendment of Trust Deed/winding-up

16. If in the opinion of the Trustee any change in circumstances or alteration in the law has made or is likely to make execution of the Trust Purposes impossible or impracticable or, if in the opinion of the Trustee the administration of the Trust could be improved or the Trust Purposes be advanced in a more appropriate manner, the Trustee may (subject to clause 17) in their discretion,

(a) supplement or amend the provisions of this Trust Deed or any deed supplemental to this Trust Deed provided always that such supplement or amendment to the Trust Purposes is consistent with the spirit of the Trust Deed; or

(b) wind up the Trust and (if applicable) transfer the Trust Property (after settlement of all debts and liabilities) to some other charity or charities having similar objects to those of the Trust.

17. In no circumstances is the Trust Property to be held or applied for any purpose which is not an exclusively charitable purpose.

Interpretation

18. In this Trust Deed:-

"charity"	means a body on the Scottish Charity Register;
"charitable purpose"	means a charitable purpose under section 7 of the Charities and Trustee Investment (Scotland) Act 2005;
"Trust Deed"	means this trust deed (including any supplement or amendment);
"Trust Property"	means any funds and assets as may from time to time be held or received by the Trustee as trustee under the Trust Deed, and the assets in which any such funds may from time to time be invested.
"Trust Purposes"	means the purposes specified in clauses 1, 2 and 3.

19. Any reference in this Trust Deed to a provision of any legislation shall include any statutory modification or re-enactment of that provision in force from time to time.

This Trust Deed, consisting of this and the 4 preceding pages, is executed as follows:-

SIGNED for and on behalf of the said Aberdeen City Council

Signature: ……

Name: ……

Title/Role: ……

At Aberdeen

on …… (date)

in the presence of

Signature: …… Witness

Name: ……

Address: ……

……

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APPENDIX G

CITY OF ABERDEEN COUNCIL GUILDRY & MORTIFICATION FUNDS

TRUST DEED

Aberdeen City Council, the local authority for the city of Aberdeen in terms of the Local Government etc. (Scotland) Act 1994, and having its principal office at Town House, Broad Street, Aberdeen, is the sole trustee of the City of Aberdeen Council Guildry & Mortification Funds (the "Trust").

The Trust (constituted by the Acts in Council dated 1 March 1609 and 9 March 1631 as narrated in the Extract Decree of Declarator granted by the Lords of Council and Session dated 9 March and 22 May 1838 and extracted on 21 June 1838; an Extract Decree of Declarator and Reduction granted by the Lords of Council and Session on 7 February 1871 and extracted on 10 April 1871; and an interlocutor from the Court of Session dated 18 December 1996) is registered with the Office of the Scottish Charity Regulator (OSCR) under the charity number SC011857.

This Trust Deed is a replacement and restatement deed by which the Trust is reorganised in terms of section 39 of the Charities and Trustee Investment (Scotland) Act 2005 following upon an application to OSCR for the variation of the constitution of the Trust.

Aberdeen City Council and its successors are herein referred to as "the Trustee".

Trust Purposes

1. The Trustee shall hold and apply any such funds and assets as may from time to time be comprised in the Trust Property, in trust for:-

   (a) the prevention or relief of poverty; and

   (b) the advancement of education.

2. The Trustee directs that the free annual revenue of the Trust shall be applied for the following purposes:-

   (a) relieving financial hardship among the Burgesses of Guild of Aberdeen present and future and their widows or widowers and families (including without prejudice to the foregoing generality children of deceased Burgesses of Guild at Aberdeen) by the payment of annuities of such amounts as the Trustee in their absolute discretion may determine; and

   (b) assisting by means of grants or scholarships of such number and amounts as the Trustee in their absolute discretion (following consultation with the Lord Dean of Guild and her/his Assessors) may determine;

      (i) persons born or habitually resident in the city of Aberdeen who are prevented or inhibited from pursuing their educational or career goals due to financial circumstances or who are intending to undertake educational or vocational training courses or otherwise to further their proposed careers; or

(ii) organisations or collective groups which are operating in the city of Aberdeen and undertaking, or intending to undertake, educational initiatives,

subject to clauses 3, 4 and 5.

3. The Trustee will means-test and consider applications under clause 2(a) in or around April and October each year and pay annuities to successful applicants half-yearly in or around May and November each year. The rates of annuities will be reviewed by the Trustee annually. The Trustee may require supporting evidence from applicants.

4. The Trustee will consider applications under clause 2(b)(i) only from individuals who intend to pursue their educational or career goals or undertake educational or vocational training courses or otherwise further their proposed careers at workplaces, facilities, establishments or academic or training institutions within the city of Aberdeen. The Trustee will consider such applications on a case-by-case basis and will consider circumstances including (but not limited to) household incomes, disabilities, long term illnesses of main household earners, care-experienced backgrounds and single parent families. The Trustee may require supporting evidence from applicants.

5. The expenses of administering the Trust, and any tax payable in relation to the Trust, shall be met or paid in priority to all other payments and transfers of assets out of the Trust Property.

Powers

6. In the administration of the Trust, the Trustee shall, in addition to the powers and rights which are conferred by law upon the trustee who is acting without remuneration, have the fullest powers with regard to investment, sale, administration and management of the Trust Property as if they were the owner; in particular (but without limiting the scope of the powers which they may exercise under the preceding provision), the Trustee shall have the following powers:-

(a) To expend the whole assets of the Trust for the Trust Purposes;

(b) To carry on any other activities which further any of the Trust Purposes;

(c) To take such steps as they may deem appropriate for the purpose of raising funds;

(d) To accept grants, donations and legacies of all kinds (and to accept any reasonable conditions attaching to them);

(e) To establish and/or support any other charity, and to make donations for any charitable purpose, falling within the Trust Purposes;

(f) To purchase, take on lease, hire, or otherwise acquire, any property or rights;

(g) To improve, manage, develop, or otherwise deal with, all or any part of the Trust Property;

(h) To sell, let, hire out, license, or otherwise dispose of, all or any part of the Trust Property;

(i) To borrow money, and to give security in support of any such borrowings by the Trust;

(j) To employ or otherwise appoint or engage such staff as are considered appropriate for the proper administration of the Trust or for the proper conduct of the Trust's activities, and to make reasonable provision for the remuneration of such staff and for the payment of pension and/or other benefits for members of staff, ex-members of staff and their dependants;

(k) To engage such consultants and advisers as are considered appropriate from time to time;

(l) To effect insurance of all kinds (which may include officers' liability insurance);

(m) To invest any funds, which are not immediately required for the administration of the Trust or for the Trust's activities, in such investments as may be considered appropriate (and to dispose of, and vary, such investments);

(n) To liaise with voluntary sector bodies, local authorities, UK or Scottish government departments and agencies, and other bodies, all with a view to furthering the Trust Purposes;

(o) To form any company which is a charity with objects similar (wholly or in part) to those of the Trust and, if considered appropriate, to transfer to any such company (without any payment being required from the company) the whole or any part of the Trust Property;

(p) To retain any property comprised in the Trust Property for such time as the Trustee thinks appropriate;

(q) To have any part of the Trust Property registered in the name of a nominee and to pay reasonable fees to such nominee;

(r) To grant proxies in favour of the Trustee (or any other person) to attend, act and vote for the Trustee at any meetings (whether of the nature of general meetings, class meetings, creditors' meetings or otherwise) relating to any investment held by the Trustee or relating to any claim (or prospective claim) by the Trustee in any liquidation or sequestration proceedings;

(s) To compromise or settle, including by means of arbitration, all claims by or against the Trust or in relation to the Trust Property; and

(t) To do anything which may be incidental or conducive to the furtherance of any of the Trust Purposes.

Trustee Meetings

7. Subject to the provisions of the following clauses, the Trustee may regulate their proceedings as they think fit.

8. A Trustee meeting shall be held at least once in each year.

9. The Trustee may call a meeting or request the secretary to the Trust to call a meeting.

Delegation

10. The Trustee may delegate any of its powers to any committee, sub-committee or officer of Aberdeen City Council; and any such delegation of powers may be made subject to such conditions as the Trustee may impose and may be revoked or altered.

Secretary

11. The Trustee shall appoint a secretary to the Trust for such term, at such remuneration (if any), and on such conditions, as the Trustee may think fit; and any secretary so appointed may be removed by the Trustee.

12. The Trustee shall ensure that the secretary:

    (a) keeps proper minutes of all proceedings at Trustee meetings and meetings of committees of the Trustee; and

    (b) keeps proper records and documents in relation to all other matters connected with the administration and management of the Trust.

Accounts

13. The Trustee shall ensure that proper accounting records are maintained, in accordance with all applicable statutory requirements.

14. The Trustee shall prepare annual accounts, complying with all relevant statutory requirements; and the accounts shall be subject to external scrutiny in line with the relevant requirements of legislation.

15. An accountant engaged in an audit of the Trust's accounts shall be entitled to have access to all accounting records and other documents relating to the Trust.

Trustee Conduct

16. The Trustee shall, in exercising their functions as trustee of the Trust, act in the interests of the Trust; and, in particular, must:-

    (a) seek, in good faith, to ensure that the Trust acts in a manner which is in accordance with its objects (as set out in this Trust Deed);

    (b) act with the care and diligence which it is reasonable to expect of a person who is managing the affairs of another person;

    (c) in circumstances giving rise to the possibility of a conflict of interest between the Trust and any other party, put the interests of the Trust before that of the other party, in taking decisions as Trustee.

    (d) ensure that the Trust complies with any direction, requirement, notice or duty issued to it or imposed on it in terms of the Charities and Trustee Investment (Scotland) Act 2005 or other applicable legislation.

Limitations on liability

17. The Trustee shall not be liable for loss or depreciation of the value of investments retained or made by them, nor for omissions, nor for neglect in management, nor for insolvency of debtors, nor for the acts, omissions, neglect or default of any banker, solicitor, factor or other agent employed by them.

Amendment of Trust Deed

18. If, in the opinion of the Trustee;

(a) any change in circumstances or alteration in the law has made, or is likely to make, execution of the Trust Purposes impossible or impracticable, or

(b) the administration of the Trust could be improved or the Trust Purposes be advanced in a more appropriate manner,

the Trustee may, in their discretion, supplement or amend the provisions of this Trust Deed or any deed supplemental to this Trust Deed, provided always that such supplement or amendment to the Trust Purposes is consistent with the spirit of the Trust Deed.

19. In no circumstances is the Trust Property to be held or applied for any purpose which is not an exclusively charitable purpose.

Interpretation

20. In this Trust Deed:-

"charity"	means a body on the Scottish Charity Register;
"charitable purpose"	means a charitable purpose under section 7 of the Charities and Trustee Investment (Scotland) Act 2005;
"Trust Deed"	means this trust deed (including any supplement or amendment);
"Trust Property"	means any funds and assets as may from time to time be held or received by the Trustee as trustee under the Trust Deed, and the assets in which any such funds may from time to time be invested.
"Trust Purposes"	means the purposes specified in clauses 1, 2, 3, 4 and 5.

21. Any reference in this Trust Deed to a provision of any legislation shall include any statutory modification or re-enactment of that provision in force from time to time.

This Trust Deed, consisting of this and the 5 preceding pages, is executed as follows:-

SIGNED for and on behalf of the said Aberdeen City Council

Signature: ……

Name: ……

Title/Role: ……

At Aberdeen

on …… (date)

in the presence of

Signature: …… Witness

Name: ……

Address: ……

……

ABERDEEN CITY COUNCIL

COMMITTEE	Council
DATE	14 Dec 2022
EXEMPT	No
CONFIDENTIAL	No
REPORT TITLE	Buffer Zones
REPORT NUMBER	COM/22/270
DIRECTOR	Gale Beattie – Director of Commissioning
CHIEF OFFICER	Jenni Lawson – Interim Chief Officer Governance
REPORT AUTHOR	Deirdre Nicolson
TERMS OF REFERENCE	21

1. PURPOSE OF REPORT

1.1 To provide an update on liaising with the Scottish Government and COSLA and latest developments on the establishment of buffer zones and the gathering of evidence to support either a buffer zone or a byelaw.

2. RECOMMENDATIONS

That Council:-

2.1 Note the ongoing initiatives and the evidence gathered to date; and

2.2 Instruct the Interim Chief Officer – Governance to continue to liaise with the Scottish Government and COSLA and provide a service update on the outcome of the Supreme Court Decision.

3. CURRENT SITUATION

3.1 At a specially requisitioned meeting on 13 July 2022, the Council resolved to instruct the Chief Officer - Governance to liaise with the Scottish Government and COSLA to explore options to establish protest-free buffer zones including but not limited to potentially implementing a local byelaw, and to report back to the next meeting of Full Council.

3.2 A report was considered on 24 August 2022 and Council resolved to

(a) note the national activities underway in relation to the matter of establishing protest-free buffer zones, in particular:-

- the legal opinion referred to in the COSLA briefing note at Background Paper 10.1;
- that there was a technical ‘mini-summit’ to discuss the potential use of byelaws being held on 29 August, referred to in detail at paragraph 3.6 of the report; and

(b) instruct the Interim Chief Officer - Governance to continue to liaise with the Scottish Government and COSLA and report back to the meeting of Full Council on 14 December 2022 with an update on latest developments including:-

- evidence contained in the independent research commissioned by the Scottish Government relating to protests/vigils to gather more robust and objective evidence on the impact of protests/vigils on patients and others if available; and
- evidence from NHS Grampian, Police Scotland and Back-off Scotland as to the number of protests taking place in Aberdeen

3.3 Scottish Government Ministerial Working Group

3.3.1 A Scottish Government Ministerial-led Working Group on Abortion Buffer Zones around healthcare facilities was formed in 2021 to consider short, medium and long-term actions that may help to address the issue of protests/vigils that take place outside of abortion clinics or other facilities providing healthcare.

3.3.2 The group brings together representatives of affected Councils and Health Boards, along with representatives from the Convention of Scottish Local Authorities (COSLA), the Society of Local Authority Lawyers and Administrators (SOLAR) and Police Scotland.

3.3.3 Meetings took place on 23 August 2022 and 26 October with representatives from Aberdeen City Council in attendance.

3.3.4 The Scottish Government have commissioned independent research relating to protests/vigils to gather more robust and objective evidence on the impact of protests/vigils on patients and others if available. This research is not yet available.

3.3.5 A mini summit was held on 29th August to discuss Buffer Zones. The Scottish Government was in attendance along with representatives from Edinburgh, Glasgow, Aberdeen City Councils, NHS (Glasgow), Police Scotland and COSLA. This was to discuss process, and it was agreed that the next steps were to continue with evidence gathering.

3.4 NHS Grampian

3.4.1 NHS Grampian have advised that there have been no specific dated examples of protests or harassment towards patients or staff experienced at Aberdeen health services sites.

3.4.2 Dialogue has been started with the Health and Social Care Partnership who have confirmed they will continue to provide any relevant information.

3.5 Police Scotland

3.5.1 Police Scotland confirmed that in recent years there have been various protests/rallies around both sides of the abortion/pro-life debate and related woman's rights issues in Aberdeen. However, these have passed off as peaceful events posing no significant issues. Police Scotland have provided further details of the following events held between March 2020 and July 2022:-

40 Days for Life Vigil, Aberdeen Maternity Hospital

This is an annual event where local anti-abortion campaigners stand in vigil outside Aberdeen Maternity Hospital with placards to raise awareness of their viewpoint. Numbers attending are generally in low single figures and this has passed without confrontation or significant incident. The vigils ran from 26 February – 5 April 2021 and from 2 March – 13 April 2022.

Pro Life Protest Universities Catholic Chaplaincy, 7 High Street, Old Aberdeen

This was a pro-life/anti-abortion protest by the Centre for Bio-Ethical Reform UK (CBR UK) on 16 March 2020. This was a static protest using photographs to raise awareness, there were 11 attendees and it passed without incident.

Polish Women's Rights Demonstration – Castlegate, Aberdeen

This demonstration was organised by members of the local Polish Community following a ruling by the Polish Constitutional Court restricting a woman's right to abortion under certain circumstances. This event took place on 28 October 2020. At peak there were approximately 300 – 400 people in the Castlegate, many with placards and signs. The Police advised this was well organised and passed without incident.

Our Bodies Our Choice – Aberdeen Stands With America – Pro Abortion, Pro Choice Demonstration - Castlegate, Aberdeen

This static demonstration was held on 9 July 2022 to show solidarity with women in the United States of America following the overturning of Roe v Wade by the US Supreme Court. There were a number of speakers at this event, and at peak time a maximum of 70 people were in attendance. The event passed without incident.

Pro Buffer Zone Protest, Aberdeen City Council

On 13 July 2022 the police were advised of a potential proposed pro Buffer Zone protest outside ACC, when Councillors were due to be considering proposals for Buffer Zones in Aberdeen. The area was monitored but no protest appeared to have taken place.

3.6 Back-off Scotland

3.6.1 Back-off Scotland is a grass roots organisation which was established in 2020 to campaign for the Scottish Government to introduce 150 metre 'buffer zones' (protest-free areas) around clinics that provide abortion services across Scotland.

3.6.2 Back-off Scotland have provided 55 anonymous testimonies from patients, staff and local residents who are employed in, living near or attending an abortion clinic in Scotland. These testimonies have been gathered with the agreement that they would be shared with the Scottish Government and Local Authorities to inform next steps. The testimonies have been categorised per local authority area and Health Board; three of which relate to Aberdeen City.

3.7 COSLA Update

The Community Wellbeing Board considered Gillian Mackay MSP's proposed Abortion Services Safe Access Zones Scotland Bill at their meeting on 2 December 2022. Further reports will be brought to the Board once the Supreme Court judgement has been released and its impact on the Scottish legislative position and approach fully assessed.

3.8 Proposed Abortion Services Safe Access Zones Bill

3.8.1 As previously reported, Gillian Mackay MSP has proposed an Abortion Services Safe Access Zones Scotland Bill which would introduce safe access zones around healthcare settings that provide abortion services.

3.8.2 It is understood that there is Scottish Government support for the Bill. The Supreme Court decision is awaited to ensure that any Scottish legislation is robust.

3.9 Abortion Services (Safe Access Zones) (Northern Ireland) Bill

As previously reported, the Supreme Court is considering whether the Abortion Services (Safe Access Zones) (Northern Ireland) Bill is outside the legislative competence of the Northern Ireland Assembly. The judgement was

expected to be issued in the autumn and it was deemed sensible to await the outcome of this case, as it would be helpful in understanding any potential limitations that may be relevant to the Scottish Government and potentially the Council. The judgement is now expected to be issued in November and officers will provide a service update on this.

3.10 Public Order Bill

3.10.1 The Public Order Bill, applicable only to England and Wales, introduces new measures to bolster the police's powers to respond to protests, particularly those which obstruct major transport works or interfere with key national infrastructure.

3.10.2 On 18 October, following a free vote, the House of Commons voted to accept an opposition amendment that creates national buffer zones outside abortion clinics in England and Wales. This measure will introduce a boundary of 150 metres around abortion clinics where interference with people accessing or providing abortion services will be an offence.

3.11 Public Safety Protection Orders

3.11.1 As previously reported, English local authorities have the power to implement Public Safety Protection Orders but this is not a remedy which is available to Scottish local authorities.

3.11.2 BCP (Bournemouth, Christchurch and Poole) Council are the most recent local authority to implement, in October 2022, a Public Places Protection Order outside a clinic operated by BPAS (British Pregnancy Advisory Service) follow an extensive consultation and evidence gathering exercise.

3.12 Proposed Aberdeen City Council Byelaw

As previously reported, Councils have a general power under the Local Government (Scotland) Act 1973 to implement byelaws. In addition to the potential for various legal challenges, there is currently insufficient evidence for the Council to successfully promote a byelaw. Supporting proposed legislation would ensure a consistent approach across all parts of Scotland in relation to Buffer Zones.

4. FINANCIAL IMPLICATIONS

4.1 There are no direct financial implications.

5. LEGAL IMPLICATIONS

5.1 There are no direct legal implications.

6. ENVIRONMENTAL IMPLICATIONS

6.1 No impact

7. RISK

7.1 The assessment of risk contained within the table below is considered to be consistent with the Risk Appetite Statement.

Category	Risks	Primary Controls/Control Actions to achieve Target Risk Level	*Target Risk Level (L, M or H) *taking into account controls/control actions	*Does Target Risk Level Match Appetite Set?
Compliance	Risk that the decision to create a byelaw is subject to legal challenge	1. Only proceed with promotion of byelaw once sufficient evidence has been received, and the outcome of the Supreme Court decision is known 2. Do not proceed with implementing a byelaw	L	**Yes**
Operational	Insufficient resources to promote and defend any court actions arising from the promotion of a byelaw	1. Do not proceed with implementing a byelaw	L	**Yes**
Financial	Costs incurred in defending a court action	1. Investigate funding from Scottish Government and/or COSLA	M	**Yes**
Reputational	Risk that the decision to create a byelaw is subject to legal challenge.	1. Only proceed with promotion of byelaw once sufficient evidence has been received and once outcome of Supreme Court is known 2. Do not proceed with implementing a byelaw	M	**Yes**

Environment / Climate	n/a			

8. OUTCOMES

COUNCIL DELIVERY PLAN	
	Impact of Report
Aberdeen City Council Policy Statement	No impact
Aberdeen City Local Outcome Improvement Plan	
Prosperous Economy Stretch Outcomes	No impact
Prosperous People Stretch Outcomes	Having safe, secure access to abortion services 4.3 Improving health and reducing inequalities 5.1 Improving timely access to support
Prosperous Place Stretch Outcomes	No impact
Regional and City Strategies	No impact

9. IMPACT ASSESSMENTS

Assessment	Outcome
Integrated Impact Assessment	A full impact assessment will be required to assess the impact of implementing a potential Byelaw in Aberdeen on the following protected characteristics: 1. Sex 2. Pregnancy and Maternity 3. Religion or Belief Human Rights: 1. Article 2 – Right to Life 2. Article 8 – Right to Respect for Family and Private Life 3. Article 9: Freedom of thought, conscience and religion 4. Article 10: Freedom of expression 5. Article 11: Freedom of assembly and association

Data Protection Impact Assessment	Not required
Other	Not applicable

10. BACKGROUND PAPERS

10.1 Requisitioned Meeting of the Council on 13 July 2022

10.2 Ministerial Working Group – Abortion Buffer Zones - gov.scot (www.gov.scot)

10.3 Proposed Abortion Services Safe Access Zones Scotland Bill | Scottish Parliament Website

10.4 COSLA report on Buffer Zones

10. 5 Public Order Bill: factsheet

10.6 Council Meeting on 24 August 2022

11. APPENDICES

None

12. REPORT AUTHOR CONTACT DETAILS

Name	Deirdre Nicolson
Title	Solicitor
Email Address	Denicolson@aberdeencity.gov.uk
Tel	01224 523581

ABERDEEN CITY COUNCIL

COMMITTEE	Council
DATE	14 December 2022
EXEMPT	No Appendices 2 & 4 exempt under Paragraph 8
CONFIDENTIAL	No
REPORT TITLE	Work Plan & Business Cases – Revenue
REPORT NUMBER	COM/22/273
DIRECTOR	Gale Beattie
CHIEF OFFICER	Craig Innes
REPORT AUTHOR	Mel Mackenzie
TERMS OF REFERENCE	24

1. PURPOSE OF REPORT

1.1 The purpose of this report is to present a procurement work plan where expenditure is included for the Operations and Customer Functions to Council for review and to seek approval of the total estimated expenditure for the proposed contract as contained in the Procurement Business Case appended to the report.

2. RECOMMENDATIONS

That Council: -

2.1 reviews the workplan as detailed in the Appendices for the Operations and Customer Functions;

2.2 approves the procurement business case, including the total estimated expenditure for the proposed contract; and

2.3 notes the content of Appendix 3 - 3.10 Memos (Exemption Urgency).

3. CURRENT SITUATION

3.1 The ACC Procurement Regulations 2022 require that authority to incur expenditure must be sought prior to any invitation to tender or contract entered into. The method of authorising depends upon the contract value, with contracts above £50,000 (supplies/services) or £250,000 (works) to be listed on a workplan with an associated Procurement Business Case and submitted by the relevant Chief Officer to the Finance and Resources Committee (approval of contracts with a value under £1,000,000) and to Council (approval of contracts with a value over £1,000,000). The approval of the applicable body is required prior to the procurement being undertaken.

3.2 Council is asked to review the Operations and Customer Functions work plan and to approve the expenditure detailed in the Procurement Business Case appended to the report.

4. FINANCIAL IMPLICATIONS

4.1 The indicative value of the proposed contract is shown within the workplan and in the Appendices. The ability to have an overview of contract expenditure is aligned to Core Outcomes of the LOIP and the whole systems commissioning cycle approach. The robust approach to governance ensures that all contracts are aligned to the approved budget provision for each financial year with controls in place for flexibility if required. This also assists the Council in meetings its statutory duty to keep a Contracts Register.

5. LEGAL IMPLICATIONS

5.1 The contracts shall be procured in accordance with procurement legislation and the Commercial Legal Team within C&PS shall provide legal advice where necessary, legal commentary has been sought and is included within each Procurement Business Case.

6. ENVIRONMENTAL IMPLICATIONS

6.1 Consideration is included within each Procurement Business Case as to how the proposed contract will support the Council's climate commitments. If these are not to be included, officers are asked to confirm why this is the case. Standard wording is included in procurement templates to ensure this is captured at tender stage through to awarded contract.

7. RISK

Category	Risks	Primary Controls/Control Actions to achieve Target Risk Level	*Target Risk Level (L, M or H) *taking into account controls/control actions	*Does Target Risk Level Match Appetite Set?
Strategic Risk	Contract expectations not being monitored or managed.	Contract Management consideration in business cases, guidance and training available for officers	M	Yes
Compliance	Failure to comply with internal procurement	Robust process for review of individual business cases and	L	Yes

	regulations and procurement legislation	proposed approach to procurement.		
Operational	Unable to control demand	Robust process and focus on demand reduction strategies, contract terms developed to be more flexible.	L	Yes
Financial	Escalation of costs Differing market conditions depending on commodity or service	A strong focus on value for money in all commissioning activities and market engagement or use of Business Intelligence to engage with market / ascertain changes/trends.	M	Yes
Reputational	Insufficient information provided by officers, lack of transparency.	Robust process for review of individual business cases and proposed approach to procurement.	L	Yes
Environment/Climate	Failure to consider sustainable options.	Environmental consideration within business cases and environmental clauses within tender documents.	L	Yes

8. OUTCOMES

COUNCIL DELIVERY PLAN	
	Impact of Report
Aberdeen City Council Policy Statement	The ability to have an overview of contract expenditure is aligned to Core Outcomes of the LOIP and the whole systems commissioning cycle approach.
Aberdeen City Local Outcome Improvement Plan	
Stretch Outcomes (Prosperous Economy/People/Place)	Community Benefits, Fair Work and Climate requirements are incorporated into all ACC Procurement Activity, consideration is given to the Stretch Outcomes within the LOIP at the development phase.

Regional and City Strategies	Details of anticipated outcomes and how they support key strategies are contained within the business case attached.
UK and Scottish Legislative and Policy Programmes	Details of the legislative and policy programmes to be complied with is contained within the business case attached.

9. IMPACT ASSESSMENTS

Assessment	Outcome
Integrated Impact Assessment	Not required
Data Protection Impact Assessment	Not required
Other	Not required

10. BACKGROUND PAPERS

None

11. APPENDICES

Public
Appendix 1_Final Revenue _Work Plans_PUBLIC_Council_141222
Appendix 3_3.10 Memo's (Exemption Urgency)_Council_141222

Private
Appendix 2_Final Revenue _Work Plans_PRIVATE_Council_141222
Appendix 4_Business Case Recommissioning of Family Support Services

11. REPORT AUTHOR CONTACT DETAILS

Name	Melanie Mackenzie
Title	Strategic Procurement Manager (Interim)
Email Address	MeMackenzie@aberdeencity.gov.uk
Tel	07795 316388

Operations & Customer Work Plan	Committee: Council	Date of Committee: 14 December 2022

Reference	Function	Cluster	Description of Requirement	Type of Budget	Estimated Start date of Contract or Extension	Estimated End date of Contract (Excluding extension)	Maximum Extension Period (months)	Estimated End date of Contract (Including extension)	Summary
000-FJUY6995	Operations Customer	Integrated Children's and Families Service Early Intervention and Community Empowerment	Recommissioning of Family Support Services	Revenue	01/04/2024	31/03/2027	36	31/03/2030	The development of a three-year alliance contract commencing 1st April 2024 (with an option to extend for a further three years) with third and independent sector providers for the commissioning of early intervention support services for families will enable the Council to deliver family support services and to contribute to the outcomes of the multi-agency Aberdeen Family Support Model.

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Appendix 3 - 3.10 Memo's (Exemption Urgency)

Function	Cluster	Description of Contract	Start date of Contract or Extension	Estimated End date of Contract	Total Estimated Contract Value £	Summary of explanation of why the contract was urgently required and justification for suspension of procurement regulations, in whole or in part:
Operations	Operations and Protective Services	Framework Agreement for the Provision of Contracted School and Social Care Transport- Overarching Framework Agreement for the provision of School and Social Care Transport services – call-off contracts will be implemented following mini-competition from suppliers in the overarching Framework. The Framework Agreement for the provision of School and Social Care Transport 2019 (000-vgmh1278) commenced on 1st April 2019 for an original term of 2 years, plus the council exercised its option under the contract to extend for a further year (up to 31st March 2022). By agreement with the framework providers, the framework agreement was extended for a further 5 months to August 2022. This 3.10 memo is to seek permission to extend the Framework Agreement for further a period of 7 months (23rd August 2022 – 31st March 2023). While the proposed spend has been approved, this was to be under a new DPS and not under an existing Framework Agreement. It is anticipated that risk is low as it is not anticipated there will be significantly more competition under the DPS, based on the local transport market, which is limited.	23/08/2022	31/03/2023	£4,721,535.00	The request is for an overarching Framework Agreement to be in place, where mini-competitions will still take place and call-off contracts will be awarded to the most economically advantageous tender. Due to the impact of the Covid-19 pandemic on the work of the Passenger Transport Unit and that work was being undertaken to progress a Dynamic Purchasing System (DPS), which is a new contracting requirement for the team, over a Framework Agreement, progress was delayed. This has however been further impacted due to a number of vacancies in the team, which has resulted in staff time being required to deliver key operational tasks and has limited time to progress the required works to implement a DPS. This has been further impacted on providing the required level of support for new starts and workload demands to support key Council Delivery projects, such as the City Centre Masterplan Multi-Modal Corridor Studies and unexpected Bus Service changes which has required significant officer input in managing comms, enquiries, complaints and assessments. The provision of a short-term arrangement will provide the Passenger Transport Unit the time to ensure day to day operations are fully covered and to then progress the requirements to implement a DPS. This arrangement will also benefit key suppliers, who will likely tender to be on the future DPS. In recent months they have experienced significant staff resourcing difficulties, largely as a result of the Covid-19 pandemic and the ongoing Nationwide Driver shortages this has required their management staff to be undertaking operational roles, which limits their ability to deal with large scale tender requirements. The provision of a short-term arrangement will provide potential future service providers with the time to recruit and return to a stable operation.

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ABERDEEN CITY COUNCIL

COMMITTEE	Council
DATE	14 December 2022
EXEMPT	No
CONFIDENTIAL	No
REPORT TITLE	Treasury Management Strategy – Mid-Year Review
REPORT NUMBER	RES/22/267
DIRECTOR	Steven Whyte
CHIEF OFFICER	Jonathan Belford
REPORT AUTHOR	Neil Stewart
TERMS OF REFERENCE	5 and 6

1. PURPOSE OF REPORT

1.1 To update the Council on Treasury Management activities undertaken to date, during financial year 2022/23.

2. RECOMMENDATION

That Council: -

2.1 Note the Treasury Management activities undertaken in the 2022/23 financial year as detailed in this report.

3. CURRENT SITUATION

Introduction

3.1 The Council approved a Treasury Management policy for the financial years of 2022/23 to 2024/25 on 28 February 2022. Part of this policy is to report on Treasury Management activities undertaken during the financial year 2022/23 to date.

3.2 Historically, the Council's annual programme of capital investment has been funded by Treasury Management activities, such as additional long-term borrowing. It is a requirement of CIPFA "Code of Practice for Treasury Management in the Public Services" that Treasury Management is conducted in accordance with good professional practice, which this Council does.

Treasury Management 2022/23

3.3 The following is a summary of the significant Treasury Management activities which were undertaken during financial year 2022/23: -

3.4 Long-Term Borrowing – One new long-term Public Works Loan Board (PWLB) loan has been drawn down during this financial year, when interest rates were

unusually low. The £20m loan was undertaken at a rate of 2.79%. This borrowing effectively replaces matured/repaid debt and will be used to fund the Council's capital programme.

Further long-term borrowing was planned for this year, but this has since been deferred due to adverse market conditions, resulting in relatively high long-term borrowing rates. Until market conditions become more favourable, any further borrowing undertaken will be cheaper, short-term borrowing, usually from other local authorities.

We remain open to the possibility of undertaking some longer-term borrowing, should market conditions become favourable.

3.5 Short-Term Borrowing - At the time of writing, the Council currently has c£93m of temporary borrowing from other local authorities. The average interest rate on these loans is 1.6%. More borrowing of this type may be undertaken during the year, as necessary, should interest rates continue to be favourable.

3.6 North East Scotland Pension Fund – The Council's Loans Fund has an ongoing Temporary Loan from the North-East of Scotland Pension Fund. This represents the Pension Fund's excess level of cash funds on hand, which is driven by the Pension Fund's cashflow requirements. This Temporary Loan is a means of earning the Pension funds a fair short-term interest rate from these funds, rather than a means of borrowing for the Loans Fund. At the time of writing, the balance of the temporary loan was £59.8m.

3.7 Investments - The Council currently has c£70m of Temporary Investments. These funds are invested across a range of highly rated Banks and Money Market Funds in line with the Council's current Counterparty List. The average rate of these investments is 2.25%. This figure includes the Pension Fund's Temporary Loan funds, these are kept in call accounts that enable the funds to be repaid at very short notice.

3.8 Money Market Funds - Money Market Funds are AAA rated, short term pooled investment vehicles. They offer security, counterparty diversification and instant access to funds, when required. The Council operates eight Money Market Fund accounts. These Money Market Fund accounts greatly assist the Council in spreading its Counterparty risk while also improving short-term cashflow liquidity.

3.9 Common Good Fund Investment - A decision was taken by the Council in 2021 to invest £30m of Common Good cash in a Multi-Asset Income fund, which generates greater income for the fund, when compared with traditional fixed-term bank deposits. Several funds were considered for this purpose, and after a period of meetings and further due diligence, the decision was taken to proceed with Fidelity International's Multi-Asset Income fund.

To date this fund has raised £1.3m in interest at an average rate of 4.1%

3.10 Retail Price Index (RPI) – At the time of writing, the latest RPI rate (Sept 22) was 12.6%, a rise of 0.3% from the previous month. The rises to this rate have

particular relevance to the Council in relation to its 2016 Bond issuance. Increases in the RPI rate are used to calculate indexation, which is paid alongside half yearly repayments of the Bond debt.

4. FINANCIAL IMPLICATIONS

4.1 Treasury Management activities influence the loans pool interest rates and aims to minimise the cost of borrowing. This directly impacts on costs chargeable to the Council's revenue budgets through the interest rates that are applied to capital financing costs. Whilst the level of borrowing a Council can undertake is now devolved from the Scottish Government to individual Councils, it will still be constrained by the requirement for capital investment to be affordable, sustainable and prudent. The main test of affordability will be whether the capital financing costs can be contained within the revenue budgets.

5. LEGAL IMPLICATIONS

5.1 There are no direct legal implications arising from the recommendations of this report, however it should be noted that the issuance of the Bonds requires the Council to comply with the Market Abuse Regulations, the Disclosure and Transparency Rules, the Listing Rules and ongoing obligations as set out in the London Stock Exchange Admission and Disclosure Standards.

6. ENVIRONMENTAL IMPLICATIONS

6.1 There are no direct environmental implications arising from the recommendations of this report.

7. RISK

Category	Risks	Primary Controls/Control Actions to achieve Target Risk Level	*Target Risk Level (L, M or H) *taking into account controls/control actions	*Does Target Risk Level Match Appetite Set?
Strategic Risk	No significant risks identified			
Compliance	No significant risks identified			
Operational	No significant risks identified			
Financial	Loss of deposit in a failed bank or financial institution	The Council has strict lending criteria, only financial institutions with the highest credit ratings are included on the Council's Counterparty list. The	L	**Yes**

		list is compiled in conjunction with the Council's Treasury		
Reputational	No significant risks identified			
Environment / Climate	No significant risks identified			

8. OUTCOMES

8.1 The proposals in this report have no impact on the Council Delivery Plan.

9. IMPACT ASSESSMENTS

Assessment	Outcome
Integrated Impact Assessment	Full impact assessment not required
Data Protection Impact Assessment	Not required

10. BACKGROUND PAPERS

10.1 CIPFA "Code of Practice for Treasury Management in the Public Services "
CIPFA "The Prudential Code for Capital Finance in Local Authorities"
Link Asset Services "Treasury Management Annual Investment Strategy"
Scottish Government "The Investment of Money by Scottish Local Authorities"

11. APPENDICES - None

12. REPORT AUTHOR CONTACT DETAILS

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ABERDEEN CITY COUNCIL

COMMITTEE	Council
DATE	14 December 2022
EXEMPT	No
CONFIDENTIAL	No
REPORT TITLE	Review of Parking Charges
REPORT NUMBER	RES/22/294
DIRECTOR	Steve Whyte
CHIEF OFFICER	Mark Reilly
REPORT AUTHOR	Vycki Ritson
TERMS OF REFERENCE	2

1. PURPOSE OF REPORT

1.1 This report details the review of parking charges within Aberdeen City as it compares to other local authorities and other local providers and recommends a structure of charges for future years.

2. RECOMMENDATION(S)

That Council:-

2.1 instruct the Chief Officer - Operations and Protective Services to carry out the necessary actions to increase on-street and off-street parking charges by 10% from 1st April 2023 and 5% each following year for 4 years; and

2.2 instruct the Chief Officer - Operations and Protective Services to carry out the necessary actions to amend the pricing structure of Resident Parking Permits as per Table 1 of this report, from 1st April 2023 and 5% each of the following years for 4 years.

3. CURRENT SITUATION

3.1 Aberdeen City Council currently charges a range of rates for off-street car parking within the city. When compared with private car parking provisions within the city, these charges are low. A comparison of these charges is set out in Appendix 2.

3.2 On-street parking charges for City of Edinburgh, Glasgow City and Dundee City are broadly comparable with Aberdeen City charges as can be seen in Appendix 1.

3.3 The current pricing structure of £60 for the first residential parking permit and £140 for the second permit has been in place for a number of years and these annual charges are now considerably lower than other city local authorities.

Some concessions are made for low emission/ engine size vehicles by City of Edinburgh Council.

3.4 In view of the above, it is recommended that charges for on-street and off-street car parking be increased by 10% in 23/24, followed by 5% increases each financial year 24/25, 25/26, 26/27 and 27/28.

3.5 One anomaly within the long stay parking rates is the 14 hour parking charge of £20.20. This is a remnant from a historic parking charge for overnight parking. It is recommended that this rate is reduced to £15.00 which is more comparable with other providers.

3.6 Similar to other local authorities, a payment structure is suggested for Resident Parking Permits, see Table 1 below for details. Single permit zones, where there is the highest demand for turnover of kerbside space and the greatest opportunity for mass transport alternatives are available to residents, will increase by £140 per permit. Outer city centre areas where two permits are available to residents and city centre commuter parking is being targeted, will be subject to an increase of £90 for the 1st permit and £60 for the second permit. Peripheral zones, located around specific employment or educational venues, will be subject to an increase of £40 for the first permit and £10 for the 2nd permit. Options will continue to be available to pay for permits quarterly or biannually. A 5% increase will be applied in subsequent years.

Table 1 – Recommended Permit Charging Structure 2023/24

Permit Zone	**1ST PERMIT**	**2ND PERMIT**
City Centre Zones A,B,C,E,F & G	£200	No option.
Outer City Centre Zones H,J,K,L,M,N,P,T,V,W & X	£150	£200
Peripheral Zones R-R & Z	£100	£150
Garthdee Zone Y & Y-Y	Agreement in place until 2026 for no charges to residents	Agreement in place until 2026 for no charges to residents

3.7 It is proposed to implement these changes on 1st April 2023 and subsequent years on 1st April or nearest available working day.

4. FINANCIAL IMPLICATIONS

4.1 The proposal above may have an impact on the uptake of residential permits and parking in Council facilities however the increase in rate is expected to generate additional income.

4.2 Implementation costs will include staff resource to amend and promote the tariff changes using street notices at on-street bays, off-street car parks and within controlled parking zones, in a local newspaper and on the Council's website.

5. LEGAL IMPLICATIONS

5.1 The above changes will be made as a variation in charges in accordance with the Road Traffic Act 1984.

5.2 Accordingly a notice will be published providing a minimum of 28 days forewarning of the new tariffs coming into operation.

6. ENVIRONMENTAL IMPLICATIONS

6.1 There may be an increase in uptake of active or mass transport travel alternatives thereby supporting the reduction of traffic on the network in line with the Mobility Strategy: Net Zero Aberdeen – A step change in public transport and active travel enabling a 50:50 mode split between car driver and sustainable modes.

7. RISK

Category	Risks	Primary Controls/Control Actions to achieve Target Risk Level	*Target Risk Level (L, M or H) *taking into account controls/control actions	*Does Target Risk Level Match Appetite Set?
Strategic Risk	No significant risks identified.			
Compliance	That the changes cannot be implemented by the start of the new financial year.	The legislative process requires that the proposed tariff changes are advertised for 28 days prior to implementation so approval is being sought in time to permit appropriate advertisement.	M	**Yes**
Operational	No significant risks identified.			
Financial	If changes are not made to the parking tariffs, these measures will be further removed from a market standard charge.	The rate increases are proposed at a level whereby they are in keeping with the wider transport network nationally and locally.	M	**Yes**
Reputational	Proposals can be contentious and attract negative feedback.	Concerned parties would be provided a thorough rationale as to the	M	**Yes**

		requirement for the proposal.		
Environment / Climate	Not introducing increased charges would reduce the opportunity to manage the cost of parking in comparison to the cost of public transport options. This would assist towards the Net Zero intentions.	The proposed tariff increases present a level of deterrent to use of private cars on the city centre network.	M	**Yes**

8. OUTCOMES

COUNCIL DELIVERY PLAN 2022-2023	
	Impact of Report
Regional and City Strategies	
Regional Transport Strategy;	The proposal within this report supports the Regional Transport Strategy by increasing parking charges to bring the cost of parking closer to the cost to use public transport alternatives.
Local Transport Strategy	It is also mentioned within our Local Transport Strategy "As well as being a mechanism for managing the length of stay, and therefore turnover of spaces, pricing can significantly influence travel demand. Parking charges at Council facilities will be considered alongside inflation, local bus fares, park & choose charges and rail fares and we will work closely with private operators, using contractual and planning powers, to influence their approach. The focus will be on adjusting price to encourage commuters and long stay parkers to use public transport thereby leaving town and city centre spaces available for short stay customers, service users and residents."

9. IMPACT ASSESSMENTS

Assessment	Outcome
Integrated Impact Assessment	Full impact assessment not required

Data Protection Impact Assessment	Not required
Other	Not required

10. BACKGROUND PAPERS

10.1 Glasgow City Council website https://www.glasgow.gov.uk/index.aspx?articleid=27156

10.2 City of Edinburgh Council website https://www.edinburgh.gov.uk/parking

10.3 Dundee City Council website https://www.dundeecity.gov.uk/parking-information/parking-charges-and-locations

10.4 Bon Accord website https://www.bonaccordaberdeen.com/visit/car-parking

10.5 Union Square website https://www.unionsquareaberdeen.com/parking/union-square

10.6 NCP Aberdeen website https://www.ncp.co.uk/find-a-car-park/car-parks/aberdeen-shiprow/

10.7 Trinity Centre website https://www.q-park.co.uk/en-gb/cities/aberdeen/the-trinity-centre/

11. APPENDICES

11.1 APPENDIX 1 – On Street Car Parking Charges

11.2 APPENDIX 2 - Long Stay Car Park charges – ACC and other city centre car parks

11.3 APPENDIX 3 – Resident Parking Permits

12. REPORT AUTHOR CONTACT DETAILS

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Title	Team Leader
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APPENDIX 1 – On-Street Car Parking Charges

Aberdeen City Council

Zones	Charging hours	Maximum stay	Charges
Inner central	Mon-Sat: 8am to 8pm Sun: 1pm to 5pm	1 hour	20 minutes – £1.30 40 minutes – £2.40 1 hour – £3.50 2 hours (only available Mon -Sat after 6pm) – £4.60
Outer central	Mon-Sat: 8am to 8pm	2 hours	20 minutes – £1.20 40 minutes – £2.20 1 hour – £3.20 2 hours – £4.20
Peripheral	Various. Please check ticket machines for information.	3 hours	30 minutes – £0.70 1 hour – £1.20 2 hours – £2.20 3 hours – £3.20

City of Edinburgh

George St, St Andrew Sq, Charlotte Sq, Queen St, Market St & St Giles St	£5.60 per hour	Monday to Saturday 8.30am to 6.30pm and Sunday 12.30pm to 6.30pm
Stafford St and Melville St area, Morrison St to Shandwick Pl & Old Town (inc East Market St)	£4.90 per hour	Monday to Saturday 8.30am to 6.30pm and Sunday 12.30pm to 6.30pm
West End (Palmerston Pl area), Moray Pl, South Side (Clerk St area), Tollcross, Fountainbridge & Heriot Row	£4.10 per hour	Monday to Saturday 8.30am to 6.30pm and Sunday 12.30pm to 6.30pm
New Town, Northumberland St to St Stephen St & Royal Cres	£3.70 per hour	Monday to Friday 8.30am to 5.30pm
Bruntsfield, Sciennes, St Leonard's, Dumbiedykes, Stockbridge & Dean	£3.10 per hour	Monday to Friday 8.30am to 5.30pm
Extended Controlled Parking Zones (N1-N5 & S1-S4)	£2.60 per hour	Monday to Friday 8.30am to 5.30pm
South Queensferry	£0.90 per hour	Monday to Saturday 9.00am to 5.30pm

Glasgow City Council

City Centre - £1.20 per 15 minutes
Outer City Centre - 40p per 15 minutes up to 1 hour then 60p per 15 minutes

Dundee City Council

Street	Hours	Charge
City Centre	0-30 mins; 30-60mins	£2.30; £3.10
Perth Road / Nethergate & Hilltown	0-2 hours; 2-4 hours	£3.10; £4.80
Dudhope Street, Dudhope Crescent Road, Barrack Road	0-4 hours; 4-10 hours	£3.30; £5.00
South Victoria Dock Road	0-2 hours	£3.10
South Crichton Street parking area to the east of the V&A	0-4 hours	£7.00

Each local authority defines their city centre and outer area on street parking charges differently.

Broadly, city centre charges can be compared by up to 1-hour charges of

ACC - £3.50; CEC - £5.60; GCC - £4.80; and DCC - £3.10

And outer city centre charges for up to 2 hours charges of

ACC - £4.20; CEC - £4.90; GCC - £4.00; and DCC - £3.10

APPENDIX 2 - Long Stay Car Park charges – ACC and other city centre car parks

Car park	ACC	Union Square	Bon Accord	NCP	Trinity Centre
Up to 1 hour	£1.20	£2.50		£1.95	£2.50
Up to 2 hours	£2.40	£3.50	£3.60	£3.90	£4.00
Up to 3 hours	£3.40	£4.50	£5.00	£5.85	£5.50
Up to 4 hours	£4.60	£5.50	£6.00	£7.80	£6.50
Up to 5 hours	£5.70	£7.50	£7.00	£9.75	£7.50
Up to 6 hours	£6.80	£8.50	£8.00	£11.70	£8.50
Up to 7 hours	-	£12.50	-		£10.50
Up to 8 hours					£13.00
Up to 9 hours					£16.50
Up to 10 hours	£11.20	-	-		
Up to 11 hours					£17.50
Up to 14 hours	£20.20	-	-		
Up to 24 hours	-	£18.00	£12.00	£12.95	£19.00

Charges for ACC car parks are markedly lower for stays up to 10 hours.

APPENDIX 3 – Resident Parking Permits

	ACC	City of Edinburgh Council	Glasgow City Council	Dundee City Council
1st Permit	£60.00	Central Zone Charges £62.90 to £580.40 dependant on engine size/ emissions	City Centre Inner Zone £328.00 City Centre Outer Zone - £96.00	City Centre £120
		Other zones £31.10 to £267.40 dependant on engine size/ emissions	Garnethill - £35.00 Hillhead - £170.00 All other zones - £98.00	Broughty Ferry £84; Menzieshill £20
2nd Permit	£140.00	Central Zone Charges range from £75.50 to £754.50	see above for permit prices	see above for permit prices
		Other Zones from £37.40 to £347.70		

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ABERDEEN CITY COUNCIL

COMMITTEE	Council
DATE	14 December 2022
EXEMPT	No
CONFIDENTIAL	No
REPORT TITLE	Fairer Aberdeen Fund Annual Report 2021-22
REPORT NUMBER	CUS/22/286
DIRECTOR	Andy MacDonald
CHIEF OFFICER	Derek McGowan
REPORT AUTHOR	Susan Thoms, Fairer Aberdeen Coordinator
TERMS OF REFERENCE	21

1. PURPOSE OF REPORT

1.1 To provide members with the Fairer Aberdeen Fund Annual Report 2021-22.

2. RECOMMENDATION(S)

That Council:-

2.1 Note the Fairer Aberdeen Annual Report for 2021-22, at Appendix 1 and the positive impact that has been made to lives of people in Aberdeen; and

2.2 Instruct the Director of Customer Services to congratulate the Fairer Aberdeen Board and their volunteers for the work they've done and their many successes.

3. CURRENT SITUATION

3.1 At its meeting of 21st June 2017 the Council agreed that Fairer Aberdeen Annual Reports would continue to be reported to Full Council. This report includes the Annual Report for 2021-22 at Appendix 1. Appendix 2 details key performance indicators to demonstrate impact. Given the impact of the pandemic and lockdown restrictions, performance figures for the previous two years have also been included for comparison.

3.2 The Fairer Aberdeen Fund (the Fund) is dispersed and managed by the Fairer Aberdeen Board, made up of representatives from the identified priority areas through Regeneration Matters network, the Civic Forum, the Council, NHS Grampian, Police Scotland and ACVO (Aberdeen Council of Voluntary Organisations). The Fund is aligned with the Local Outcome Improvement Plan (LOIP) themes and outcomes.

3.3 The Annual Report details how the Fund was used and the impact it had during 2021-22. £1.6m was allocated by the Council to the Fund, to be dispersed by the Fairer Aberdeen Board, to tackle poverty and deprivation in the priority

areas of Cummings Park, Mastrick, Middlefield, Northfield, Seaton, Tillydrone, Woodside and Torry, and across the City with vulnerable groups and individuals. A few highlights are summarised here, further detail is available at Appendix 1.

3.4 Funding was awarded to 38 projects within the main programme, as well as a Community Support Fund to support community engagement, an Employment Support Fund to support costs associated with getting people back into work.

3.5 Grants ranged from £3,500 to £159,500 in value. A total of 35,610 people were involved in, or benefited from, funded initiatives, 11,099 of them were under 16 years old. 643 volunteers contributed 114,280 hours of volunteering time with a value of over £1.7m.

3.6 The Economy theme tackles poverty and promotes inclusive economic growth, removes barriers to accessing employment and helps to maximise household incomes. It also provides opportunities for young people to enter employment, education and training. It provides access to food, affordable financial services and products, coordinated provision of quality advice and information services, and access to support and skills needed to return to work, including initial engagement, personal development activity and in work support.

3.7 Over the year 611 people were involved in employability programmes, 236 people moved into work. Numbers have significantly recovered following the pandemic and lack of available vacancies in the city (in 2020-21 97 people were supported into work).

3.8 3,032 people received money advice or income maximisation advice, with 1,059 reporting a total financial gain of £6m, an average of £5,600 per person.

3.9 5,326 people saved with a credit union, providing £1.8m in 3,900 affordable loans, avoiding reliance on payday loans or doorstep lending.

3.10 557 tonnes of free food were distributed to 232 Community Food members, the equivalent of 1.3m meals (Food Standards Authority standard calculation of 420g per meal, used by FareShare). 23,937 emergency food parcels were provided for 15,293 people and to partner organisations and services. 650 food bank users were referred to other services for support. 3 community pantries supported 232 members, as a more dignified and longer-term solution to food poverty.

3.11 5 Community Flats/Projects were funded in priority areas of Cummings Park, Middlefield, Printfield, Seaton and Tillydrone, providing youth work, adult learning, support and advice, addressing isolation and promoting social inclusion. Community Projects have a role in delivering services and support on a wide range of issues and responding to new issues as they arise, like welfare reform, the Covid-19 pandemic, and now the cost-of-living crisis and need for warm spaces. A number of organisations use the venues to deliver services and distribute resources like free food and sanitary products. Projects support local people's involvement and promote local democracy.

3.12 The People (Children and Young People) theme promotes health and wellbeing, provides parenting and family support, services that meet the needs of young people, and opportunities for young people to secure positive destinations.

3.13 Over the year 11,099 children and young people were supported, along with 495 parents and families with complex needs. 43 young people moved on to employment, education, or training. 231 young people accessed 1,824 counselling sessions and 149 young people were involved in producing youth media. At least 4 families no longer required Social Work support, resulting in a significant saving for statutory services.

3.14 The People (Adults) theme promotes health, mental health and wellbeing, community safety, and social cohesion and socially sustainable communities. It supports learning opportunities, volunteering, and increased opportunities to influence decision making.

3.15 Over the year 355 people accessed counselling provision provided locally, 487 people took part in adult learning activities, 103 older people were supported to develop digital skills and 14 volunteers provided support to rough sleepers. Additional patrol hours were allocated to reduce harm to women involved in the sex trade and to protect communities from the risk and harm caused by prostitution. 37 ex-offenders were supported to secure a positive destination after release, 10 of them moved into work.

4. FINANCIAL IMPLICATIONS

4.1 The Fairer Aberdeen Fund is allocated by Aberdeen City Council and is aimed at tackling poverty and deprivation; supporting partners to work together to tackle area-based and individual poverty; and to help more people access and sustain employment opportunities. Funding supports initiatives and services for the most disadvantaged communities and vulnerable people across the City.

4.2 In 2020-21 the Council agreed a sum of £1.6m to be managed by the Fairer Aberdeen Board. The same sum was agreed for 2022-23.

5. LEGAL IMPLICATIONS

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

6. ENVIRONMENTAL IMPLICATIONS

6.1 There are no direct environmental implications arising from the recommendations of this report.

7. RISK

Category	Risks	Primary Controls/Control Actions to achieve Target Risk Level	*Target Risk Level (L, M or H) *taking into account controls/control actions	*Does Target Risk Level Match Appetite Set?
Strategic Risk	The Fairer Aberdeen programme addresses poverty and inequalities, helping to achieve the strategic objectives of the Council and the Community Planning Partnership.	The Fairer Aberdeen programme supports third sector initiatives that can respond to the needs of vulnerable people.	L	Yes
Compliance	Failure to comply with following the Public Pound financial regulations.	The funding programme follows all FtPP regulations and funded initiatives provide feedback reports every 6 months. Outcomes are aligned with the LOIP.	L	Yes
Operational	Supporting community empowerment - the Fairer Aberdeen Board involves local people in decision making and addressing local issues.	The community members on the Board are supported to engage and decisions made through a deliberative participatory budgeting approach.	L	Yes
Financial	Failure to continue to address the needs of Aberdeen's most disadvantaged communities would have a detrimental effect for the individuals and communities involved and potentially increased costs in	Supporting people into employment, maximizing people's income, providing early intervention in relation to education and health is not only a better outcome for individuals but reduces the costs involved in responding to the	L	Yes

	the long term for public services	effects of poverty in the long run.		
Reputational	Failure to support vulnerable people during a cost of living crisis.	The Annual Report demonstrates impact and the range of support provided.	L	Yes
Environment / Climate	No significant risk identified			

8. OUTCOMES

COUNCIL DELIVERY PLAN 2022-2023	
	Impact of Report
Aberdeen City Council Policy Statement **Working in Partnership for Aberdeen**	• Supporting people with the cost of living - many of the initiatives provide services that are preventative and addressing inequalities within the City, however there is an increasing need for support for people in crisis situations which is also being delivered for some of our most vulnerable citizens. • Recognise the importance of the third sector in Aberdeen's life and economy – the majority of the Fund is allocated to community and third sector organisations. • Empowering Aberdeen's Communities - the Fairer Aberdeen programme is a positive example of partnership working, involving communities in decision making, bringing a wide range of experience and knowledge to support initiatives that can respond to the needs of vulnerable people.
Aberdeen City Local Outcome Improvement Plan 2016-26	
Prosperous Economy Stretch Outcomes	The Fairer Aberdeen Fund provides services that tackle poverty and contribute to improving wellbeing for the city's most disadvantaged communities and vulnerable individuals. Supporting people into employment, maximising people's income, providing early intervention in relation to education and health is not only a better outcome for individuals but reduces the costs involved in responding to the effects of poverty in the long run. The Fairer Aberdeen Programme supports the delivery of LOIP Stretch Outcome 1 – No one will suffer due to poverty by 2026. It seeks to mitigate the causes of immediate and acute poverty, helps to ensure access to appropriate benefits, and supports vulnerable and disadvantaged

	people, families, and groups, particularly in priority neighbourhoods. The Fairer Aberdeen Programme supports the delivery of LOIP Stretch Outcome 2 – 400 unemployed Aberdeen City residents supported into Fair Work by 2026 by helping to deliver the LOIP Improvement Project Aim to support 50 people into sustained, good quality employment by 2023, and 100 by 2026, with a particular focus on; those from priority neighbourhoods and people over 50.
Prosperous People Stretch Outcomes	The Fairer Aberdeen Fund supports a range of initiatives to support vulnerable people. Many of the services are addressing inequalities within the City and responding to an increasing need for support for people in crisis situations. The Fairer Aberdeen Programme supports the delivery of LOIP Stretch Outcome 4 - 95% of children (0-5 years) will reach their expected developmental milestones by the time of their child health reviews by 2026 by providing parenting and family support. The Fairer Aberdeen Programme supports the delivery of LOIP Stretch Outcome 4 - 90% of Children and young people will report that their experiences of mental health and wellbeing have been listened to by 2026, by providing counselling and access to physical and mental health and wellbeing activities. The Fairer Aberdeen Programme supports the delivery of LOIP Stretch Outcome 7 - 95% of all our children, including those living in our priority neighbourhoods, will sustain a positive destination upon leaving school by 2026, by providing pathways to education, training and employment. The Fairer Aberdeen Programme supports the delivery of LOIP Stretch Outcome 10 - 25% fewer people receiving a first ever Court conviction and 2% fewer people reconvicted within one year by 2026, by providing support services for pre and post release offenders to engage with relevant services. The Fairer Aberdeen Programme supports the delivery of LOIP Stretch Outcome 11 - Healthy life expectancy (time lived in good health) is five years longer by 2026, by providing support to vulnerable and disadvantaged people, families and groups, providing communities with social resources needed to reduce loneliness and social isolation, and increasing opportunities for volunteering.

9. IMPACT ASSESSMENTS

Assessment	Outcome
Integrated Impact Assessment	Not required
Data Protection Impact Assessment	Not required
Other	None

10. BACKGROUND PAPERS

10.1 Funded initiatives provide annual monitoring reports which are used to produce the Annual Report.

11. APPENDICES

11.1 Appendix 1 – Fairer Aberdeen Annual Report 2021-22
11.2 Appendix 2 – Funded Initiatives Impact Measures

12. REPORT AUTHOR CONTACT DETAILS

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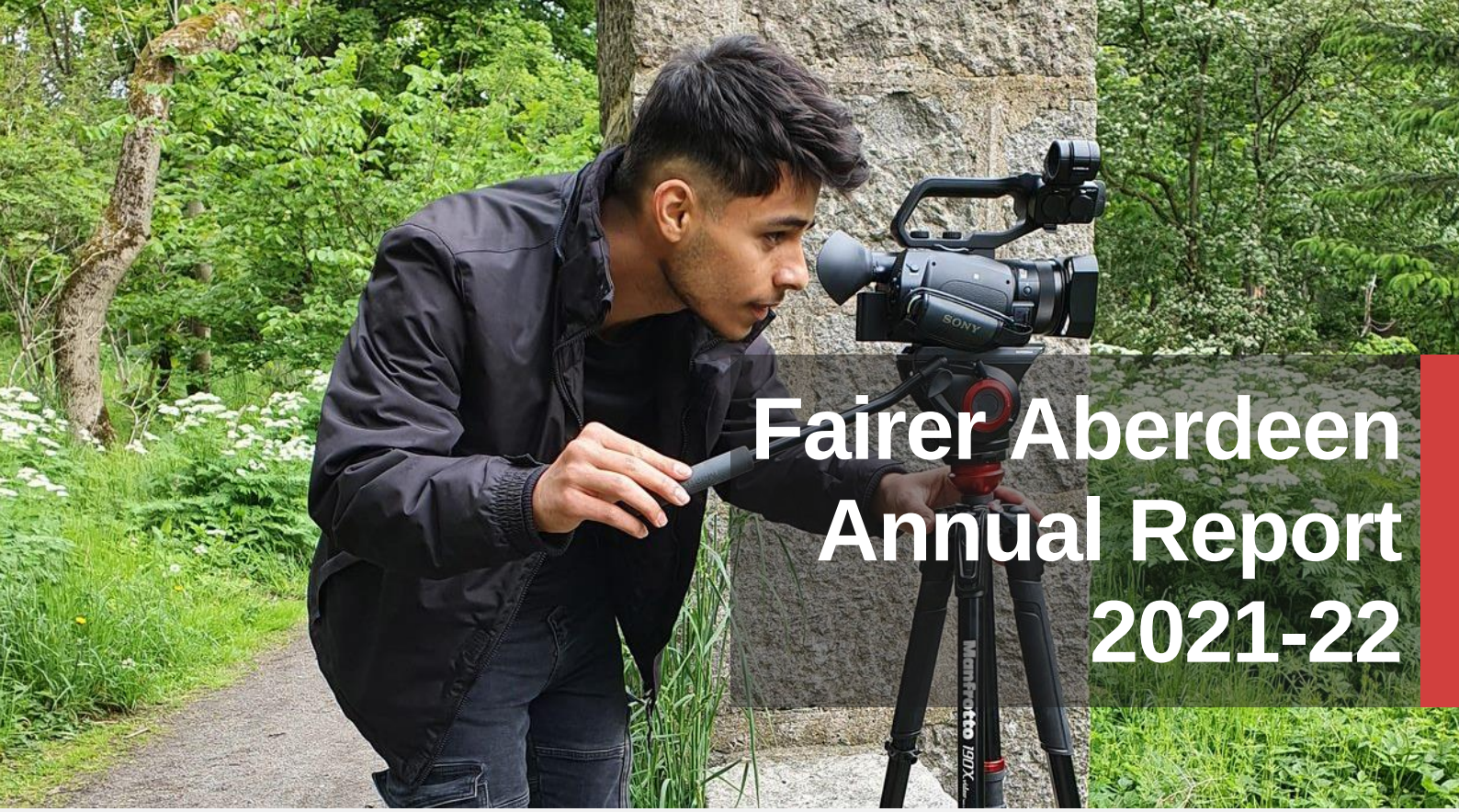

Fairer Aberdeen Annual Report 2021-22

The Fairer Aberdeen Fund is allocated by Aberdeen City Council to tackle poverty and deprivation. The Fund is dispersed and managed by the Fairer Aberdeen Board, a subgroup of the Community Planning Partnership, made up of representatives from priority areas, the Civic Forum, the Council, NHS Grampian, Police Scotland and ACVO (Aberdeen Council of Voluntary Organisations). The Fairer Aberdeen programme is aligned with the themes from the Local Outcome Improvement Plan Economy, Adults Children and Young People. In 2021-22 funding of £1.6m was made available to support work in priority areas and across the city with vulnerable groups and individuals.

Funding was awarded to 38 projects within the main programme, as well as a Community Support Fund to support community engagement, an Employment Support Fund to support costs associated with getting people back into work.

Grants ranged from £3,200 to £159,500 in value. A total of 35,610 people were involved in, or benefited from, funded initiatives, 11,099 of them were under 16 years old. 643 volunteers contributed 114,280 hours of volunteering time with a value of over £1.7m*.

*Volunteering time is generally valued as the median hourly pay rate in the area, in Aberdeen this was £15.00. (Office of National Statistics, the Annual Survey of Hours and Earnings (ASHE))

"The impact of the pandemic will be felt for some time, particularly for those most affected. Mental health issues and isolation have left communities feeling vulnerable, but we're resilient and have learned how to adapt and make our services more accessible for the people we continue to support."

The Fairer Aberdeen programme is aligned with the themes from the LOCAL OUTCOME IMPROVEMENT PLAN and LOCALITY PLANS in priority areas: ECONOMY, ADULTS & CHILDREN AND YOUNG PEOPLE

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Community Planning Aberdeen

ABERDEEN

FAIRER ABERDEEN FUND

£1.6m invested
35,610 people supported
643 volunteers **114,280** hours of volunteering time
£1.7m value of volunteering

ECONOMY

236 people into work
43 young people moved on to employment, education or training
611 people involved in employability programmes
26 sensory impaired people supported to stay in employment
3,032 people receiving money advice and income maximisation advice
£6m client financial gain, an average of **£5,600** per person
5,326 Credit Union savers **£1.8m** affordable loans provided
557 tonnes of free food distributed, equal to **1.3m** meals
975 food bank users referred to other services
3 community pantries with **232** members
5 community projects/flats supported in disadvantaged areas

CHILDREN & YOUNG PEOPLE

11,099 children and young people supported
495 parents and families with complex needs supported
231 young people accessed **1,824** counselling sessions
149 young people involved in producing youth media

ADULTS

355 people accessed counselling provision provided locally
487 people took part in adult learning
81 people involved in producing community media
103 older people were supported to develop digital skills
14 volunteers provided meals and facilities to rough sleepers

ECONOMY

Mitigating the causes of immediate and acute poverty.

Ensure those experiencing in-work poverty have access to all appropriate benefits.

Supporting vulnerable and disadvantaged people, families and groups.

Poverty affecting those with protected characteristics and in specific communities.

Increasing the number of people in Aberdeen in sustained, fair work.

Affordable food provision is being increased by the development of community pantries, to deliver a more sustainable approach to food poverty

236 people into work

43 young people moved on to employment, education or training

3,032 people receiving money advice

£6m client financial gain

557 tonnes of free food distributed, the equivalent of **1.3m** meals*

975 food bank users referred to other services

3 community pantries with **232** members

5 community projects/flats supported in disadvantaged areas

Pathways supports people into employment by providing tailored support for people from the first stages of job seeking through to securing and maintaining employment. They identify and encourage participation of hard to reach residents through weekly drop-ins, work clubs, established links with partner agencies and individually tailored one to one Keyworker support.

With Covid-19 restrictions lifted the service has returned to community venues. The pandemic has impacted on the mental health of many clients, requiring additional support and time to build confidence. 383 people received support and 206 moved into work. 7 volunteers contributed 320 volunteer hours.

PATHWAYS

Social return on investment

for every £1 of funding received by Pathways there was a return of £4.67

NESS (North East Sensory Services) Employment Service provides an employment service to blind, visually Impaired, deaf or hard of hearing people who live in Aberdeen City. They provide specialist support enabling people to access relevant employment, education, and training opportunities and to sustain opportunities which have already been accessed.

They worked with 62 clients. 4 people moved into work and 28 were sustained in their current jobs.

CAB Money Advice Outreach Project provides advice and information using community centres as drop-in centres, assisting clients to maximise their income from welfare benefits and to reduce levels of debt.

476 clients received money advice and income maximisation advice with a total financial gain of £638,000, an average of £1,340 per client.

St Machar Credit Union improves access to affordable financial services and products and develops credit union membership, by providing and promoting easy access savings accounts for adults and juniors and low-cost loans within the community.

Over the year they gave out affordable loans of over £1.8m, meaning 3,900 people had access to affordable credit, avoiding payday loans or doorstep lending.

Prince's Trust Team Programme provides a 12 week personal, social and employability skills development programme for participants aged 16-25 who are disadvantaged, with a high proportion having complex needs including offending behaviour, drug and alcohol issues, behavioural issues, problems with literacy, numeracy, mental health, and homelessness.

Over the year 25 people completed the programme, 4 moved into work and 15 into education, training or volunteering.

* Food Standards Authority calculation of 2,381 meals per tonne used by FareShare

Care and Repair provides advice and financial assistance to older people and people with disabilities, to maximise household income and raise charitable funding on behalf of individuals to carry out repairs, improvements, and adaptations to the home.

Over the year 312 households were assisted with income maximisation and charitable funding, achieving a total financial gain of £519,230, an average of £1,664 per household. 1112 households in priority areas received assistance with repairs, adaptations, and handyman services.

CFINE (Community Food Initiatives North East) provide services to tackle food poverty. They maintain and develop Community Food Outlets and Pantries to provide access to healthy, affordable food in priority areas.

557 tonnes of FareShare food were distributed to 232 Community Food members. 23,937 emergency food parcels were provided for 15,293 people and to partner organisations and services.

650 food bank users were referred to other agencies and 325 people accessed financial support through their SAFE Team. 281 volunteers contributed 67,440 hours of volunteer time.

CFINE SAFE (Support, Advice, Financial, Education) provides financial capability support on benefits, budgeting and debt, and a referral system to direct beneficiaries to agencies who can support them to resolve issues. SAFE provides a holistic, person-centred response to the multiple and complex needs of people on low incomes and reliant on emergency food provision.

Over the year 1434 clients were seen, 203 of them received financial gain of £3,367,615, an average of £16,589 over the lifetime of the award.
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CFINE SAFE Disability Action provides financial capability support for those affected by disability. Confidential non-medical advice is provided, as well as for their carers. Covid restrictions had an impact on visits to both hospital and home but face to face appointments have now restarted.

581 clients were seen, 68 of them reported financial gain of £1,540,935 an average of £22,661 per person

Cummings Park Community Flat, Printfield Community Project Tillydrone Community Flat and Seaton Community Flat provide resources for community activity; venues for a range of organisations that offer support, information and advice; and support community capacity building and adult learning. They support people with welfare reform issues and help to address isolation.

Seaton Community Flat there were 685 attendances at sessions provided by 11 partner agencies. 24 people attended sessions supporting people back into work and 49 people attended sessions aimed at increasing skills and creativity.

A total of 370 people were supported, and 10 volunteers contributed 94 hours of volunteer time.

Cummings Park Community Flat
5 partner agencies used the Flat to deliver advice and support for a range of issues including employability and financial inclusion. The total number of contacts accessing activities was 268 and the number of users of the Flat facilities, including phone, computers and enquiries was 32.

119 people accessed support and 17 volunteers contributed 1,104 hours.

PATHWAYS

As Covid restrictions have lifted we have been able to return to most of the venues used before and are now offering the same number of in-community sessions each week. As a result, we now offer clients a mix of face-to-face, online and telephone support to suit individuals' needs.

Throughout the pandemic clients reported much poorer mental health, with concerns, particularly amongst long term unemployed and older people, about the potential health impacts of returning to work.

This is still a concern for some, even as we return to more normal ways of living. As a result, the Keyworkers often spend a lot of time rebuilding clients' confidence, gradually improving their employability so that they feel able to re-enter employment.

"A Client was made redundant from oil & gas and living off savings in order to make ends meet. We supported the client to claim Universal Credit and ensured his mother, who he is the main carer for, was receiving all the benefits she is entitled to. We referred the client to SCARF and as a result, he was eligible for full funding through Warm Homes Scotland Scheme for free underfloor insulation, a new boiler and gas central heating system which is to be supplied and fitted at no cost."

CFINE SAFE

Printfield Community Project
150 children and young people participated in activities in the project and 47 in the After School Club. 8 children under 3 years were registered.

60 young people were provided with healthy lunches during the school holidays. 20 residents were supported to be part of the Woodside Network 250 people were supported, and 30 volunteers contributed 300 volunteer hours.

Tillydrone Community Flat
12 agencies used the flat to deliver advice and support services for a range of issues including Health, Education, Employability and Financial Inclusion. There were 3,577 recorded uses of the Flat facilities, including use of washing machine, phone and access to computers.

198 people got support with welfare reform issues and 112 were supported with mental health and social isolation. A total of 438 participants were involved, 100 of them under 16 years old. 12 volunteers contributed 700 volunteer hours.

CHILDREN AND YOUNG PEOPLE

Ensuring that families receive the parenting and family support they need.

Increasing children's knowledge and understanding of their own physical and mental wellbeing and take an early intervention and prevention approach.

Improving pathways to education, employment and training

Young people receive the right help at the right time to improve outcomes for young people at risk of becoming involved in the Justice System.

Services for young people support their personal, social and educational development, enabling them to develop their voice, influence, and place in society and to reach their full potential

11,099 children and young people supported

495 parents & families with complex needs supported

231 young people accessed

1,824 counselling sessions

149 young people involved in producing youth media

Middlefield Youth Flat and Under 11s work supports young people, especially those with low self-esteem and lack of confidence.

Over the year 95 young people participated in 1335 sessions at the Youth Flat, as well as 25 outreach sessions, 75 of them were under 16. 75 young people took part in diversionary activities designed to reduce youth crime and exclusion rates.

Fersands Youth Work Support provides a wide range of youth work services to encourage young people to experience new activities, gain new skills, build relationships, and learn about health issues, employment, and other issues relevant to them.

Over the year 110 young people participated, 96 of them under 16 years old. 8 volunteers contributed 300 hours volunteer time.

Home-Start coordinate home visiting support to families identified as at risk and hard to reach, working to prevent further crisis and family breakdown.

30 families in priority areas were supported. 26 families reported reduced isolation, and 23 reduced levels of family conflict or stress. 4 families no longer required Social Work support. 19 families were supported with financial issues, 3 people moved into volunteering and 7 into employment. 28 volunteers contributed 784 hours of volunteering time.

Choices Relationship Revolution delivers an early intervention programme to break the cycle of gender-based violence and sexual exploitation and to raise awareness, challenge prejudice and stereotypes amongst young people.

Over the year 715 participants were involved, 108 educational workshops and 45 drop in clubs were held. 96% of young people reported being able to identify violent and exploitative relationships and 95% an increased knowledge of existing support services following participation in the workshops.

There were 3 young people trained and supported to volunteer and 85 volunteer hours contributed.

SHMU Youth Media provides creative opportunities for young people (between the age of 12-19), primarily from the priority areas of Aberdeen, to train and take part in all aspects of the production of regular radio programmes.

A total of 149 young people participated, 138 of them under 16 years old. 25 volunteers contributed 5,875 hours of volunteering time.

Befriend A Child provide accessible group activities for children involved in the Befriend A Child scheme. One is based at Woodside Primary School, accessible to children from Tillydrone, Seaton, Fersands, Woodside and the other is in Cummings Park.

42 children attended the youth clubs regularly. 10 volunteers contributed 1,200 hours of volunteering time.

St Machar Parent Support Project Positive Lifestyles provides support to young parents, helping them identify issues and to engage with the relevant agencies before they reach crisis point, preventing future long term need for statutory services.

465 people participated in the programme including 144 kinship carers. 66 people were supported to claim grants totalling £28,688.

Mental Health Aberdeen provides ACIS Youth Counselling, where 121 young people accessed 1124 counselling sessions. ACIS Youth also operates in Torry, where 51 young people accessed 470 counselling sessions in Primary and Secondary schools. 5 new youth counsellors were trained to ensure a local supply of fully equipped and trained youth counsellors.

Geronimo – Time to Play is delivered by Aberdeen City Council's Creative Learning for parents and their early years children (0-5 years) to play and be creative together. Through play, creativity and risk Geronimo aims to improve parents' confidence in taking part in their children's learning and to be confident in their own ability to think creatively and be able to find opportunities to play in any environment; a supermarket queue, at home when feeling busy, or out in the rain.

With face to face work returning, sessions were delivered in Woodside, Torry, Cornhill and Northfield as well as Camp Geronimo in an outdoor setting at the Grove. 185 people took part in sessions, 106 of them under 16 years old.

shmuTRAIN (Station House Media Unit) offers comprehensive employability support and skills development training to young people aged 14-19, using community & digital media to engage young people, increase motivation and develop core skills such as confidence, communication, and teamwork, and to support young people to move on to a positive destination.

Social return on investment
for every £1 of funding received by shmuTRAIN there was a return of £3.69

shmuTRAIN

40 young people participated in the programme. 34 of them moved into positive destinations, 4 into work, 5 into further education and 15 into training. 14 young people secured an SQA and 29 showed improved communication skills and increased readiness for work.

ADULTS

Those who are convicted are supported to engage with relevant services and reduce reoffending.

Supporting vulnerable and disadvantaged people, families and groups.

Provide individuals and communities with the social resources needed to reduce feelings of loneliness and social isolation.

Services for adults focus on improving health, mental health and wellbeing, learning and skills development, community capacity building, volunteering, and reducing isolation

379 people accessed counselling provision provided locally

286 people took part in adult learning

80 people involved in producing community media

80 older people supported to develop digital skills

19 volunteers provided meals and facilities to rough sleepers

45 ex-offenders supported

SHMU Adult Engagement Support Service works with ex-offenders, following their release, to create strong, supportive community networks and develop effective community based multi-agency working.

23 offenders participated in the programme within prison and 14 in the pre-release programme. 25 participants engaged with appropriate support services post release. 27 participants secured a positive destination after release, 22 volunteering in the community, 2 into education, 3 into training and 10 into employment.

GREC Language and Integration Project provides employability ESOL classes within priority areas and a Language Café to offer opportunities to build confidence in speaking English.

57 people of 33 nationalities participated. 90% of participants reported increased confidence and skills in employability related English and 80% that their mental health had been positively impacted by the project.

Aberdeen Foyer Reach delivers personal, social, wellbeing and employability skills development programmes, aimed at participants who are in recovery from any long-term condition e.g. substance misuse, mental illness or physical illness.

25 clients participated in the course and 6 secured employment, training or education as a result. 3 volunteers contributed 200 hours of volunteer time.

Aberdeen Cyrenians Street Alternatives provides a volunteer led service offering practical support to people in Aberdeen City who are sleeping rough or who have no access to cooking or personal care facilities.

50 service users attended sessions and 6444 food parcels were given out. 14 volunteers contributed 2912 hours of volunteering time.

Mental Health Aberdeen provides adult counselling in Torry, where 149 clients accessed the service and 893 counselling sessions were provided; and in Calsayseat Surgery, where 114 clients accessed 998 counselling sessions.

Pathways to Wellbeing provides locally based, easily accessible counselling services.

They provided counselling for 92 people accessing 788 counselling sessions. 7 volunteers contributed 320 hours of volunteering time.

Printfield Feel Good Project and Tillydrone Health & Well Being Project provide Complementary Health sessions to increase relaxation and wellbeing.

59 people accessed 320 sessions and 1 volunteer contributed 40 hours of volunteering time.

SHMU Connecting Communities Through Community Media supports the production of community media in regeneration areas, exploring and addressing local community issues and developing skills by providing training and support, developing opportunities for underrepresented voices to be heard across the city; creating a wide range of benefits for individuals and communities, fostering a spirit of engagement and partnership working; developing transferrable skills in participants; and contributing towards increased social capital.

31 volunteers were supported to produce community magazines and 50 volunteers were supported to produce radio programmes, including 6 community shows broadcast weekly in priority areas.

241 organisations worked in partnership with SHMU over the year and a total of 258 participants were involved. 81 volunteers contributed 25,963 hours of volunteer time.

Silver City Surfers provide one to one computer tutoring for over 55s in the City Centre, and Northfield/Cummings Park areas, so they can confidently learn how to use the computer and surf the internet safely in a welcoming and social environment.

Help and support was provided to 103 learners and 13 volunteers contributed 220 hours.

Police Scotland Operation Begonia is a joint initiative involving Police Scotland and partner agencies with the two aims of preventing sexual exploitation and supporting those who find themselves involved in selling or exchanging sexual activity. It provides dedicated, directed patrols with the aim of using a trauma informed approach to signpost those involved towards services and more positive destinations.

Begonia was set up to reduce harm to women and men involved in the on street sex industry and to protect communities from any real or perceived threat, risk and harm caused by prostitution.

During the year 261 women were engaged with and 25 new women encountered through street work patrols and referred to partner agencies. Begonia patrols access rape alarms, toiletries, and snacks to give out when needed. There were 720 hours of dedicated additional patrol time undertaken in Aberdeen to address on street prostitution. 56 male perpetrators were stopped, educated, or charged regarding kerb crawling offences to try and discourage males from frequenting identified areas, in support of local communities.

shmu ADULT ENGAGEMENT SUPPORT SERVICE

This year has been another challenging one with continued restrictions around the support that we can provide to our clients face-to-face in the community, their homes, and in our building. When restrictions eased, we increased our face-to-face support, prioritising those most isolated and in need of wellbeing support. As the year went on, we were able to introduce some face-to-face meaningful activity, with our Making Recovery Visible courses and Adult Services Peer Group. These groups were kept small in size and were adapted to be delivered in a safe and appropriate way.

We continue to utilise the 'email a prisoner' service and Link Centre phone calls to engage with prisoners pre-release, as face-to-face meetings are still challenging with restrictions and ongoing lockdowns, but we do prioritise in-person meetings where we can.

We have continued to see a significant rise in mental health issues over this last year, as well as the prolonged effects the pandemic has had on other aspects of people's lives, i.e., sustaining employment, physical health, financially, motivation, isolation etc.

Feelings of isolation and disconnection have been a big issue for those we support over the last year, we have responded by running creative courses and peer support & activity groups to bring people closer together, both online and in-person. As we move into Covid recovery, we intend to prioritise this area of work, providing more accessible courses and groups to adults with barriers

In response to growing mental health concerns across our communities, we are leading on a Trauma Informed initiative across Aberdeen, endeavouring to create a movement that encourages organisations, communities, individuals to become Trauma Informed. Our Trauma Informed Aberdeen Steering Group was set up this year and is meeting monthly. We also led on a national trauma informed training programme for practitioners working with young people in the arts.

COMMUNITY ENGAGEMENT

"Being on the Fairer Aberdeen Board is an important role; it has a big impact on the city. We need to represent our own communities but also see the bigger picture."

Regeneration Matters is a forum of community representatives from all the regeneration and priority neighbourhoods in Aberdeen City who nominate 7 members to sit on the Fairer Aberdeen Board along with 3 representatives from the Civic Forum. The group continued to meet virtually every month to discuss issues of interest across all the communities, as well as managing the Community Support Fund to support community engagement and empowerment. Over the year the Fund supported Community Networks, printing and distribution of Community Newsletters, IT support and communications.

For more information on joining the group email faireraberdeenfund@aberdeencity.gov.uk

PARTICIPATORY BUDGETING

The Fairer Aberdeen Board allocated £75,000 to undertake a PB event during February 2022 with an additional £25,000 made available through the ACC Environmental Policy Team. A steering group made up of partners and community representatives prioritised the funding for initiatives to improve the health and wellbeing of young people, recognising the impact the pandemic has had on their mental health and wellbeing, relationships with their peers and their activities and social lives. Improving the mental health of young people by engaging them with the natural environment and tackling climate change was also a priority.

The steering group worked in partnership with Aberdeen Health and Social Care Partnership's Health Improvement Fund and ACVO's Community Mental Health and Wellbeing Fund to support 23 organisations providing a wide range of activities including dance, theatre, music, singing, street art, outdoor learning, environmental improvements and outdoor activities and sports.

The projects supported by participatory budgeting will contribute towards achieving Local Outcome Improvement Plan stretch outcomes under people and place while also supporting the aims of the Aberdeen Adapts Climate Adaptation Framework.

Thank you to all the participants, staff and volunteers who have contributed to this report and to the Fairer Aberdeen programme over the year

THANK YOU

PB FUNDED INITIAVES

- Street Soccer Scotland
- Children 1st
- Fresh Community Wellness
- 55th (Kincorth) Aberdeen Scout Troop
- Aberdeen Sikh Sangat (Aberdeen Gurudwara)
- The King's Community Foundation
- Aberdeen Football Club Community Trust/Lochside Academy
- The River Dee Trust
- Bonnymuir Green Community Trust
- Heathryfold and Auchmill Wood Group
- Aberdeen City Council Family Learning
- Create Aberdeen
- Mental Health Aberdeen
- Sport Aberdeen
- Sunnybank Community Centre
- Barnardo's Aberdeen
- Avenue
- Bon Accord Care Ltd
- Citymoves Dance Agency (SCIO)
- Old Torry Community Centre Association
- Shazam Theatre Company
- Early Intervention
- Northfield Youth Action Group

Appendix 2

Fairer Aberdeen Programme 2021-22

Fairer Aberdeen Programme - impact measures with comparison 2019-20, 2020-21 and 2021-22

KEY PERFORMANCE INDICATOR	Achieved 19-20	Achieved 20-21	Achieved 21-22
OVERALL PROGRAMME			
Total number of participants involved	34,431	36,252	35,610
Number of participants aged under 16 years	9,327	10,094	11,099
Number of volunteers involved	973	630	643
Number of volunteer hours contributed	145,324	120,756	114,280
Value of volunteering time	£2,227,817	£1,904,322	£1,714,200
ECONOMY			
Number of people into work	270	97	236
Number of young people into work	25	4	8
Number of people involved in Employability Programmes	736	605	611
Number of people accessing the Employment Support Fund	94	45	73
Weekly Employment Support Drop-In sessions in high unemployment areas	23	0	23
Total receiving money advice and income maximisation advice	2126	2479	3,032
Number of home visits/community appointments	1642	1379	2,505
Total people reporting financial gain	1268	1012	1,059
Total client financial gain	£3,179,778	£4,024,738	£5,941,710
Financial gain per person	£2,508	£3,977	£5,611
Number of people saving with a credit union	5,625	4,947	5,326
Number of affordable loans provided	3,597	3,420	3,900
Total amount of affordable loans provided	£1,747,286	£1,722,604	£1,829,737
Amount of free food distributed in tonnes	484	615	557
Equivalent in meals	1,382,857	1,757,143	1,591,429
Estimate of value	£1,694,000	£2,152,500	£1,949,500
Number of food parcels provided	20,045	44,378	23,937
Food bank users referred to other services	582	600	650
Community panties established	3	3	3
Community pantry members	205	187	232
ADULTS			
Number of people accessing counselling provision	404	379	355
Number of people taking part in adult learning	654	286	487
Number of people involved in producing community media	137	80	81
Number of older people supported to develop digital skills	105	80	103
Number of volunteers providing support to rough sleepers	130	19	14
Number of ex-offenders moving into volunteering, education, or training	31	9	27
Number of ex-offenders moving into employment	11	3	10
CHILDREN AND YOUNG PEOPLE			
Number of parents and families with complex needs supported	469	198	495
Number of young people moving on to employment, education or training	62	26	43
Number of young people into work	25	4	8
Number of young people accessing counselling	359	257	231
Number of counselling sessions provided	3076	2211	1,824
Number of young people involved in producing youth media	186	133	149

Funded initiatives – performance indicators with comparison 2019-20, 2020-21 and 2021-22

ECONOMY

CAB Money Advice Outreach Project	Achieved 19-20	Achieved 20-21	Achieved 21-22
Number of clients receiving money advice	218	147	229
Number of clients receiving income maximisation advice	484	384	476
Number of home visits	27	0	0
Number of community appointments	1527	1379	2457
Total client financial gain	£760,136	£624,000	£637,904
Total client financial gain - money advice/debt counselling	£368,315	£154,318	£230,530
Total client financial gain - income maximisation	£391,821	£469,682	£407,374
Total financial gain per head	£1,570	£1,625	£1,340
Total number of participants involved	484	384	476
Number of participants aged under 16 years	0	0	0
Number of volunteers involved	0	0	0
Number of volunteer hours contributed	0	0	0
Care and Repair Funding Officer	Achieved 19-20	Achieved 20-21	Achieved 21-22
Number of households assisted for income maximisation and charitable funding	441	254	312
Total client financial gain - Income Maximisation	£493,688	£94,891	£355,704
Total client financial gain - Charitable Funding	£103,043	£75,157	£39,552
Total client financial gain - National/Local Grants			£123,983
Total Financial gain	£596,731	£170,048	**£519,230**
Number of households assisted receiving assistance with repairs/improvements/adaptations or home furnishings and/or handyman services - in Regeneration areas	986	625	1112
Number of households assisted suffering from some form of disability - in regeneration areas	794	581	898
Number of households receiving gardening services	98	67	81
Number of households assisted with security or safety issues - in regeneration areas	374	142	512
Number of households with additional support needs	n/a	50	28
Number of households accessing the minor adaptation service	n/a	179	298
Central	n/a	30%	25%
North	n/a	34%	46%
South	n/a	36%	29%
Total number of households involved	1427	974	2027
Total number of participants involved	1945	1146	2986
Number of participants aged under 16 years	12	17	28
Number of volunteers involved	11	11	11
Number of volunteer hours contributed	132	1390	1670
NESS Employment Service	Achieved 19-20	Achieved 20-21	Achieved 21-22
Number of people engaged and registered with the service	75	50	62
Number of people moving into work	6	1	4
Number of people in work receiving support to retain work or look at alternative options	36	26	28

Number of people supported to use technology adaptations	7	9	8
Number of people moving onto education and training	14	4	9
Number of people taking up work placement and volunteering opportunities	7	0	2
Total number of participants involved	75	50	62
Number of participants aged under 16 years	1	0	0
Number of volunteers involved	0	0	0
Number of volunteer hours contributed	0	0	0
Pathways	Achieved 19-20	Achieved 20-21	Achieved 21-22
Numbers caseloaded by Keyworkers to receive support	461	437	383
Number of people moving into work	192	85	206
Number of people accessing the Support Fund	94	45	73
One-to-one support sessions delivered in communities each week	23	0	23
Number of Job Fairs and City Centre events attended	4	0	2
% of clients offered in-work support	100%	100%	100%
% of clients receiving 6-month follow-up contact	100%	100%	100%
Total number of participants involved	461	437	383
Number of participants aged under 16 years	0	0	0
Number of volunteers involved	7	7	7
Number of volunteer hours contributed	294	210	320
Princes Trust Team Programme	Achieved 19-20	Achieved 20-21	Achieved 21-22
Number of participants progressing to employment, training education or volunteering	18	9	15
Number of people moving into work	10	2	4
Number of entrants achieving SQA units	23	14	18
Number of entrants achieving Food Hygiene certificate	30	0	0
Number of entrants achieving First Aid certificates	20	7	14
Number retained on the programme	23	14	18
Number of completers taking part in final presentation	23	14	18
Number of clients participating in mental health and wellbeing activities during the course	33	21	25
Number of unemployed young people participating in the programme from deprived areas of the city	20	15	18
Number of participants taking part in community project	25	16	22
Number of clients completing Digital Skills SVQF Level 4	23	14	18
Number of participants taking part in team challenge	23	14	18
Number of participants previously engaged in offending behaviour	7	2	3
Total number of participants involved	33	21	25
Number of participants aged under 16 years	0	0	0
Number of volunteers involved	3	28	50
Number of volunteer hours contributed	120	28	65
St Machar Credit Union	Achieved 19-20	Achieved 20-21	Achieved 21-22
Number of adult savers	3865	3421	3716
Number of junior savers (those aged under 16)	1760	1526	1610
Total savings deposited (both adult and juniors)	£2,195,980	£2,206,037	£2,625,705
Number of affordable loans provided	3597	3420	3900

Total amount of affordable loans provided	£1,747,286	£1,722,604	£1,829,737
Number of community collection points	7	0	2
Number of volunteers	9	3	9
Number of Prepaid Maestro cards	240	261	253
Number of junior savers going on to open adult accounts	21	23	20
Total number of participants involved	5625	4947	5326
Number of participants aged under 16 years	1760	1526	1610
Number of volunteers involved	9	9	9
Number of volunteer hours contributed	2800	1850	800
CFINE SAFE	Achieved 19-20	Achieved 20-21	Achieved 21-22
Number of clients engaged with	582	922	1434
Total client financial gain	£879,168	£1,010,278	£3,367,615
Number of people reporting financial gain	202	267	203
Total financial gain per head	£4,352	£3,793	£16,589
Number of people receiving one to one digital support	311	0	54
Number of people undertaking digital training improve IT and employability skills	72	0	43
Number of outreach venues	9	0	6
Number of people engaged at outreach sessions	69	0	45
Number of community events attended	24	0	0
Number of food bank referrals	1021	2036	325
Number of NHS referrals	51	182	289
Number of Social Work referrals	38	42	89
Number of telephone enquiries	2203	2,962	2700
Total number of participants	4180	1942	1537
Number of participants aged under 16 years	0	0	0
Number of volunteers involved	22	10	5
Number of volunteer hours contributed	1010	313	1080
CFINE SAFE Disability Action	Achieved 19-20	Achieved 20-21	Achieved 21-22
Number of clients seen	401	772	581
Total client financial gain	£943,743	£2,220,412	£1,540,935
Number of people reporting financial gain	141	107	68
Total financial gain per head	£6,693	£20,751	£22,661
Financial gains from benefit claims	n/a	£2,130,933	£1,302,550
Financial gains from appeals	£319,635	£89,478	£237,516
Financial gains from grants	£0	£0	£870
Number of people seen at home visits	41	0	17
Number of people seen at hospital visits	47	0	31
Number of people seen at office consultancies	241	0	256
Number of mandatory reconsiderations submitted to DWP	145	93	184
Number of mandatory reconsiderations successful	22	9	39
Number of clients from Regeneration and priority neighbourhoods		446	439
Number of appeals/tribunals undertaken	61	52	67
Number of people supported to improve IT skills and confidence to apply for employment online	15	0	25
Total number of participants involved	401	772	420
Number of participants aged under 16 years	0	0	0

Number of volunteers involved	0	0	2
Number of volunteer hours contributed	0	0	340
Foyer REACH	Achieved 19-20	Achieved 20-21	Achieved 21-22
Number of clients participating in 'budgeting' sessions during 'Personal Development' weeks of the course	34	20	25
Number of clients securing employment, training and/or education as a result of the course	7	6	6
Number of people into employment	n/a	2	4
Number of clients participating in mental health and wellbeing activities during 'Personal Development' weeks of the course.	34	20	25
Number of clients participating in the Community Project and Community Challenge	26	0	0
Number of clients achieving recognised training certificates and/or qualifications	28	29	16
Number of digital skills sessions delivered	28	28	36
Number of learners taking part in cooking sessions	n/a	20	25
Total number of participants involved	34	20	25
Number of participants aged under 16 years	0	0	0
Number of volunteers involved	20	2	3
Number of volunteer hours contributed	350	120	200
Connecting Communities Thru Community Media	Achieved 19-20	Achieved 20-21	Achieved 21-22
Number of active volunteers supported to produce radio programmes	100	49	50
Number of hour-long weekly Community radio shows broadcast	6	12	6
Number of weekly issue-based radio shows produced and broadcast	32	19	25
Number of weekly 'What's On' news feature collated and broadcast	25	25	25
Number of volunteers supported to produce community magazines	37	31	31
Number of magazines produced and distributed	18	18	19
Number of editorial teams supported and meeting regularly	7	7	7
Number of Editorial Team meetings supported	74	63	66
Number of Joint Editorial Team meetings supported	6	2	0
Number of individuals and groups supported to participate in training and skills development	173	73	148
Number of volunteer hours contributed in regeneration areas	18,589	24,514	20,532
Number of organisations working in partnership with	347	131	241
Number of guests from local authorities/local & national government	15	12	10
Number of volunteers receiving tailored employability support	6	1	5
Total number of participants involved	265	195	258
Number of participants aged under 16 years	0	40	10
Number of volunteers involved	137	80	81
Number of volunteer hours contributed	21,454	29,901	25,963
Silver City Surfers	Achieved 19-20	Achieved 20-21	Achieved 21-22
Number of people registering as new learners	86	75	32
Average number of learners coming to each session	5	4	5
Average number of volunteers at each session	5	6	4
Number of sessions offered	183	80	210
Number of new volunteers	n/a	10	4

Total number of learners over the year	n/a	80	103
Total number of participants involved		670	690
Number of participants aged under 16 years	0	0	0
Number of volunteers involved	42	40	13
Number of volunteer hours contributed	2795	5000	220
Cummings Park Community Flat	Achieved 19-20	Achieved 20-21	Achieved 21-22
Number of management committee meetings	10	2	1
Number of management committee members	14	11	11
Number of management committee training events	3	1	1
% of activities led by the management committee	90%	13	90%
Number of contacts accessing flat led activities	3004	72	268
Number of individual contacts accessing flat led activities	381	53	53
Number of individual users of Flat facilities - enquiries, phone, use of computers	47	22	32
Number of partners/agencies delivering services from Cummings Park Community Flat.	17	1	5
Number of individuals referred to partner agencies by volunteers	100	100+	100+
Number of contacts accessing the drop in sessions facilitated by partners	66	9	41
Total number of youth work contacts	42	6	5
Total number of individual young people involved in youth work	18	6	0
Total number of adult learning contacts	198	125	98
Total number of individual adult learners	71	53	40
Number of people on the Cumming North editorial group	6	3	2
Number of people who have access to Wifi for phone, computer etc.	329	22	all
Number of people undertaking walking activities	24	19	36
Number of healthy meals/snacks provided	3	20 +	7
Number of people signposted to relevant health agencies	54	39	45+
Number of young people taking part in intergenerational activities	18	2	0
Number of older people taking part in intergenerational activities	17	2	0
% of people reporting they find flat safe and welcoming place to attend	90%	100%	100%
Number of agencies flat is working in partnership with	17	4	4
Number of people involved in Litter Picking and community walk abouts	26	0	0
Number of buddies helping people to reintegrate (new)	n/a	n/a	6
Number of people connecting online - online classes/meetings (new)	n/a	13	14
Total number of participants involved	447	144	119
Number of participants aged under 16 years	59	4	3
Number of volunteers involved	22	16	17
Number of volunteer hours contributed	5,070	1000	1104
Printfield Community Project	Achieved 19-20	Achieved 20-21	Achieved 21-22
Number of children & young people provided with healthy lunches during school holidays	50	0	60
Number of children & young people who attend Out of School Care and Youth Services	170	76	150
Number of residents who are part of the Woodside Network	25	0	20
Number of children and young people aged 5-16 participating	100	40	60

Number of children under 3 yrs registered	12	10	8
Number of children registered at After School Club	69	46	47
Number of volunteers involved in Printfield Community Project Management Committee, Printfield Area Forum and Woodside Network	60	20	45
Number of Woodside Network meetings supported	6	0	6
Number of Adult Learners involved in courses	12	0	6
Number of Adult Learning Courses provided	4	0	2
Number of people getting support with welfare reform issues 1-2-1 support	60	30	60
Total number of participants involved	250	222	250
Number of participants aged under 16 years	182	86	150
Number of volunteers involved	40	40	30
Number of volunteer hours contributed	450	450	300
STAR Flat	Achieved 19-20	Achieved 20-21	Achieved 21-22
Number of agencies using the Flat.	16	12	11
Number of attendances at agencies	1975	207	685
Number of uses of flat facilities	521	36	152
Number of uses of Information and advice provision	330	57	137
Number of members on STAR Management Committee	3	3	3
Number of STAR Management Committee meetings and training sessions held	3	2	3
Number of members and organisation reps on STAR Flat Management Committee	3	3	3
Number of STAR Flat Management Committee meetings and training sessions held	3	2	3
Number of STAR members	21	20	20
Number of sessions (group or individual) supporting getting people back to work	41	0	34
Number of attendances at sessions supporting getting people back to work	266	0	81
Number of people involved in sessions supporting getting people back to work	15	0	24
Number of Credit Union branch openings held	47	7	36
Number of attendances (pay ins) at Credit Union	421	40	163
Number of sessions aimed at increasing skills and creativity	153	0	36
Number of attendances at sessions aimed at increasing skills and creativity	587	0	158
Number of people involved in sessions aimed at increasing skills and creativity	39	4	49
Number of uses of services and activities that support improving mental health, wellbeing and diet	1456	9	346
Number of sessions in the Chill Out room	1152	0	78
Number of attendances at sessions in the Chill Out Room	780	0	130
Total number of participants involved	452	162	370
Number of participants aged under 16 years	16	0	1
Number of volunteers involved	4	4	10
Number of volunteer hours contributed	240	60	94

Tillydrone Community Flat	Achieved 19-20	Achieved 20-21	Achieved 21-22
Number of uses of flat facilities – washing machine, phone, access to computers	3426	1669	3577
Number of agencies using the Flat to deliver advice and support services for a range of issues including Health, Education. Employability and Financial Inclusion	25	10	12
Number of locals/members on the Committee	8	8	8
Number of Management Committee meetings and training sessions occurring	14	2	12
Number of people on the Tilly Tattle editorial group	2	1	1
Number of reps from the Flat attending Tillydrone Network meetings	3	0	2
Number of attendances at Learning opportunities	508	0	120
Number of adults involved in Adult Learning Activities	36	0	15
Number of volunteers supporting the service	12	10	12
Number of people attending for support with welfare reform issues	172	130	198
Number of opportunities provided to engage with people with mental health issues and/or feeling of social isolation	40	72	112
Number of Food Parcels provided to those in need due to benefit issues	744	760	1268
Number of Food Partnership groups attended by Development Officer	4	4	4
Number of children who attend Childcare provision in the flat	41	0	0
Number of service users who are engaged in activities to assist with their recovery from drug/alcohol issues	72	68	94
Number of network meetings attended and receive updated information from local police on current crime issues in area	8	0	4
Number of users who access computers at the flat and undergo basic training in computer skills to assist with benefits and other issues	27	22	42
Number of growing spaces and planters in flat garden to engage with local residents to grown fruit/veg/flowers	2	6	6
Number of service users assisted with debt or benefit issues inhouse and also referred to other agencies	172	130	198
Number of food parcels made available from CFINE, Trussell Trust and donations given to flat	744	760	1268
Number of users accessing assistance from Pathways employment worker	102	4	6
Total number of participants involved	360	322	438
Number of participants aged under 16 years	41	97	100
Number of volunteers involved	12	10	12
Number of volunteer hours contributed	600	350	700
Tackling Food Poverty	Achieved 19-20	Achieved 20-21	Achieved 21-22
Number of emergency food parcel provided	20,045	44,378	23,937
Number of Fareshare Community Food Outlets	90	0	6
Number of Community Pantries established	3	3	3
Number of Community Food members	205	187	232
Number of work placements focusing on creating skills & experience	62	158	60
Number of food parcels provided by CFINE at foodbank and to partner organisations & services	20,045	44,378	23,937

Tonnage of Fareshare food being provided to Community Food members in locality partnership areas	484	615	557
Number of Fareshare meals provided to support programmes e.g. Food & Fun	9,500	0	2,220
Number of Community Food outlets	44	0	6
Number of referrals for advice, support and care	582	600	650
Total number of participants involved	15,400	20,000	15,293
Number of participants aged under 16 years	5,000	7000	7000
Number of volunteers involved	322	231	281
Number of volunteer hours contributed	77,280	55,440	67,440
GREC Language and Integration Project	Achieved 19-20	Achieved 20-21	Achieved 21-22
% of participants who feel the project has supported them to build networks and reduce social isolation	95%		90%
% of participants who feel their mental health has been positively impacted by the project	95%		80%
% of participants who have strengthened connections and networks as a result of the project	95%	70%	80%
Number and diversity (national/ethnicity, gender) of participants	240	65	33
Number of participants that take up employability support as a result of the project	27	22	0
% of participants who have increased confidence and skills with employability-related English	90%	83%	90%
Total number of participants involved	265	65	57
Number of participants aged under 16 years	0	0	0
Number of volunteers involved	20	2	0
Number of volunteer hours contributed	745	32	0

ADULTS

Calsayseat Counselling	Achieved 19-20	Achieved 20-21	Achieved 21-22
Number of clients who take part in counselling	164	126	114
Number of counselling sessions provided	1082	931	998
% of clients showing a decrease score in their HAD scales (Hospital/Anxiety-Depression monitoring forms)	61%	60%	57%
Total number of participants involved	164	145	114
Number of participants aged under 16 years	0	0	0
Number of volunteers involved	1	1	1
Number of volunteer hours contributed	102	90	87
Street Alternatives	Achieved 19-20	Achieved 20-21	Achieved 21-22
Number of staff trained in Mental health First Aid working at Street Alternatives service	11	0	0
Number of ASIST trained staff working at Street Alternatives service	11	0	0
Number of podiatry session provided a year	4	0	2
Number of Music Group sessions a year	20	4	2
Number of social activities run in Street Alternatives a year	19	0	0
Number of Service Users attending sessions	22	0	50
Number of Street Alternative sessions provided per week	4	0	0
Number of weekly sessions attended by the Advice & Information worker	4	0	4
Number of community awareness raising events held to promote the service & volunteering opportunities	15	0	6
Number of ex and/or current service users volunteering with the organisation	1	1	3
Number of service user involvement events held	10	0	16
Number of cooking demonstrations	n/a	0	10
Number of Food Parcels given through the shopping experience	n/a	0	6444
Total number of participants involved	39	2000	4284
Number of participants aged under 16 years	0	0	916
Number of volunteers involved	130	19	14
Number of volunteer hours contributed	7072	750	2912
Printfield Feel Good Project	Achieved 19-20	Achieved 20-21	Achieved 21-22
Number of therapy sessions provided	76	80	80
Total number of participants involved	20	15	24
Number of participants aged under 16 years	0	0	0
Tillydrone Health & Well Being Project	Achieved 19-20	Achieved 20-21	Achieved 21-22
Number of treatments provided	396	216	240
% of individuals expressing a sense of wellbeing from sessions	100%	100%	100%
Number of young people/children benefitting from sessions	4	0	0
Number of clients in process of recovery from substance misuse/addiction finding sessions beneficial to their recovery	15	2	7
Total number of participants involved	60	20	35
Number of participants aged under 16 years	4	0	0
Number of volunteers involved	2	2	1
Number of volunteer hours contributed	40	40	40

Operation Begonia	Achieved 19-20	Achieved 20-21	Achieved 21-22
Increase DBI referrals to Penumbra	52	9	5
Number of males being dealt with for kerb crawling or other antisocial offending in the areas	78	91	56
Number of women educated on ways they can improve their safety and how to report any issues they may have	411	305	261
Number of briefings with Police Scotland Offender Management Unit to make sure that the women and members of community are safe from sexual predators	12	12	12
Monitor amount of intelligence being gleaned from the women which can assist progressing other serious and organised crime	442	342	247
Number of Community Council meetings attend - Address community concerns regarding on street prostitution and associated criminality by attending Castlehill/Pittodrie C.C. meetings	6	4	9
Number of partner agencies worked with to increase specific ongoing projects which will address the women's specific needs	6	5	6
Number of women engaged with to educate them on taking a pride in the area and reduce calls relating to prostitution related to paraphernalia	411	305	261
Number of patrols	98	64	60
Number of patrol hours	784	768	720
Number of females spoken with	411	305	261
Number of new females spoken with	14	12	25
Number of intelligence logs submitted	442	342	247
Number of home visits		0	125
Total number of participants involved	78	342	261
Number of participants aged under 16 years	0	0	0
Number of volunteers involved	0	0	0
Number of volunteer hours contributed	0	0	0
Pathways to Wellbeing	Achieved 19-20	Achieved 20-21	Achieved 21-22
Number of regeneration areas where counselling is provided	7	7	7
Number of people accessing counselling service	79	95	92
Number of counselling sessions delivered	977	991	788
Total number of participants involved	81	95	92
Number of participants aged under 16 years	0	0	0
Number of volunteers involved	7	7	7
Number of volunteer hours contributed	294	210	320
Community Reintegration Support Service (SHMU)	Achieved 19-20	Achieved 20-21	Achieved 21-22
Total number of offenders participating in programme in prison	206	24	23
Number participating in the programme pre-release	24	12	14
Total number of offenders participating in programme in the community	61	27	32
Number of participants who engage with appropriate support services post release	61	27	25
Number of participants engaging in activities within the community	24	27	47
Number of participants securing a positive destination:	20	12	27
Volunteering	20	5	22
Education	4	3	2

Training	7	1	3
Employment	11	3	10
Number of participants reducing their offending behaviour	51	26	23
Number of volunteers hours contributed (pre release)	2022	496	1084
Number of volunteers hours contributed (post release)	979	271	514
Total number of participants involved	129	45	84
Number of participants aged under 16 years	0	0	0
Number of volunteers involved	0	0	0
Number of volunteer hours contributed	3001	767	1,598
Torry Adult Counselling	Achieved 19-20	Achieved 20-21	Achieved 21-22
Number of Adult clients accessing the service and completing a course of counselling therapy	161	158	149
Number of counselling sessions provided for adults	989	869	893
Number of clients referred to Pathways, Foyer, Job Centre, Further education/ training	5		5
Number of meetings with referring agencies/GPs at Torry	7	5	4
Total number of participants involved	176	172	149
Number of participants aged under 16 years	0	0	2
Number of volunteers involved	1	1	2
Number of volunteer hours contributed	98	65	99

CHILDREN AND YOUNG PEOPLE

Positive Lifestyles	Achieved 19-20	Achieved 20-21	Achieved 21-22
Number of kinship carers receiving either one to one or group work support from project staff	43	30	144
Number of kinship carers attending regularly	20	6	144
Number of Kinship carers reporting they feel less socially isolated	43	30	144
Number of people able to monitor use of internet with children	20	30	144
Number of people have access to foodbanks	131	79	43
Number of people accessing grants	88	191	66
Number of parents of children under 5 and adults over 16 accessing service outwith council core funding	247	139	465
Number of one-to-one parent support meetings	247	74	69
Number of participants attending the Positive Lifestyles Programme	401	139	465
Number of individual inquiries	401	139	465
Number of parents referred on to relevant agencies	126	25	10
Number of people receiving help with CVs and interviews	10	3	21
Number of young people 16+ receiving help with CVs and interviews	10	3	21
Number of people helped to complete benefit enquiries	122	40	58
Number of people supported to claim grants	88	191	66
Amount of grants received for individuals	£13,944	£25,500	£28,688
Number of people taking up volunteering opportunities	27	12	12
Total number of participants involved	401	139	465
Number of participants aged under 16 years	66	26	0
Number of volunteers involved	14	12	8
Number of volunteer hours contributed	18	12	12
Home-Start	Achieved 19-20	Achieved 20-21	Achieved 21-22
Number of families supported in Regeneration areas	38	41	30
Number of families report that they feel better able to cope with the issues in their lives	38	35	28
Number of families reporting reduced isolation	38	35	26
Number of families no longer needing Social Work support	5	2	4
Number of people reporting reduced levels of family conflict or stress	38	35	23
Number of people reporting improved physical and/or mental health	34	35	24
Number of families participating in ‘Recipe for Life’ health development project	10	18	7
Number of families with increased access to local services	34	30	22
Number of children accessing play and learning opportunities	35	25	43
Number of families supported with financial issues	23	34	19
Number of families supported to access statutory and community services	34	35	16
Number of families supported to play a more active role in their community	12	15	13
Number of people moving into training	4	0	3
Number of people moving into employment	1	0	7
Number of people moving into volunteering	4	2	3
Number of volunteers supporting the project	49	34	28
Number of volunteer hours undertaken	2890	1375	784
Number of training events provided for volunteers	8	8	3

Total number of participants involved	129	130	96
Number of participants aged under 16 years	65	76	53
Number of volunteers involved	49	34	28
Number of volunteer hours contributed	2890	1375	784
Fersands Youth Work Support	Achieved 19-20	Achieved 20-21	Achieved 21-22
Number of youths offered specialised family support	10	5	7
Number of activity groups held per week	12	6	11
Number attending drop in facility within community	22	14	16
Number of young involved with the creation of Youth Committee	10	12	11
Number attending Job Club	0	0	3
Number of Youth groups supported	n/a	6	6
Number of children aged 5-12	n/a	46	60
Total number of participants involved	120	90	110
Number of participants aged under 16 years	101	72	96
Number of volunteers involved	8	4	8
Number of volunteer hours contributed	7	120	300
shmuTRAIN Initiative	Achieved 19-20	Achieved 20-21	Achieved 21-22
shmuTRAIN Early Interventions (schools programme)			
Number of young people participation in school programme	5	12	44
Number of young people securing Positive destinations	5	1	6
Number of young people securing positive destinations - employment	0	0	1
Number of young people securing positive destinations - Education	5	0	2
Number of young people securing positive destinations - Training	0	1	3
Number of young people achieving Progression Milestones	5	0	5
Number of participants securing interview for work	0	0	1
Number of participants securing interview for College	5	0	1
Number of participants securing an SQA	2	0	2
Number of SQA's achieved	2	0	4
Number of participants showing raised level of academic achievement	2	0	2
Number of participants showing improved communication skills	5	0	25
Number of participants showing improved readiness for work	5	0	25
shmuTRAIN Positive Transitions (16-25 years)			
Number of young people (16-25) participating in shmuTRAIN employability programmes (incl AA)	45	28	40
Number of young people securing Positive Destinations:	26	15	34
Employment	7	4	4
Education	9	9	5
Training	10	2	15
Progression Milestones:			
Number of participants securing an SQA	11	7	14
Number of SQA’s achieved	11	9	18
Number of young people moving into volunteering	3	0	2
Number of young people securing an interview for work	14	6	19
Number of young people securing an interview for college	10	8	9
Soft Outcomes:			
Number showing increased commitment to lifelong learning			29
Number of participants showing raised level of academic achievement	20	7	14

Number of participants showing improved communication skills	45	27	29
Number of participants showing improved readiness for work	45	27	29
Total number of participants involved both programmes	50	40	84
Number of participants aged under 16 years both programmes	6	9	24
Number of volunteers involved	0	0	0
Number of volunteer hours contributed	0	0	0
Youth Media	Achieved 19-20	Achieved 20-21	Achieved 21-22
Number of young people attending training sessions	186	38	169
Number of young people actively involved with Youth media on a regular basis	28	33	25
Number of young people securing Saltire Awards	20	0	5
Number of young people securing SVQ's	10	0	3
Number of young people demonstrating increased communication skills	138	38	169
Number of young people demonstrating increased confidence	138	38	169
Number of young people demonstrating improved time management	138	33	92
Number of young people who feel able to do new things	139	38	169
Number of young people who report their skills are increasing	141	38	169
Number of young people who report increased aspirations	131	33	76
Number of young people who report positive changes in their behaviour	83	33	92
Number of young people who report increases in wellbeing against SHANARRI indicators	142	33	76
Number of young people progressing to employment	18	0	3
Number of young people progressing to further education	3	2	4
Number of young people acting as members of Youth media Forum	12	8	13
Number of participants aged under 16 years actively involved on a regular basis	25	29	19
Total number of participants involved	186	133	149
Number of participants aged under 16 years	175	34	138
Number of volunteers involved	28	33	25
Number of volunteer hours contributed	14,900	19,820	5,875
Middlefield Youth Flat	Achieved 19-20	Achieved 20-21	Achieved 21-22
Number of young people involved in diversionary activities to reduce youth crime and exclusion rates	140	50	**75**
Number of days the Youth Flat is open	270	149	267
Number of sessions run in the Youth Hub	1600	298	1335
Numbers of young people using the Youth Hub	170	50	95
Number of day trips organised for young people	20	4	0
Number of residential trips organised for young people	1	0	0
Number of young people with individual learning plans	45	50	60
Number of young people in work or training	10	8	6
Number of Youth Committees meetings held	6	0	0
Number of outreach sessions	15	40	25
Number of young people presenting mental health issues		40	25
Number of young people with extra support needs		15	25
Total number of participants involved	170	50	95
Number of participants aged under 16 years	145	45	75
Number of volunteers involved	3	1	0
Number of volunteer hours contributed	80	40	0

Big Bang Drumming Group	Achieved 19-20	Achieved 20-21	Achieved 21-22
Number of young people attending sessions which give them access to positive learning environment and develops their skills, confidence and self esteem	12	0	5
Number of local young people supported to access this group	12	0	5
Number of young people who feel included -improved peer relationships	12	0	5
Total number of participants involved	16	0	5
Number of participants aged under 16 years	12	0	4
Number of volunteers involved	1	0	2
Number of volunteer hours contributed	40	0	20
ACIS Youth Counselling	Achieved 19-20	Achieved 20-21	Achieved 21-22
Number of counselling sessions provided	2147	1387	1124
Number of clients aged 12-18 accessing the service	223	114	121
Number of volunteers involved	11	11	7
ACIS Youth Torry			
Number of requests for information responded to	1456	943	1160
Number of clients aged 5-11 accessing the service (Torry primary schools only)	48	43	29
Number of clients aged 8 to 16 accessing the service	56	48	22
Number of counselling sessions provided	833	597	470
Number of meetings with referring agencies	933	1066	1073
Number of new youth counsellors trained to ensure a local supply of fully equipped and trained youth counsellors	11	11	5
Total number of participants involved	271	276	178
Number of participants aged under 16 years	193	109	131
Number of volunteers involved	11	11	7
Number of volunteer hours contributed	410	276	164
Befriend A Child	Achieved 19-20	Achieved 20-21	Achieved 21-22
Number of children and young people attending the youth clubs on a regular basis	23	38	42
Number of young people suggesting topics for and taking part in youth information sessions	23	25	42
Number of young people actively participating in organising activities	23	38	42
Number of volunteer Youth Workers and volunteer drivers recruited through advertising in local community centres in the regeneration areas	4	1	0
Proportion of children and young people from all regeneration areas attending the youth clubs	23	38	40
Number of children that are safe and responsible	23	38	42
Number of children that are respected, included and achieving	23	38	42
Total number of participants involved	23	38	42
Number of participants aged under 16 years	23	38	42
Number of volunteers involved	13	4	10
Number of volunteer hours contributed	1560	460	1200
Relationship Revolution	Achieved 19-20	Achieved 20-21	Achieved 21-22
Number of young people participating in the programme	1200	650	715
Number of educational workshops delivered	135	70	108
Number of drop in clubs delivered	100	45	45

Number of young people consistently engaged in focus group.	6	3	10
Number of young people accessing counselling for 3+ sessions	32	52	59
Number of counselling sessions provided	96	227	230
Young people reporting increased knowledge of existing support services	95%	95%	95%
Percentage of participants able to identify violent and exploitative relationships	94%	96%	96%
Number of Promoting Positive Communication groups for young people and a significant adult	4	2	n/a
Number of Empathy workshops for practitioners	3	2	n/a
Total number of participants involved	1200	729	715
Number of participants aged under 16 years	1118	700	715
Number of young people trained and supported to volunteer	15	12	3
Number of volunteer hours contributed	600	528	85
Middlefield Supporting Volunteers and Under 11s work	Achieved 19-20	Achieved 20-21	Achieved 21-22
Number of children involved with clubs and diversionary activities	90	48	**68**
Number of children having better access to services	90	48	**68**
Number of people participating in community activities	90	48	**68**
Number of volunteers attending clubs	8		3
Number of volunteers attending playscheme			8
Number of training events for volunteers	1	1	2
Number of volunteers moving on	2	1	2
Number of new volunteers	1	1	1
Number of primary 1sessions	34	20	34
Number of primary 2 sessions	36	21	37
Number of primary 3-4s sessions	36	21	74
Number of primary 5-6s sessions	36	21	37
Number of outings/parks, swimming or activities		10	4
Number of Training sessions (2) or support meetings (6)		6	3
Total number of participants involved	90	48	5
Number of participants aged under 16 years	90	48	1
Number of volunteers involved	8	4	3
Number of volunteer hours contributed	860	249	808
Geronimo - Time to Play	Achieved 19-20	Achieved 20-21	Achieved 21-22
Number of sessions at **Camp Geronimo**	n/a as work previously took place in different areas (Cummings Park, Tillydrone, Tullos, Ashgrove, Seaton, Northfield, Middlefield, Woodside, Dyce, Garthdee, Mastrick)		12
Number of families attending Camp Geronimo (3 sessions each)			18
Number of family experiences (3 sessions each)			54
Number of children attending Camp Geronimo			41
Number of parents/carers attending Camp Geronimo			22
Number of **Central** group sessions at Fersands / **Woodside**			10
Number of children attending Fersands / Woodside			15
Number of parents/carers attending Fersands / Woodside			13
Number of **South** group sessions at **Torry**			10
Number of children attending Torry			12
Number of parents/carers attending Torry			10
Number of **North** group sessions at **Cornhill**			5
Number of children attending Cornhill			13
Number of parents/carers attending Cornhill			11

Number of **North** group sessions at **Northfield**			5
Number of children attending Northfield			16
Number of parents/carers attending Northfield			15
Number of **1:1 sessions**			7
Number of 1:1 children attending			9
Number of 1:1 parents / carers attending			8
Number of parents taking time to play with their children outwith sessions	n/a	86%	90%
Number of parents reporting increased confidence in joining in with their children's play and learning	100%	100%	100%
% of participants reporting a good quality experience	100%	100%	100%
% of participants reporting increased skills	92%	100%	100%
% of participants reporting increased confidence	92%	100%	100%
Total number of participants	228	271	185
Number of participants aged under 16 years (if applicable)	126	127	106
Number of volunteers who took part	1	0	0
Number of volunteer hours contributed	16	0	0

ABERDEEN CITY COUNCIL

COMMITTEE	Council
DATE	14 December 2022
EXEMPT	No
CONFIDENTIAL	No
REPORT TITLE	Locality Plans Annual Report
REPORT NUMBER	CUS/22/282
DIRECTOR	Andy MacDonald
CHIEF OFFICER	Derek McGowan
REPORT AUTHOR	Paul Tytler
TERMS OF REFERENCE	24.13

1. PURPOSE OF REPORT

1.1 This report presents the Annual Report on progress against the North, South and Central Locality Plans 2021/22. This is the first Annual Report since the Locality Plans were published in July 2021.

2. RECOMMENDATIONS

That Council: -

2.1 approve the Locality Plans Annual Report 2021/2022;
2.2 agree the for publication and circulation of the Locality Plans Annual Report 2021/2022 to all partners; and
2.3 note that an easy read version of the Annual Report would be produced.

3. CURRENT SITUATION

3.1 The Locality Plans Annual Report was presented at the Community Planning Aberdeen (CPA) Board on 23rd September 2022.

3.2 In December 2020, the CPA Board and the Integration Joint Board (IJB) agreed recommendations for joint locality working between Community Planning Aberdeen and Aberdeen Health and Social Care Partnership. This saw the bringing together of two models for locality planning which had been established in response to separate legislation – the Public Bodies (Joint Working) (Scotland) Act 2014 and the Community Empowerment (Scotland) Act 2015.

3.3 Locality Plans were co-produced with each Locality Empowerment Group (LEG) and Priority Neighbourhood Partnership (PNP) to identify priorities and community ideas. Throughout each locality plan, links have been made between community priorities and the work of the wider Community Planning Aberdeen Partnership being delivered through the city-wide Local Outcome

Improvement Plan. This has been done with the aim to promote collaboration on common priorities, supporting each other by sharing knowledge and experience and testing out ideas together to ensure they have the best chance of success, scalability and sustainable results.

3.4 In July 2021, shared Locality Plans were approved by the CPA Board and IJB for the North, South and Central Localities of the City. The plans incorporated improvement activity for the whole locality and/or targeted at specific neighbourhoods – in most cases priority neighbourhoods.

3.5 Delivery of Locality Planning is the responsibility of the LEGs and PNPs, supported jointly and equally by Public Health Co-ordinators and Locality Inclusion Managers.

3.6 The Annual Locality Plans Report 2021/22 is the first progress report against each of the shared Locality Plans. It provides an overview of progress made during 2021/22 towards the achievement of priorities within the North, South and Central Locality Plans.

3.7 One of the many challenges throughout COVID has been community engagement. There has been a noticeable decline, with a significant reduction in engagement within LEGs and PNPs. As restrictions have lifted, this is an ideal opportunity to improve communication and re-engage with our communities.

3.8 The Annual Report 2021/22 allows the LEGs and PNP to take stock of what has been achieved over the last year and to progress community ideas within each Locality Plan.

4. FINANCIAL IMPLICATIONS

4.1 There are no financial implications arising from this report

5. LEGAL IMPLICATIONS

5.1 There are no legal implications arising from this report.

6. ENVIRONMENTAL IMPLICATIONS

6.1 There are no environmental implications arising from this report.

7. RISK

Category	Risks	Primary Controls/Control Actions to achieve Target Risk Level	*Target Risk Level (L, M or H) *taking into account controls/control actions	*Does Target Risk Level Match Appetite Set?

Strategic Risk	No strategic risk identified	n/a	n/a	n/a
Compliance	Must comply with the Community Empowerment (Scotland) Act 2015 ("CEA")	Production of the annual report ensures compliance	L	Yes
Operational	No strategic risk identified	n/a	n/a	n/a
Financial	No strategic risk identified	n/a	n/a	n/a
Reputational	There is a risk that the Annual Report does not accurately reflect progress made by the Partnership in delivering outcomes which may have a negative impact on the public's perception of the Council and Partnership working.	Colleagues across the Community Planning Partnership have contributed to the development of the annual report. It has been signed off by the Community Planning Partnership Board as an accurate reflection of progress made. An easy read version will be produced.	L	Yes
Environment / Climate	No strategic risk identified	n/a	n/a	n/a

8. OUTCOMES

COUNCIL DELIVERY PLAN 2022-2023	
	Impact of Report
Aberdeen City Council Policy Statement **Working in Partnership for Aberdeen**	There are no proposals within this report
Aberdeen City Local Outcome Improvement Plan 2016-26	
Prosperous Economy Stretch Outcomes	The report describes a contribution towards progress against all stretch outcomes

Prosperous People Stretch Outcomes	The report describes a contribution towards progress against all stretch outcomes
Prosperous Place Stretch Outcomes	The report describes a contribution towards progress against all stretch outcomes
Regional and City Strategies	There are no proposals within this report

9. IMPACT ASSESSMENTS

Assessment	Outcome
Integrated Impact Assessment	Full impact assessment not required
Data Protection Impact Assessment	Not required
Other	None

10. BACKGROUND PAPERS

10. None

11. APPENDICES

11.1 Locality Plans Annual Report

12. REPORT AUTHOR CONTACT DETAILS

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Annual Report against the North, South and Central Locality Plans

2021-22

Community Planning Aberdeen

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BACKGROUND

In December 2020 two locality planning models for Community Planning Aberdeen and Aberdeen City Health and Social Care Partnership (HSCP) were integrated. Both models were established in response to legislation, namely the Public Bodies (Joint Working) (Scotland) Act 2014 and the Community Empowerment (Scotland) Act 2015. Following a review of locality planning conducted by staff from Aberdeen City Council and Aberdeen City HSCP, it was proposed that there would be significant benefits to be gained from a more integrated approach to locality planning for communities, partners and staff across the Community Planning Partnership.

This integration of locality planning models resulted in shared:

- localities and priority neighbourhoods
- locality plans
- Locality Empowerment Groups (LEGs)
- Priority Neighbourhood Partnerships (PNPs)

The development of Aberdeen Cities – North, South and Central Locality Plans (2021-26) took place during a global pandemic which meant many of the traditional ways of engaging with communities and staff, including meeting face to face and canvasing opinions in neighbourhoods was not possible. Instead, most engagement had to take place on-line. To ensure community members and staff living and working in each locality were involved in the process the following engagement opportunities took place:

- Online community and staff workshops.
- Online staff survey for those that could not attend the workshops.
- Online survey for children and young people.
- Online simulator to enable communities to express what was important to them and their community. The top five priorities identified in the simulator were shared with members of the LEGs and incorporated in discussions to identify the six overarching priorities for each locality plan.
- Health and Social Care Alliance Scotland (the ALLIANCE) facilitated workshops including: a visioning session and workshops for each of the three localities.
- LEG and PNP meetings.

Throughout each locality plan, links have been made between community priorities and the work of the wider Community Planning Aberdeen Partnership being delivered through the city-wide Local Outcome Improvement Plan (LOIP). This is essential to ensure collaboration on common priorities, supporting each other by sharing knowledge and experience and testing out ideas together to ensure they have the best chance of success, scalability and sustainable results.

Most importantly, locality plans allow us to tackle the issues which are important to local communities. It is by doing this, that we will ensure no community is left behind in realising our vision of Aberdeen as a place where all people can prosper.

This report highlights continued engagement and activity within our communities despite the challenging circumstances brought by COVID-19.

COVID-19

The past year has continued to be dominated by COVID-19. Restrictions and lockdown measures are still affecting how people are participating and engaging in community groups and activities. Many groups and activities have yet to restart or have reduced numbers attending. It will take time for many to feel confident to re-engage and fully participate in their community as they did pre-COVID.

Locality Empowerment Groups (LEGs) and Priority Neighbourhood Partnerships (PNPs) continued throughout the pandemic to meet through online meetings. This digital connection made it easier for some community members to connect however for others, this has been a barrier to engaging.

Between December 2021 and March 2022, the Omicron variant required an elevated response to COVID-19. The priority for many staff within Aberdeen City HSCP and Aberdeen City Council during this time was to support vaccination uptake and Lateral Flow Device (LFD) testing and recording, particularly in vulnerable communities. Members of both the LEGs and PNPs participated in meetings that helped shape this response. Hundreds of LFD testing kits were distributed via community venues, COVID -19 key messages were shared across local social media pages and networks, and the mobile vaccination bus visited communities across the city. Community Planning partners worked together to protect and support communities.

The success of delivering Locality Plans since their publication in June 2021 has been challenging during the pandemic. Despite this, there has been lots of activity which has contributed towards the priorities identified by communities within each of the Locality Plans.

VISION FOR NORTH

The Vision for Aberdeen City is a **'Place where all people can prosper'**.

We asked communities in the North Locality to break this down into what this means for them.

During one of the workshops participants were then asked to vote on what was most important to them and this is what they said (the words in largest font were voted for the most with the words in smaller font receiving the least votes):

Using a combination of data as well as insight from community members and front-line staff, six priorities were identified to ensure that all people living in North locality, including those people living in our most disadvantaged communities, have an equal chance to prosper. These include:

Locality Priorities	Link with city wide LOIP Priority Themes
Reduce the number of people living in poverty through the creation of local employment, training and apprenticeship opportunities, and create solutions to tackle food poverty	Economy
Increase digital access and skills across the locality	
Improve the physical health and wellbeing of people	People
Support local volunteering opportunities beyond the pandemic	
Early intervention approach targeted at those who are involved in, or at risk in offending behaviour (domestic abuse, substance misuse, anti-social behaviour	
Maximise use of disused outdoor space to increase food growing opportunities	Place

Above and throughout this document we have made the links between our priorities and the work of the wider Community Planning Aberdeen Partnership being delivered through the city wide LOIP. This is essential to ensure we are working collaboratively on common priorities, supporting each other by sharing knowledge and experience and testing out our ideas together to ensure they have the best chance of success, scalability and sustainable results.

THE NORTH ECONOMY

1. Reduce the number of people living in poverty through the creation of local employment, training, and apprenticeship opportunities, and create solutions to tackle food poverty

The Cubby was developed in response to the high levels of food poverty in the Cummings Park area. Based in Cummings Park Centre it supports up to 30 families who are experiencing food hardship and supplies occasional emergency food supplies to those in need throughout the city. Currently funded by the Trades Widows Fund and support from Cfine, Fair Trade and Tesco, residents can pick up fresh vegetables, frozen and dried goods, tins and baked goods plus cleaning and hygiene products.

During the pandemic Aberdeen City Council staff ensured the Cubby continued to support vulnerable families. As restrictions have relaxed 6 volunteers from Cummings Park Community Association are being trained to take over the running of the Cubby reducing the need for staff assistance . Once current funding has expired the Association have agreed to fund the Cubby ensuring continuing support for vulnerable families.

The Association have also started "Coffee at the Cubby" and are presently surveying those who attend to identify their wellbeing and learning needs. Once these are established, they plan to invite appropriate support organisations to advise Cubby participants and set up groups/sessions in response. It was also recognised by staff, volunteers, and participants that the Cubby provides a safe, positive social setting for many, helping with mental wellbeing.

Staff and volunteers have recently noted an increase in demand from those experiencing food hardship from the wider area, partly due to the increase in fuel bills and have been signposting to other support including Middlefield Hub, Northfield and Mastrick Community Centres. So far, in 2022, support has been provided through the Cubby and emergency bags to almost 300 individuals. There has been a total of 375 volunteer hours given to support the Cubby. Feedback from people who have been supported by the Cubby (below) has been positive;

"It's good that we get frozen stuff too, to make it last"

"I only come out of the house to go to the Cubby"

"It really helps me out when I'm short of cash"

"It's a great help"

FareShare is the UK's longest running food distribution charity, with a belief that no good food should go to waste, especially when people are going hungry. FareShare redistributes surplus food to charities and community groups and have pantries in Mastrick, Northfield, and Cummings Park.

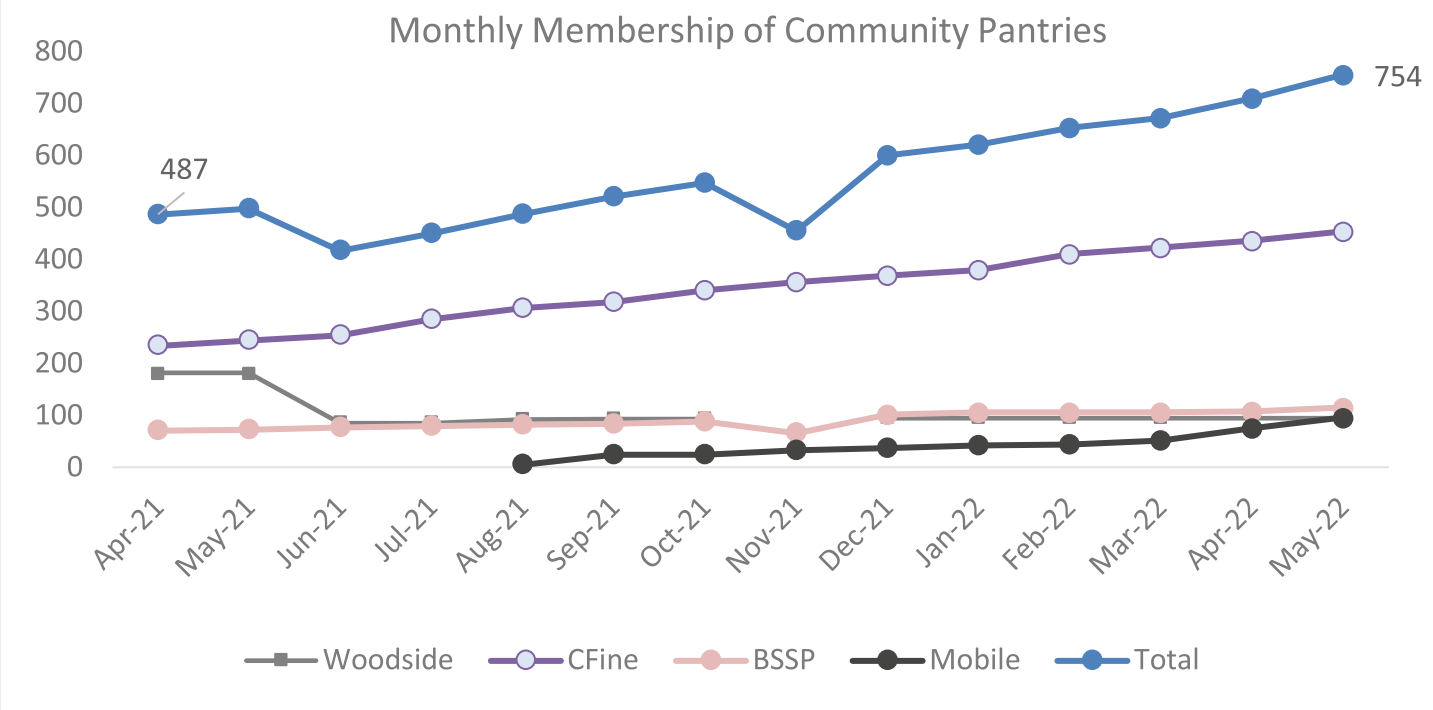
Pathways Sessions have been regularly held in the Danestone and Bridge of Don areas to help and support people living in the North with finding employment and to reduce barriers to finding work.

LOIP 1.1: Increase the number of people using community pantries by 20% by 2023

Prior to and during the pandemic Aberdeen had experienced increasing use of food banks by people experiencing poverty, with an extensive network of these operating in the city. A key outcome of our improvement work is to increase the number of people using community food pantries to increase access to affordable, fresh healthy food for those who are suffering food insecurity.

This project has achieved its aim with the number of people using community pantries having grown by 38% between April 2021 and March 2022. The increase has been supported by the launch of a mobile pantry in September 2021 which prioritises our most disadvantaged and vulnerable communities, by offering flexibility to those not in a position to travel.

As of May 2022, the mobile pantry had 94 members and is available in 8 neighbourhoods, including Middlefield, Sheddocksley, Bucksburn, and with Northfield having been recently added. The number of members has increased monthly since it launched in August 2021



LOIP 10.2: Total number of individuals supported through my way to employment

The pathways to employment projects has successfully made connections within the North Locality which has led to unpaid work placements being offered at Auchmill Golf Course at the woodlands; to build benches at Heathryfold Park and to get involved in landscaping once the new community paths are built at Auchmill. This placement will be offered to individuals who are referred through My way to Employment (MWTE).

2. Increase digital access and skills across the locality

Digital Health
The Stay Well Stay Connected Digital (SWSC) Divide workstream, worked in collaboration with Connecting Scotland, Robert Gordons University, Aberdeen Library Services and Bon Accord Care to:

- Promote digital inclusion and build confidence, through the introduction of a digital activity App with residents within two Bon Accord Care supported accommodation sites
- Reduce the impact of deconditioning seen in older adults through COVID
- Support the development of Occupational Therapy student's practical interpersonal skills through practice-based education.

Eleven iPad devices, supplied through the Connecting Scotland programme, supported participants digital access. Aberdeen Library Services recruited a "Kick Start" Intern who provided basic digital skills training to participants and SWSC staff provided dedicated student placement support throughout the project.

This collaboration resulted in a dynamic inter-agency project with enormous scope to support digital inclusion, promote physical activity and support reciprocal learning between older people and students.

Adult Learning team
During the COVID-19 pandemic tutors continued to teach learners on a one-to-one basis when restrictions allowed. Home Schooling support - Digital support was given to individual parents who were unable to log on and use the chrome books provided by the education department to allow their children to access the required platform to complete their online schoolwork.

ICT Tutors and community teams took on the role of Digital Champions and supported individuals who were provided with I-Pads or Chromebooks via the connecting Scotland Scheme. The support was for a period of 6 months, by telephone. Learners were supported in how to set up and use the devises and MiFi equipment and given instruction and tuition on how to use various applications such as video calling, online shopping and navigation of websites and facilities that would help them to remain connected.

Classes have since resumed at Mastrick Library from April 2022.

LOIP 2.1: Increase employer sign up to the Real Living Wage by 5% year on year to 2023 to achieve Real Living Wage City Status by 2026

Sixty-nine employers headquartered in the city are now Real Living Wage accredited, a 56% increase since the project started and a 41% increase since January 2021, 13 of these employers are based in the North locality.

LOIP 3.2: By December 2022, increase by 10% the number of people in Aberdeen who; have digital access; and feel comfortable using digital tools.

A promotional campaign across localities has been undertaken to raise awareness of access to PCs in libraries. This has seen an overall increase of 6266 users on PCs in libraries post COVID-19. In North locality the increase was 1537 users, showing targeted promotion within localities was successful. The project team are now looking to use this method for raising awareness in other areas where devices can be accessed.

3. Improve the physical health and wellbeing of people

Recipe for Life
HomeStart Aberdeen have been undertaking their Recipe for Life 12-week programme which supports low-income families to shop, cook and eat healthier. Families are referred into the programme via self-referral or a referral from health visitors, social workers, or local voluntary organisations. Each family is assigned a Family Volunteer who delivers one-to-one fortnightly cooking sessions in the family's own home. The project is flexible and adaptable to the needs of families and takes into consideration, the age of children, knowledge and skills of parents, dietary requirements, cultural diet, and food preferences. Towards the end of the programme, families can attend two group sessions where they cook and eat together, this provides a great way to make friends and share any tips learned in previous weeks!

The project successfully received Health Improvement Funding at the beginning of this year which will ensure participants receive a fortnightly recipe pack made up of meat, fish, fresh fruit and vegetables and store cupboard ingredients. Alongside the recipe pack, participants will also receive a year's membership to the CFine Food Pantry.

The feedback from participants has been positive;

"We have been trying different ingredients and trying different meals that are very healthy. We've been adding more fruit and veg to meals and the whole family is much healthier."

"It has helped with food bill, helped with our budget as money had been tight. We always menu plan now – it's so easy and we're saving money."

"Knowing there is help and support had been great, so helpful to be able to interact with others in different ways. It's been so lovely, thank you for the time spent with us - I really appreciate it and it's made me more confident."

Health Improvement Fund – Awarded Feb 2021
Get Active Chair Based Exercise Classes at Danestone Community Centre. Danestone Community Centre have been running weekly Chair Based Exercise classes after successfully receiving Health Improvement Fund monies. The classes are 1 hour long and will run for 40 weeks throughout the year. The classes support individuals in the community that may have mobility and/or health problems such as older adults, individuals with disabilities or those with underlying health conditions.

The group has strong links with the local GP Practices and the exercise instructor is qualified in Exercise Referral. Following on from the Chair Based Exercise class, refreshments are offered to the group to support those who may be feeling socially isolated. This is a great way to increase physical activity and make new friends!

Boogie in the Bar
Sunnybank Social Club has restarted the ever-popular BITB, a dementia friendly disco aiming to have fun, tackle social isolation and promote positive mental health and wellbeing. The Sunnybank Social Club are again to host the disco on a Friday afternoon, once a month. It is free of charge and is supported by staff and volunteers who have been through their dementia awareness training or understand what it means to be dementia friendly. Those who attend will be able to dance, have a drink, a light lunch and a blether in a safe and friendly environment!

Step out September
The Stay Well Stay Connected team ran a health through walking promotion aimed at supporting people experiencing social isolation to re-engage into community life through a series of safe social distancing local walk and talk events.

A total of 64 people attended the walks, 16 people completed walk leader training and the Step out September website received a total of 1,026 views during September to October 2021. Connecting people through community walks was well received and had a positive impact on both walk leaders and walk participants.

"The majority of participants at all the walks I attended were so glad that the walks were back on and that they could socialise again"

"Highlights the importance for activities such as Step Out September to connect the dots and get people out there again"

"Heard about these walks … and wanted to get out and about again"

"Had barely been out of the house since the start of lockdown, delighted to be part of a walking group"

Physical Activity Packs
A project taken forward by Stay Well Stay Connected and Sport Aberdeen provided physical activity packs, designed by Sport Aberdeen and endorsed by NHS Grampian, to residents within supported accommodation facilities in Aberdeen. Each physical activity pack contained a Theraband™ and exercise sheets at 3 different levels.

The aim was to test the acceptability of the packs to promote activity in older people who were shielding during the COVID-19 Pandemic. Participant survey responses were positive with 91% reporting the packs as 'good or very good' with 86% saying that they would recommend to their friends or family and 55% of those who used the packs said they had been more active with the packs.

GetActive@Northfield
The refurbishment of the Northfield swimming pool is nearing completion. Community engagement involving local community groups within the North locality have been taking place to collate locals wants and needs around the re-opening of Northfield Pool. This will also, hopefully have, integrated partnership community services serving the area in a more "locality" way.

Techno Gym Dyce
Technogym equipment is accessible to all fitness levels and all ages. It uses hydraulic resistance, therefore there is no need to adjust weight stacks, due to this it is easier on joints and can help with rehabilitation.

Technogym classes have always been popular throughout the city, therefore ensuring these were back up and running after COVID-19 was extremely important. The Techno gym at Dyce has retrained volunteers giving them a master class and circuit card created by physios showing "how to" use equipment to kick start sessions as local demand was high for the return of this activity.

Middlefield Hub Cycling Project
COVID-19 increased anxiety around using public transport for many. With monies received from the COVID-19 hardship fund and Cycle UK shift grant, 11 bikes were purchased and a community bike repair shed was built.

The cycling project provide bikes on loan. The terms of the loan are that a bike can be kept for as long as needed, only returned if another bike is bought. Throughout the term of the loan, the bike repair shed offers support to fix and maintain the bike. After the launch day many people donated unused bikes to the project. With the support of Adventure Aberdeen all donated bikes were checked to ensure they were safe to use. Basic bike maintenance and repair training has also been provided by Adventure Aberdeen funded by Shift, and so far has been completed by four volunteers.

To date 41 bikes, including children's bikes have gone out on loan. The Middlefield cycling project also supplies helmets, locks, lights and hi viz accessories and currently have six bikes that are ready to be loaned out.

LOIP 5.4: 100% of children and young people have free access to physical activity which improves mental health and wellbeing by 2022

All active school's activities are now free, providing accessible physical activity to children and young people in all school settings across city.

LOIP 5.3: 100% of schools offer sustainable and equitable access to counselling for those children aged 10 and above who require it by 2022

All schools across the city now offer sustainable and equitable counselling services for any child aged 10 and above who requires this type of support.

LOIP 12.3: Reduce the incidence of fatal drug overdose through innovative developments and by increasing the distribution of naloxone by 10% year on year by 2022

Naloxone is a medication that can reverse opioids overdose. Distribution of Naloxone Kits in the North Locality has reduced over the last 2 years. During 2021/22, 87 Naloxone kits were distrobuted to 'Persons at Risk' in the North Locality.

4. Support local volunteering opportunities beyond the pandemic

Streetsport
Streetsport is Denis Law Legacy Trust's flagship programme, delivering free sports and creative activity sessions for young people across Aberdeen City in areas of high youth annoyance, as identified by Police Scotland and the Scottish Fire and Rescue Service.

Streetsport have 12 volunteers from the area currently volunteering, all aged between 14 and 21. Jenna Greig, from Northfield, is up for Young Volunteer of the Year at Aberdeen's Sports Awards, attending sessions in both Northfield and Mastrick. Streetsport coach Nor-Dean Elouissi has completed 1000 hours volunteering in Northfield over 8 years.

5. Early intervention approach targeted at those who are involved in, or at risk in offending behaviour (domestic abuse, substance misuse, anti-social behaviour

Streetsport
Streetsport Diversionary Sessions programme delivers activities in Northfield, twice weekly for 50 weeks of the year. The Allan Douglas Park, multi-sport session, utilises the MUGA, skate park and play park attracting a wide range of ages.

	Boys	Girls	Total Participations	Hours Volunteered
2021	972	785	1757	327
2022 Q1	132	90	222	170

At the Bill Burr Astro, sessions continue to be a success with upwards of 100 young people regularly attending.

	Boys	Girls	Total Participations	Hours Volunteered
2021	2315	1249	3564	526
2022 Q1	601	222	823	122.5

Streetsport
Streetsport's Youth Forum, Granite City Speaks, was initially founded in 2021. The forum now includes 11 active participants with representation from Northfield, Mastrick, Torry, Garthdee, Kincorth and the City Centre.

Hannah Clews, Streetsport Development Manager at Denis Law Legacy Trust who leads Granite City Speaks (GCS), said:

"The formation of GCS was born out us wanting to ensure the young people who attend our Streetsport programmes are listened to more in the city they grow up in. Many of them come to us with problems or concerns and we want them to have the ability to amplify their voices so that they themselves are heard, rather than having to rely on others to represent them indirectly".

Tesco Youth Hub
As part of the Tesco Outdoor Youth Hub partnership Aberdeen City Council Youth Work staff have supported 5 young people to take part in art sessions using spray can painting techniques. Beginning with school-based engagement, targeted at young people at risk of becoming involved in low level crime and anti-social behaviour, an art specialist and youth work partners gathered young people's ideas for a mural to personalise their space at the Tesco store. These ideas were worked up and presented back to them resulting in a cartoon-based theme being decided upon. The mural that the young people produced is of a high quality, has attracted positive attention from the local community and store users and enabled 5 young people to gain their first Saltire Volunteering Award for their contribution to improving the local area to the benefit of themselves and their friends.

Reported anti-social behaviour has plummeted in the area with five calls involving youths since 27/05. Compared to a peak of 93 calls in the month of December 2020, prior to this intervention. The area feels safer now for those working, living and visiting.

This project has provided an opportunity for Youth Workers to engage with a small group of young women, observed to be demonstrating risk taking behaviours, with a view to establishing a Girls' Group to support them.

Further funding from Cashback for Communities has now been secured which will enable the diversionary activities to continue for another 12-months, in addition to two trips, and cookery classes for young people. Funding from Acciona Community Fund will also allow part of the hub to be blocked in to provide better shelter during inclement weather.

This work has been nominated for a ACC STAR Award and an Excellence in Scottish Policing Award, although awards in themselves are meaningless with regard to impact, these nominations indicate and highlight the innovative approaches used to combat anti-social behaviour with diversionary activities and youth work interventions.

Northfield Youth Hub
The project aims to provide a safe place for young people causing anti-social behaviour in the area, at risk of criminalisation and exposure to controlled substances. A seating area and Wi-Fi has been provided and a bespoke mural was designed and painted by five young people who received a Saltire Award for their volunteering. Youth Workers, Street Sports, AFCCT and the Foyer's Wellbeing Coaches have all engaged positively with the young people when activities are provided on a Monday and Thursday evenings.

The Northfield Hub, although still in the planning process, has already secured two 20ft containers, £30k in funding, the services of an Architect and Quantity Surveyor and developed a multiagency team including community representatives to support this project.

THE NORTH PLACE

6. Maximise use of disused outdoor space to increase food growing opportunities

Springhill community garden
Community allotments have been developed on old Sport Aberdeen bowling green in Mastrick, Sheddocksley and Northfield

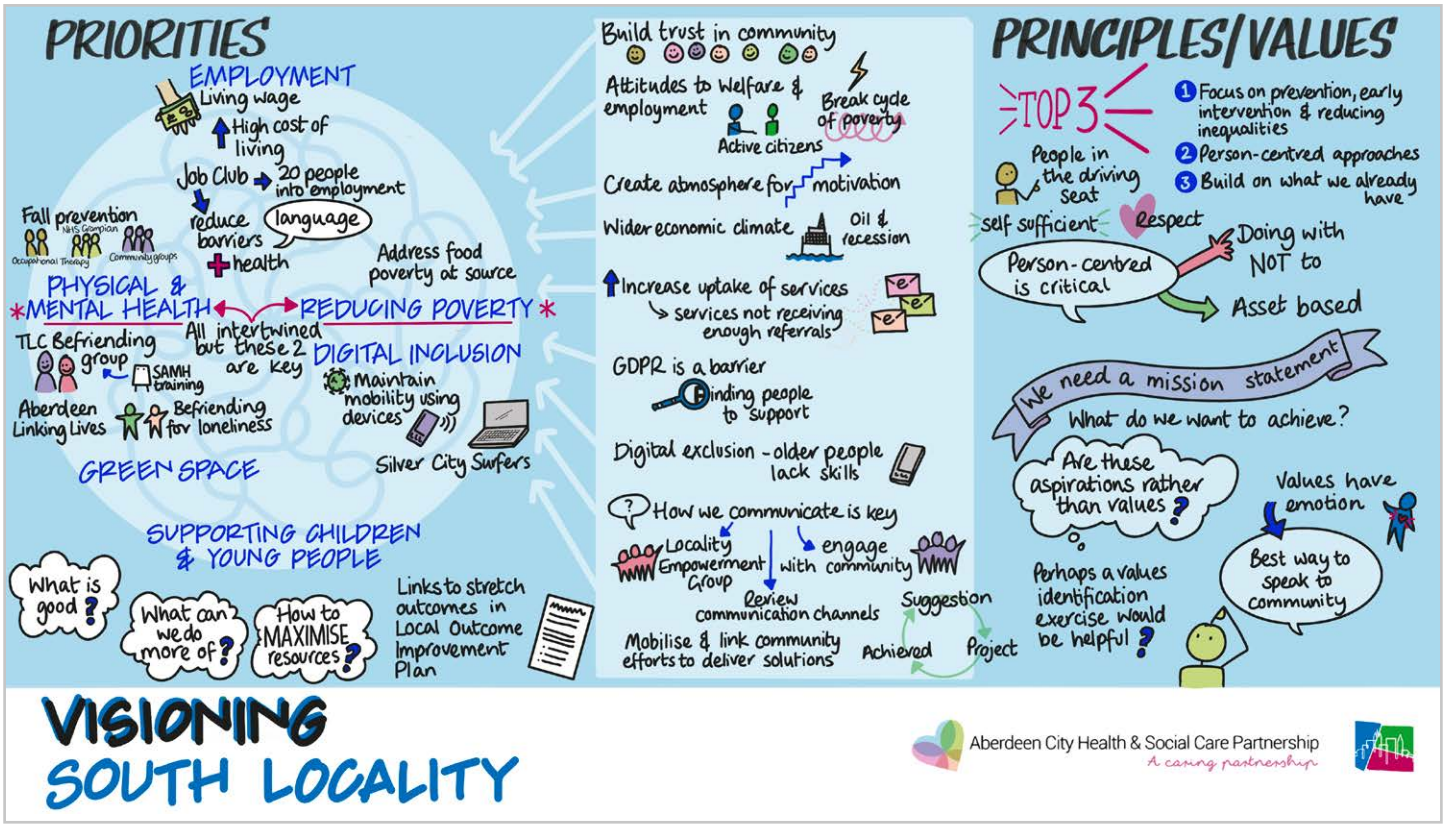
LOIP 15.1: Increase the number of community run green spaces by a minimum of 8 that are organised and self-managed for both people and nature by 2023

This project achieved its aim with 36 new community run green spaces established as at June 2022, an increase of 31 since Feb 2021, 11 of these community run green spaces were in the North locality.

VISION FOR SOUTH

The Vision for Aberdeen City is a **'Place where all people can prosper'**.

Communities in the South Locality were asked to break this down into what this means for them:



The South Locality identified six locality priorities which will ensure all people living in the locality, including those in our most disadvantaged communities, have an equal chance to prosper. These include:

Locality Priorities	Link with city wide LOIP Priority Themes
Improve and create employment; employability opportunities. Develop Skills, training and support for young people and business.	**Economy**
Reduce number of people living in poverty. Address food poverty; fuel poverty by identifying and using local assets (for example community cafés; Community Kitchens).	
Identify and embed opportunities to mitigate digital exclusion; improve access to online assessments and referrals.	
Support children and young people to achieve their maximum potential.	**People**
Focus on early intervention, prevention and re-enablement actions to reduce inequalities and improve physical and mental wellbeing outcomes.	
Identify and maximise use of green space; Community food growing and community garden access (inter-generational community gardens).	**Place**

THE SOUTH ECONOMY

1. Improve and create employment; employability opportunities. Develop skills, training and support for young people and business.

Torry Skills Centre
The Torry Skills Centre is a pilot project, borne from a partnership approach to address the adverse impacts of COVID-19. Opening in March this year, its focus is on increasing and enhancing the delivery of training and employability support for the community of Torry.

A range of organisations were brought together, facilitated by the Communities team. They agreed that a shop front was the best way to bring these opportunities and services to local people on their doorstep in a welcoming and inclusive way.

'Pathways' who offer employability and other support took the lead on the hire of a shop unit on Victoria Road. A reduced rent lease for a year enabled the pilot to become established and suitable funding secured.

Other partners include Aberdeen Foyer, Station House Media Unit, Adult and Family Learning and ABZ Works. Elevator (small business support), Barnardo's and Enable will be offering targeted support to young people 16-25 and those with special needs.

A programme of delivery is being built up – ranging from drop in, one to one, small group and accredited training programmes. Outcomes will include increased numbers gaining suitable support into learning, training, employment, and volunteering or simply gaining confidence to move forward in their employment journey.

Health Improvement Fund - Playground Captains Leadership Programme Lochside ASG
The Playground Captains Leadership programme, run by Active Schools, is a project in which all Primary 6 & 7 aged children in the Lochside Associated Schools Group (ASG) can participate in 5 weeks of practical training. The aim of the training is to equip the Young People with skills to become a Playground Captain in which they will then facilitate playground games for lower stages of the school. Following on from the training sessions, the Playground Captains will host playground games at 1 lunchbreak each week during the school year. The project will benefit approximately up to 488 children. The aim of the project is to empower Young People to take an active role in developing younger members of their community, while also developing key qualities in themselves such as leadership, communication, and teamwork. The project was successfully awarded Health Improvement Funding for the purchase of play equipment, which will ensure as many Young People can take part as possible.

2. Reduce number of people living in poverty. Address food poverty; fuel poverty by identifying and using local assets (for example community cafés; community kitchens).

Best Start and Smile Pantry
The Pantry reopened its doors in March 2021 following the December lockdown with continuation of strict COVID-19 protocols put in place in 2019. There was still a tangible fear of COVID-19 and during this period several members did not return. The non-returners continued to receive food deliveries including fresh fruit and veg, toothpaste packs, oral health information cards and vitamins.

Since January this year membership has increased and although the Best Start and Smile Pantry funding finished in March 2022, CFINE will continue to provide an oral health element to members offering support from Childsmile as required and providing oral health messages, healthy eating ideas and recipes, toothpaste and toothbrushes.

Food in Focus – Practical Food Skills
St Fitticks Church have volunteers involved in the Aberdeen City Food Network, Food Champions Programme who have been funded by Food in Focus to train in The Royal Environmental Health Institute of Scotland (REHIS) Elementary Food Hygiene and REHIS Food and Health to deliver practical food skills to the community. There are also early plans to refurbish the community kitchen so that it is accessible to Food Champions trained across the city to deliver practical food skills.

CFINE at Poynernook Road have received Food in Focus funding to deliver their practical food skills programme 'Won't Cook, Want to Cook'. They are currently in the process of recruiting participants.

LOIP 13.2: Reduce the generation of waste in Aberdeen by 8% by 2023

Sixteen reusable period product libraries have been established in the South Locality, providing free reusable period products to the community:

- Cults Medical Group
- neoGym
- Culter Library
- Kaimhill Library
- Torry Library
- Torry Neighbourhood Centre
- Cults Library
- Kincorth Library
- Inchgarth Community Centre
- Whinhill Medical Practice
- Get Active@Peterculter
- Tullos Swimming Pool
- Cove Library
- Ferryhill Library
- Tillydrone Library
- Old Torry Community Centre

3. Identify and embed opportunities to mitigate digital exclusion; improve access to online assessments and referrals

A promotional campaign across localities has been undertaken to raise awareness of access to PCs in libraries. In the South Locality there has been an increase in 2845 users, showing targeted promotion within localities was successful. The project team are now looking to use this method for raising awareness in other areas where devices can be accessed.

Adult Learning Team
During the COVID-19 pandemic tutors continued to teach learners on a one-to-one basis when restrictions allowed. ICT Tutors also took on the role of Digital Champions and supported individuals who were provided with I-Pads or Chromebooks via the Connecting Scotland Scheme. The support was for a period of 6 months, by telephone. Learners were supported in how to set up and use the devises and MiFi equipment and given instruction and tuition on how to use various applications such as video calling, online shopping and navigation of websites and facilities that would help them to remain connected.

Digital support was given to individual parents who were unable to log on and use the chrome books provided by the education department to allow their children to access the required platform to complete their online schoolwork.

LOIP 3.2: By December 2022, increase by 10% the number of people in Aberdeen who;have digital access; and feel comfortable using digital tools

Case Study -
Elderly couple with kinship care of grandchildren were unable to access their chrome books, therefore the children aged 6 and 8 were not doing any schoolwork. The school tried to assist over the telephone unsuccessfully. Once we had spoken to the grandmother it was agreed that a home visit was necessary.

Due to COVID-19 restrictions a risk assessment was completed. It was then agreed that a Tutor would meet the grandmother outdoors in the garden, both would wear masks and a two-meter distance would be maintained throughout the visit.

The visit was successful and after establishing that a third party may have password protection on the equipment, the tutor was able to establish the passwords, facilitate access to the chrome books and show them how to use the learning platform. Both grandparents were extremely grateful, and the children were excited to be able to have access to their teachers and classmates, who they had not seen since the beginning of lock down.

THE SOUTH PEOPLE

4. Support children and young people to achieve their maximum potential.

Torry Pump Track
A pump track is designed to be ridden completely by riders 'pumping,' generating momentum by up and down body movements instead of peddling. An initial consultation was completed by 229 respondents, all but 4 in favour of having a Pump Track in Torry. Two of those not in favour was because they thought it would be overtaken by the proposed Energy Transition Zone (ETZ) project. The project team are continuing to source funding before moving forward.

LOIP 9.1: Increase by 50% the number of 10 to 16 year olds in target areas of the city who access youth community activity by 2023

A new youth group for P6 and P7 pupils who attend Kirkhill and Abbotswell primary schools started on 9th March 2022. The group was set up in response to the lack of things to do for children and young people in Kincorth and to grow back community-based youth work after the impact of COVID-19. The first aim of the Kincorth group was to provide a place where young people want to come and enjoy themselves, and since the first session in March, the numbers have increased to 19. Next steps are to continue an offer for P7's as they move up to S1. It's encouraging that so many want to return next term!

Exploring the Gramps with Youth Workers Fay and Graeme

During an evaluation session this lad let us know what he thought of his community! (it says "we are the best community in the world EVER")

LOIP 5.3: 100% of schools offer sustainable and equitable access to counselling for those children aged 10 and above who require it by 2022

All schools across the city now offer sustainable and equitable counselling services for any child aged 10 and above who requires this type of support.

LOIP 5.4: 100% of children and young people have free access to physical activity which improves mental health and wellbeing by 2022

All active schools activities are now free, providing accessible physical activity to children and young people in all school settings across the city.

5. Focus on early intervention, prevention and re-enablement actions to reduce inequalities and improve physical and mental wellbeing outcomes

Boogie in the Bar

Boogie in the Bar sadly had to move to Kincorth from Torry as the bar was taken over. Diane the manager of The Abbott in Kincorth is a very community-led person so it is a wonderful new place to host the Boogies.

Each Boogie has a different theme, the first was 28th April - Mexican, 26th May - The Jubilee and 30th June - The Movies, these have all been a great hit with the people who come. These include people from Care Homes and Sheltered Housing in the area and has been going from strength to strength.

The Boogies are a way for people to combat loneliness and social isolation, to get together during the day and enjoy themselves in a warm, people friendly environment where everyone is made to feel welcome and included regardless of their age, disabilities, etc.

Technogym

Technogym equipment is accessible to all fitness levels and ages. It uses hydraulic resistance, therefore there is no need to adjust weight stacks, due to this it is easier on joints and can help with rehabilitation.

Technogym classes have always been popular throughout the city, therefore ensuring these were back up and running after COVID-19 was extremely important. We did an audit of all the equipment throughout the city and ensured it had all been serviced. Some of the classes were quick to start up again as they still had instructors or volunteers to deliver the classes.

The equipment at Kincorth Community Centre was no longer being used, this set was split between the Sheltered Housing Complexes - Margaret Clyne Court and Mark Bush Court in Kincorth and Brimmond Court in Torry. Training sessions are delivered to interested individuals, and the equipment is set up in common rooms for tenants to use as and when they wish.

There is also a set of equipment at Coronation Court in Peterculter and staff have been trained to support residents to use the equipment here. Increasing capacity throughout the city and ensuring those who may not usually have access to physical activity is extremely important and Technogym allows this.

Wellbeing Group at the Albury Community Sports Hub

Restarting with an Open day on Friday the 10th June from 1.00-3.00pm, The Wellbeing Group provides a range of multi activity sessions for older people including putting and lawn bowls.

These activities can be tailored to suit all abilities and assistance can be offered to people coming along with their carers. The group runs every Friday from 1-3pm.

Health Improvement Fund - Potting Shed for Patter
The Potting Shed for Patter project aims to build upon the excellent work that is currently being carried out at St Fitticks Community Garden by connecting communities through conversation and growing. The project will utilise existing intergenerational relationships to offer accessible workshops focusing on loneliness, isolation and the promotion of positive mental health and wellbeing. These aspects will be tackled through 64 bi-weekly workshops. The sessions will be hosted by a team of volunteers at the community garden and free to access for participants. Health Improvement Funding was awarded to Cultivate Aberdeen to purchase the Potting Shed and the resources required to facilitate the 64 sessions, alongside a number of home-growing kits for participants. The Potting Shed will have a multi-purpose as community members will also be able to utilise the space to sit, read and relax while overlooking the garden.

LOIP 10.3: Reduce the number of wilful fires by 10% by 2022

Torry and Ferryhill were identified as areas where there were most incidents of deliberate fires during the period 2015-19. During the length of the project, fires were reduced from 57 (5-year average) to 37 which is a 36% reduction. Secondary fires were reduced from the 5-year average of 54 to 28 which is a 49% reduction.

Some of the interventions that were implemented:

- Fire setters' intervention and re-education scheme was utilised to educate 7 offenders and to date there has been no reoffending after receiving this input.
- In 2021 video presentations were delivered at schools to spread the fire safety message.

As well as the engagement and intervention processes put in place it must be recognised that societal changes brought around by lockdown will have contributed to the reduction of incidents throughout 2021.

LOIP 12.3: Reduce the incidence of fatal drug overdose through innovative developments and by increasing the distribution of naloxone by 10% year on year by 2022

Naloxone is a medication that can reverse opioids overdose. Distribution of Naloxone Kits in the South Locality has remained stable over the last 2 years. During 2021/22, 100 Naloxone Kits were distributed to 'Persons at Risk' in the South Locality.

LOIP 14.1: Increase % of people who walk as one mode of travel by 10% by 2023

A pilot project was developed to deliver Health Walks at RGU and encourage staff and students to undertake Walk Leader training and volunteer on health walks. The project actively encouraged and signposted people to existing resources such as walking routes and health walks available. The project successfully showed an improvement in participants physical activity levels. Next steps for the project will be to promote and encourage staff and students to actively commute to and from Campus.

THE SOUTH PLACE

6. Identify and maximise use of green space; Community food growing and community garden access (inter-generational community gardens)

Food in Focus – Food Growing
Three organisations in the South Locality have been funded up to £500 through the Aberdeen City Food Network (ACFN), Food in Focus Funding to increase community food growing:

- Cultivate Aberdeen – Edible Garden
- Tigh a'Chomainn Camphill – Practical Skills and Micro Gardening
- COMPASS – Fruit Growing

Torry Community Hub
The Torry Community Hub development has been a community desire for a number of years.

The hub will bring a range of services and facilities together, including:

- Primary School
- Early Learning Centre
- Community Library
- Community Café
- Training Kitchen and Community Garden
- Facilities for Big Noise and SHMU
- A 'one stop shop' to access services such as Housing, Health and Social Care etc.

The pandemic has put a hold to progress over the past 2 years. Construction has recently started with community engagement at the heart of planning and decision making. The Community Hub is due to open at the end of 2023.

Big Lunch Torry
St Fittick's Community Park, Greyhope Bay and The St Fittick's Edible Garden, three of Aberdeen's most scenic locations, were the host venues for the first Big Lunch Torry (BLT). The Big Lunch is a simple idea to connect people by sharing food with a neighbour or friends and is supported by Eden Project Communities.

The sun shone and the visitors were treated to a full program starting off with Elevenses at the Edible Garden on St Fittick's Road. Then it was off across the road to St Fittick's Park for one of 100 free packed lunches on offer, a nature treasure hunt, stencilling and a display of bunting kindly decorated by pupils at Tullos School (the theme was Torry) and Scoop the Dog. The last stop for a coffee and a cake was at the Greyhope Bay centre for one of their fantastic tours followed by dolphin spotting, the fabulous Walker Road Dancers and a piper as a finale to the most wonderful day.

The ACC Communities Team was delighted to work with local volunteers, ACVO, the Eden Project Communities, Clean Aberdeen and SHMU on such a fantastic day. Tesco donated lots of juice, water and fruit. It was wonderful to see their manager and a fellow staff member come along to help on the day. Leftover fruit and water went to the Ukrainian refugee project. The Friends of St Fittick's Park part of the event was generously funded by Aberdeen City Fairer Aberdeen Fund which made possible the free packed lunches and the art activities at the park.

Greyhope Bay
Greyhope Bay visitor centre opened at Easter to massive interest from the public. The café as well as the funded workshops have been extremely popular. Links with the schools have been made and there is to be a special project day with Tullos school in September. Every second Sunday they run beach cleans for up to 60 volunteers. The University of Aberdeen is involved in these and they carry out valuable research at the same time.

Community coffee morning, whereby locals can get a cup of coffee for £1 plus engage in interesting discussions on all things Torry and marine life, will relaunch in August. In addition, Aberdeen College and Greyhope have teamed up and the college's apprenticeship scheme has found it very useful working with the project. There are further exciting plans in store but meantime it is great to see such a project valuing the natural environment of Torry and affording the local community an excellent resource for relaxation, volunteering and learning.

Health Improvement Fund – Growing at the Grove Community Workspace and Seating Area
The Allotment Market Stall (TAMS) is a community project which collects and sells excess produce from allotment sites across Aberdeen City. It aims to reduce waste, reduce food miles and create a stronger, connected community through volunteering.

After a successful pilot, over two growing seasons, TAMS were looking to develop a community market garden of about 3,000m² at the Hazlehead Grove Nursery. This will allow TAMS to offer volunteer opportunities for people to learn more about growing their own food. The land had been derelict for at least seven years, so Health Improvement Fund monies were requested to allow a community work shelter and seating area to be built. To ensure accessibility for all, wheelchair accessible paths to the workspace along with wheelchair accessible benches and tables will be included in the transformation.

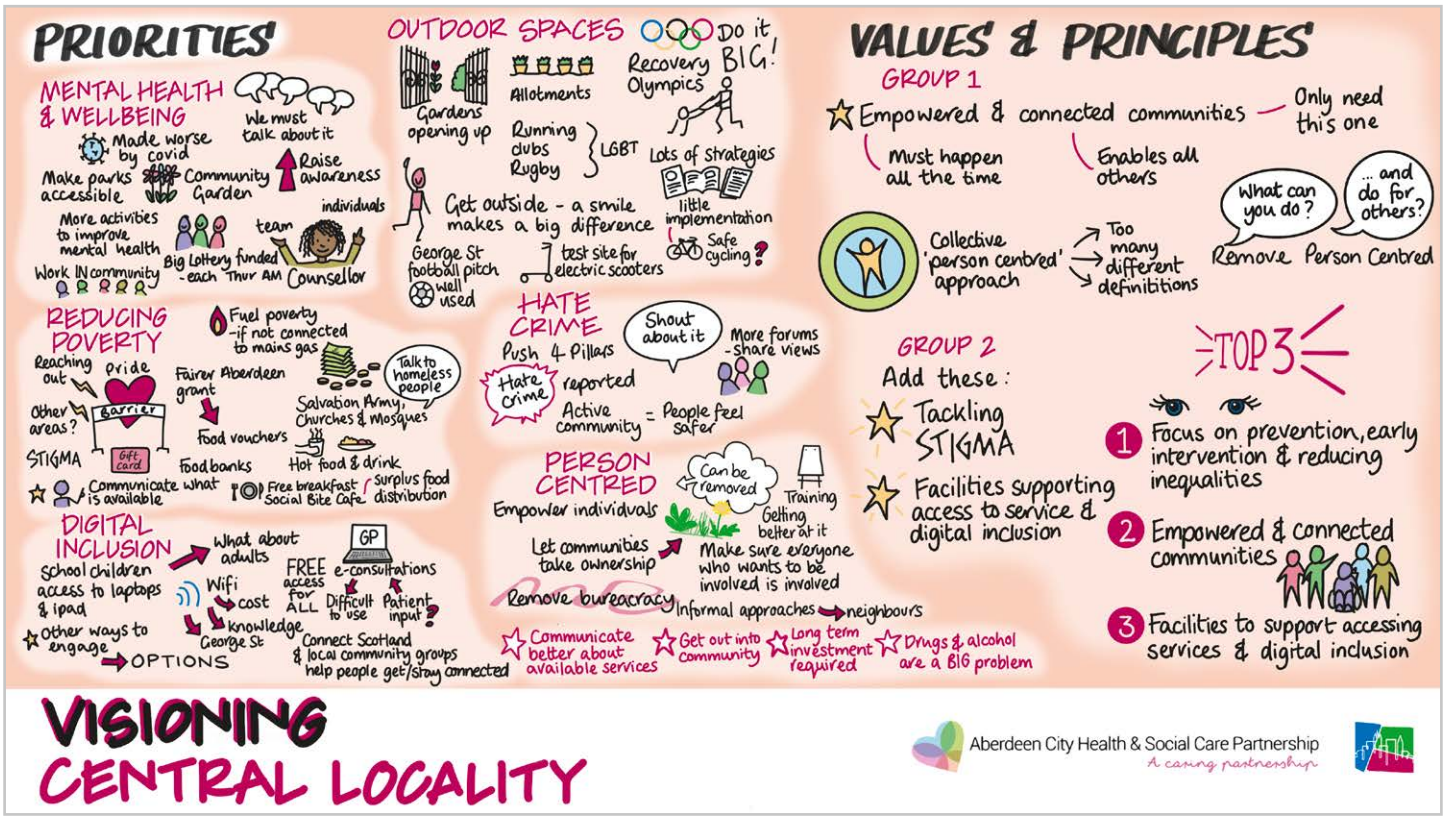
LOIP 15.1: Increase the number of community run green spaces by a minimum of 8 that are organised and self-managed for both people and nature by 2023

There are 6 new community run green spaces in the South Locality.

VISION FOR CENTRAL

The Vision for Aberdeen City is a **'Place where all people can prosper'**.

We asked communities in the Central Locality to break this down into what this means for them.



Using a combination of data, community and front-line staff identified six priorities which will ensure all people living in Central locality, including those people living in our most disadvantaged communities, have an equal chance to prosper. These include:

Locality Priorities	Link with city wide LOIP Priority Themes
Reduce the number of people living in poverty through creation of opportunities for employment and development of skills, and create solutions to tackle food and fuel poverty	**Economy**
Ensure people have the digital means to ensure they don't miss out on opportunities	
Improve mental health & wellbeing of the population	**People**
Ensure people can access services timely through a person centred approach where the needs of the whole population are considered	
Create safe and resilient communities where hate crime will not be tolerated and develop initiatives which reduce the impact of substance misuse and anti-social behaviour	
Maximise use of spaces in communities to create opportunities for people to connect and increase physical activity	**Place**

Above and throughout this document we have made the links between our priorities and the work of the wider Community Planning Aberdeen Partnership being delivered through the city wide Local Outcome Improvement Plan. This is essential to ensure we are working collaboratively on common priorities, supporting each other by sharing knowledge and experience and testing out our ideas together to ensure they have the best chance of success, scalability and sustainable results.

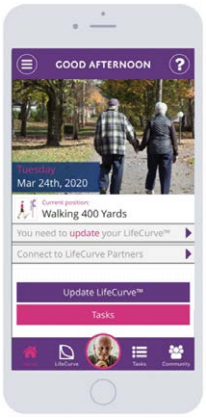
CENTRAL ECONOMY

1. Ensure people have the digital means to ensure they don't miss out on opportunities

Digital Literacy

Occupational Therapy: Peer Digital Placement with Robert Gordon University Occupational Therapy students supported residents in Hilton and Dominies Court to get digitally connected and test the LifeCurve App.

Part of this project is educating student Allied Health Professionals in wellbeing in a holistic fashion. This can mean looking at some non-traditional interventions and community settings. Example of this include the Boogie in the Bar project.



LOIP 3.2: By December 2022, increase by 10% the number of people in Aberdeen who; have digital access; and feel comfortable using digital tools.

The project focused on a promotional campaign across all localities to raise awareness of the access to PCs in libraries. It has seen an increase of 6266 PC users within libraries post COVID-19, an increase of 1884 users within the Central Locality, showing that targeted promotion within localities was successful. The Digital Group will now look to use this method for raising awareness in other areas where devices can be accessed.

The communities team distributed laptops and the means to accessing the internet, providing ongoing support to individuals and families to get started. The Adult Learning team continued to provide tutors, on a one-to-one basis, as restrictions allowed. ICT Tutors took on the role of Digital Champions to support individuals who were provided with iPads or Chromebooks through the connecting Scotland Scheme. The support, by telephone, was for a period of 6 months. Support was provided to learners on how to set up and use the devises and MiFi equipment. In addition, tuition was provided on how to navigate websites, use various applications such as video calling, online shopping and facilities that would help them to remain connected.

Digital support was also provided to parents who had received chrome books via the education department to ensure that their children could access to the required platforms to complete their online schoolwork.

Case Study - Digital Support

Online 1-1 computing skills was provided by a tutor, via the team's platform, to one learner who had to isolate during COVID due to their health condition and disability. The learner said that this really helped as it gave them contact with the outside world as well as being able to continue to improve their computer skills. During this period, they completed core skills Level 2 Information and Communication Technology and began working on her Level 3. Once this is completed, we are encouraging her to do her ECDL qualification via Northeast Scotland College.

Since April 2022 8 classes have resumed at Tillydrone and Central Library.

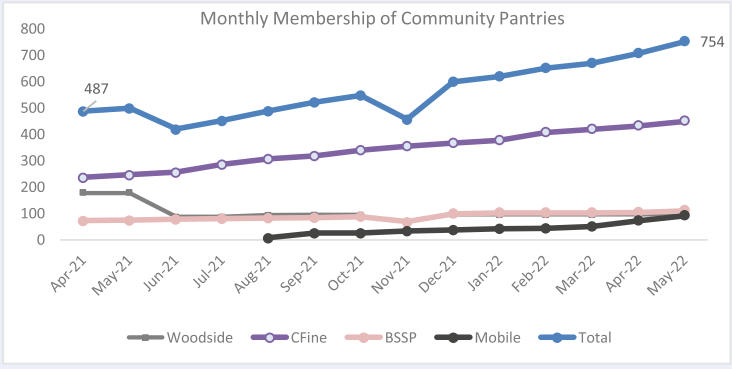
2. Reduce the number of people living in poverty through creation of opportunities for employment and development of skills, and create solutions to tackle food and fuel poverty

SVQ Level 2 Award in Health and Social Care for Carers
Aberdeen City Health and Social Care Partnership are delighted to be working in partnership with Bon Accord Care, Barnardo's, and Aberdeen Carer's support services (Quarriers) to offer people with caring responsibilities, the opportunity to undertake a nationally recognised qualification. The opportunity is open to 20 candidates, over a 12-month period, and delivered by Bon Accord Support Services. The qualification is free to complete and full support will be given throughout the award.

LOIP 1.1: Membership of Community Pantries

Prior to and during the pandemic, Aberdeen had experienced increasing use of food banks by people experiencing poverty, with an extensive network of these operating in the city. A key outcome of the improvement project is to increase the number of people accessing community food pantries, to increase access to affordable, fresh healthy food for those who are suffering food insecurity.

This project achieved its aim with the number of people using community pantries having grown by 38% between April 2021 and March 2022. The increase has been supported by the launch of a mobile pantry in September 2021 which prioritises our most disadvantaged and vulnerable communities, by offering flexibility to those not in a position to travel. As of March 2022, the mobile pantry had 51 members and was available in 6 neighbourhoods across Aberdeen which includes Tillydrone and Seaton.



LOIP 2.1: Number of Employers Paying the Real Living Wage

This projects aim is to alleviate in-work poverty by increasing employer sign up to the Real Living Wage, meaning that low-income employees will benefit from a pay rise. This helps tackle pockets of in-work poverty within the city, with the added effect of increasing average earnings, productivity and boosting the wider economy. Based on data from Living Wage Scotland, 69 employers in the City are Real Living Wage accredited, a 47% increase since this project started and a 32% increase since January 2021. Forty-five of those employers are located within the Central Locality.

Latest data available at the end of 2021 showed that 86.6% of employees in the city were in living wage employment, a 4.6% increase since 2016. 80% of all Living Wage employers believe it has enhanced the quality of the work of their staff.

LOIP 2.2: Number of individuals starting a business within the city who are coming off or significantly reducing their universal credits

This project aims to support 50 people to come off benefits or significantly reducing their benefits through starting a business in Aberdeen by 2023. The project tested how dedicated Business Gateway Advisers could increase the number of direct referrals being passed over to the service. A Community Business Adviser is now present, twice a month, in each locality. The Department of Work and Pensions have offered space for an advisor within their building to connect with Work Coaches. Within the Central Locality 5 individuals have been supported to reduce their reliance on benefits and start a business.

A Community Business Gateway Adviser has engaged with four community projects in the Central Locality with a view of supporting them to become a Social Enterprise. The communities team, using their networks and local knowledge supported this project by linking Buisness Gateway with 3 of the groups.

CENTRAL PEOPLE

3. Improve mental health & wellbeing of the population

Food in Focus – Practical Food Skills
George Street Baptist Church have volunteers involved in the Aberdeen City Food Network, Food Champions Programme. They have been funded by Food in Focus to train in REHIS Elementary Food Hygiene and REHIS Food and Health to deliver practical food skills to the community. There are also early plans to refurbish the community kitchen so that it is accessible to Food Champions trained across the city to deliver practical food skills.

Health Improvement Fund - New Futures - Station House Media Unit (SHMU)
Station House Media Unit (SHMU) were awarded Health Improvement Funding to run a "New Futures" project, in partnership with St Machar Academy; The Aberdeen City Council Refugee Team, ABZ Works and Skills Development Scotland. The programme aims to offer support, training, activities, and opportunities (both in school and in the community) to young people aged 16-25 years old who have recently arrived in Aberdeen following their emergency evacuation from Afghanistan.

The young people will engage in a variety of media and employability-based activities with the aim of developing their skills, building confidence, and supporting them to have a plan in place for leaving school. This may include moving on to SHMU's post-school employability services if identified as the most appropriate route.

Health Improvement Fund - Bonnymuir Community Trust

The Bonnymuir Green Community Trust was set up by the community to transform a derelict former bowling green into a thriving community green space and community hub. The Trust received money from the Health Improvement Fund to develop an area with native wildflowers, including bee and butterfly attracting plants. Alongside the wildflower meadow, a team of volunteers were given the opportunity to undertake a beekeeping course, as well as receiving monies to set up and maintain beehives – including the bee nucleus!

Bonnymuir Community Garden now has an established wildflower meadow and an enclosed apiary in a quiet area of the garden, as well as 2 beehives which are maintained by an enthusiastic team of volunteers, staff and trustees. Visitors can view the apiary from a safe distance and there is ongoing interest in joining the bee team! Bonnymuir Garden had over 19,500 visitors last year and has become a popular and cherished community space.

The project received 2 yields of honey last year which were available for the community to purchase via a donation.

"The other members of the bee team were not people I knew already, and it's been lovely to meet new people. We've really learned from each other, and it's been fun being part of a project that the community is so interested in."

"Volunteering with the Bonnymuir bee team has been brilliant as I've got to learn more about bees and biology as a result and I feel like a proper part of the community when I'm helping out with the hives."

"Volunteering at the Bonnymuir bee team is brilliant and has helped me out with my university application, but also with my job and with my communication skills which in turn help set me up for the rest of my life".

Seaton Soup and Sannies

Seaton Soup and Sannies has been re-established since COVID-19, working in partnership with Aberdeen City Health and Social Care partnership, SHMU, Aberdeen Football Club Community Trust and Aberdeen City Council. The funding was provided by ACVO and will help towards putting the volunteers from SHMU and AFCCT through the Royal Environmental Health Institute of Scotland (REHIS) qualifications as well as ensuring the sustainability of Seaton Soup and Sannies. Residents are welcome to attend from Seaton Sheltered Housing complexes (Lord Hays Court, Donview, Seaview and Seaton House). Transport is provided upon request to ensure those who might not normally be able to attend have an option. Homemade soup, sandwiches and home bakes are provided as well as juice, tea, coffee and entertainment. Food from CFINE is offered to anyone who would like to take any. This event provides nutritious food and reduces social isolation. It also allows the opportunity to advertise other activities which the residents can attend within the local area.

Sheltered Housing Activities in Lord Hays Court

Lord Hays Court have arranged film nights and Age Scotland activity days which have included wellbeing conversations, quizzes, body boosting bingo and gentle exercises. The next step is an exercise class within the common room and to encourage people to use Technogym classes at Pittodrie with Aberdeen Football Club Community Trust.

Improving Exclusive Breastfeeding in Tillydrone

Local peer support volunteers have been recruited and trained to become Breastfeeding Peer Supporters. Although the initial plan of group sessions in the community campus did not happen due to COVID-19 restrictions, virtual support sessions were provided to mothers in Tillydrone via Facebook and MS Teams.

Exclusive breastfeeding status at 6-8 weeks: There was an increase in exclusive breastfeeding in two test areas from baseline. Old Aberdeen- 37% - 42%; Tillydrone 32.14%- 35.11%.

Meno & Pause Co-lab Cafes

Partners are working together to try and diminish the stigma around menopause, to empower women with relevant information, support and relatable role models who understand the rollercoaster of emotions you can find yourself on. Aberdeen City Health and Social Care Partnership and Aberdeen Football Club Community Trust have developed a series of Meno & Pause Co-lab Café events. The first event, held in March, was a facilitation session to ascertain what people wanted to know more about, then the next five events were structured. These events have been open to anyone who is interested and delivered in a very relaxed environment.

LOIP 5.4: 100% of children and young people have free access to physical activity which improves mental health and wellbeing by 2022

All active schools activities are now free, providing accessible physical activity to children and young people in all school settings across the city.

4. Ensure people can access services timely through a person centred approach where the needs of the whole population are considered

Carer Information Resource Pack
The ACSHCP Wellbeing team working in collaboration with Barnardo's and Quarriers have created a carer information pack for both young and adult carers within Aberdeen City. This is to ensure carers have access to the support and opportunities. Plans for this to be launched in March 2023.

LOIP 5.3: 100% of schools offer sustainable and equitable access to counselling for those children aged 10 and above who require it by 2022

All schools across the city now offer sustainable and equitable counselling services for any child aged 10 and above who requires this type of support.

Primary Care
Since the inception of the 2018 GMS contract, there have been 6 new primary care services developed under the ACHSCP 'Primary Care Improvement Plan' (PCIP) to help support GP Practices. The PCIP achieves this by expanding and enhancing the multi-disciplinary team working to help support the role of GPs as Expert Medical Generalists, to improve patient outcomes.

Implementation of these services has continued despite the impact of the COVID-19 pandemic and other workforce challenges. The following teams have been successfully recruited:

Community Treatment and Care Service (CTAC) & Immunisations: delivers a range of 'treatment room' interventions such as getting your blood taken or minor wounds dressed.

Pharmacotherapy Service: to provide pharmacotherapy service to GP practices, included medicines reconciliation, actioning hospital discharge letters, medication review, actioning acute or repeat requests as appropriate, dealing with pharmaceutical queries from patients and colleagues.

Links Practitioner Service: Commissioned from SAMH, the service provides non-clinical support to people with issues they are experiencing, to identify and manage barriers that affect their ability to live well and help them to talk about what really matters to them. In the Central Locality there were 625 referrals to a Link Practitioner from GP Practices. The three main referral reasons were mental health, benefits/finance and money and housing and homelessness. The Link Practitioner has made 626 onward referrals to 149 different organisations who are best placed to provide the individualised support.

"I had never heard of this service before I was in deep crisis and found my Link Practitioner to be a diamond on the industry and her help plus service to be invaluable!!! I would not have managed to get through a touch period or adversity without her. Thankyou. I would have no hesitation in recommending myself or anyone else to this service again: first class!!!"

"My Link Practitioner was so good thanks to her I can sleep at night. wonderful service"

First Contact Physiotherapists: These highly specialist physiotherapists are based in Calsayseat, Elmbank, Hamilton, Newburn and Rubislaw GP Practices and have the advanced skills necessary to assess, diagnose and recommend appropriate treatment or referral for musculoskeletal problems on a patient's first contact.

Urgent Care: Advanced Practice Clinicians visiting patients who need an unscheduled home visit that would have usually been undertaken by a GP. The patient is visited in their home then the clinician liaises with the GP Practice for any further action.

5. Create safe and resilient communities where hate crime will not be tolerated and develop initiatives which reduce the impact of substance misuse and anti-social behaviour

George Street Community
A Community Development Officer (CDO) was tasked with carrying out a community audit of the area to identify which groups, organisations and partners operate in the area. This resulted in many hours of door knocking, meeting, attending and supporting a range of community groups and organisations. To date contact has been made with over 20 organisations who are based in the area or operate in the area.

These connections have resulted in the CDO supporting individual groups in a number of different ways; connecting them to partners, source of advice and information, identifying and supporting them to maximise their offer and identify wider issues.

In discussion with George St Community Council, it was identified that groups and organisations in the area did not necessarily know each other. It was decided to organise and host an opportunity for them to meet through a consultation exercise. This led to an engagement event where 20 individuals attended representing 7 organisations. The report from the engagement event has been shared with George St Community Council with a view to create a plan of action thereafter.

Shut the Chutes
In a number of properties across Tillydrone it had become apparent that bin rooms and bin chutes no longer met the needs of the residents and are becoming costly to maintain. This is largely reported to be due to vandalism and general upkeep of the areas. To address the issue, Aberdeen City Council's Housing and Waste and Recycling services are working together to improve recycling and reduce flytipping within the Tillydrone. Phase 1 of the project has involved closing the bin rooms and bin chutes in Tillydrone and replacing them with new external bins. The first phase covered blocks in Harris Drive, Wingate Place, Wingate Road and Tillydrone Avenue and the new bins seem to be working well and there has been no flytipping to date in the areas and an early increase in recycling too.

LOIP 12.3: Reduce the incidence of fatal drug overdose through innovative developments and by increasing the distribution of naloxone by 10% year on year by 2022

Naloxone is a medication that can reverse opioids overdose. During 2021/22, 161 Naloxone Kits were distributed to 'Persons at Risk' in the Central Locality. Distribution of Naloxone Kits in the Central Locality has remained stable over the last 2 years.

LOIP 9.4: Citywide Public Space Youth Antisocial Behaviour

The introduction of the Safer City Unit within the City Centre has resulted in a spike in figures. It is accepted that this spike is a direct result of increased Police presence and proactive engagement with youths within the area. Work is ongoing to identify solutions to the youth problem. Through the Community Safety Hub all youth calls are reviewed and documented. Following this, youth details are collated and compared against previous incidents. Anti-social behaviour letters are thereafter sent to the home address of these youths, either from Police or Early Intervention, depending on age. As a result of this improved process, there has been a rise in letters being sent from 78 in 2021, to 128 in 2022 so far. Of the youths originally sent letters, less than 20 have had to be sent further letters.

CENTRAL PLACE

6. Maximise use of spaces in communities to create opportunities for people to connect and increase physical activity

Health Improvement Fund - Women only well-being and activity club - Alhikmah Foundation SCIO
Following on from a successful women's only taster session of yoga, the Alhikmah Foundation applied to the Health Improvement Fund and secured funding for a Yoga Instructor to provide women only sessions at the mosque in which the Alhikmah Foundation is based. The idea for a women's only session arose as several women highlighted, they would be hesitant to attend mixed gender gyms or exercise groups. Additionally, this setting provides an environment for women to meet others and combat social isolation after the COVID-19 pandemic lockdowns.

LOIP 14.2 Number of people who cycled in either rest of city or city centre in past year as percentage

Through the 'Light for Dark Nights initiative' Police Scotland distributed bike lights to cyclists whilst on patrol. The "Be Bright at Night" Road Safety Campaign was promoted on radio, social media, billboards, and bus shelters. Police Scotland teams distributed 8 sets of lights to people in living in Tillydrone.

Food in Focus – Food Growing
Denburn Court Tenants and Residents and STAR Flat have been supported through the Aberdeen City Food Network, Food in Focus Funding to develop communal gardens which will increase community food growing.

LOIP 15.1: Number of Community run green spaces (City Wide and Priority Localities) Hubs

This project was established to build a green spaces network of communities and partnerships that empowers communities to establish, take responsibility and run their local green spaces. This can facilitate local engagement and increase volunteering and local community pride. The project achieved its aim, with 36 new community run green spaces established as of June 2022, an increase of 31 since Feb 2021, 16 of those are within the Central Locality.

The Central Locality has 6 Community Champions which aim to raise awareness and change thinking about wider sustainability issues in communities. These champions have produced films which they have promoted throughout the locality.

Tillydrone Campus Management Group
An Operational Group of local representatives and Aberdeen City Council (ACC) Officers was set up to coordinate the buildings design, layout, and future aims. The aim is to compile a community led survey of needs into a report for public viewing to help develop the campus programme, reopen the café through a social enterprise, ensure that the campus doors are open to residents and increase committee membership and volunteers. Currently membership of the Management group has increased by 50%.

The Tillydrone Cruyff Court
Cruyff Court projects are small, free to access, unbookable, fully floodlit 4G Astro pitches that aim to promote sports and values such as social responsibility, integration, team play and personal improvement. The Tillydrone Cruyff Court, to be located near Formatine Road, will be a floodlit 3G/4G pitch with a multi-sport hard surface and a running track. Planning permission for the Cruyff Court at Tillydrone has now been granted and construction is estimated to start before the end of 2022.

Feedback from residents and volunteers has been positive;

"I think Cruyff Court will benefit the community for there is nothing for kids in area to do... it will keep them off the streets."

"I've lived in the Tillydrone community for 10 years. The Cruyff court will have a massive impact on the area. It's what it's been missing and kids of all ages in the area will be kept off the street with an opportunity to kick a football around and enjoy themselves with their pals."

Tillydrone Underpass
The revamp of the underpass follows concerns to address walking and wheeling accessibility, safety concerns and the connection between Tillydrone and Woodside. Residents and community groups were invited to contribute to the overall design to help shape the future of the area.

The agreed design for the underpass redevelopment uses an array of colourful anti-slip paint to brighten the area, along with reflective panels and lighting to increase visibility and become more pedestrian friendly. So far, an observed footfall by children and families using the underpass has increased by 20%.

The redevelopment was resourced by the Scottish Government Town Centre Regeneration fund and Aberdeen City Council's Place Based Improvement fund. This forms part of a wider Street Design Project led by Sustrans and Aberdeen City Council, known as the Tilly-Wood Street Design Project.

The Tilly-Wood Street Design Project aims to make Tillydrone and Woodside a more attractive place to live, work and move around independently by improving Hayton Road and Don Street. The project team have worked closely with residents in a co-design approach to understand the aspirations, needs and ideas of the local community.

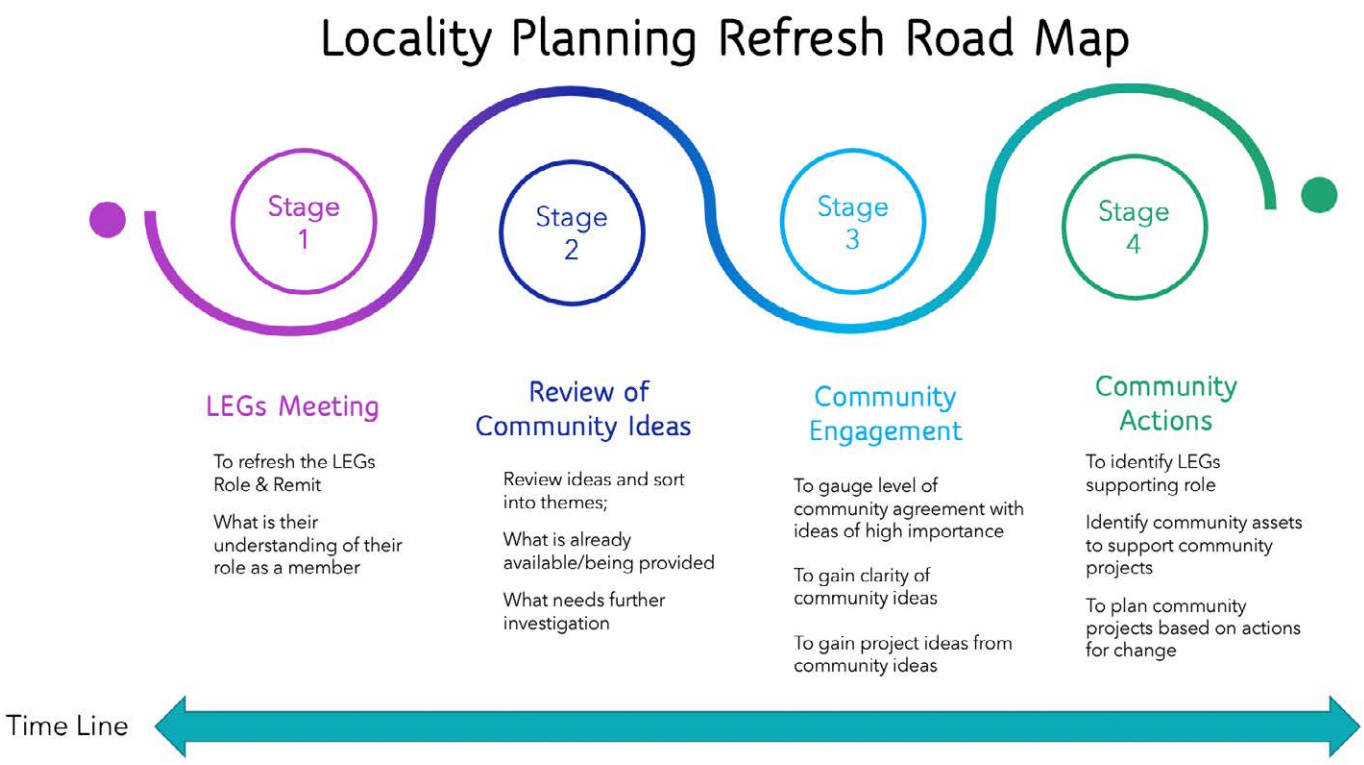
NEXT STEPS

COVID-19 has had a negative impact on everyone's lives. As individuals we have all had to change the way we did many things, to adapt to living in lockdown, such as working from home. Many businesses and organisations, who work within community settings, had to adapt to ensure service delivery. Many new partnerships, collaborative approaches and ways of working have become common practice, for example remote home working via digitally based models.

One of the many challenges throughout COVID has been community engagement. There has been a noticeable decline, with a significant reduction in engagement within the three locality engagement groups and priority neighborhood partnerships.

As restrictions are lifted, this is an ideal opportunity to take stock and look to improving communication and engagement within our communities.

A Locality Planning Refresh Roadmap has been developed to give a systematic approach to next steps in the delivery of locality plans. The intension of the Roadmap is to refresh the role and remit of the LEGs and PNPs, review and prioritise community ideas, identify community assets and plan community projects based on action for change.



ABERDEEN CITY COUNCIL

COMMITTEE	Council
DATE	14 December 2022
EXEMPT	No
CONFIDENTIAL	No
REPORT TITLE	Adoption of Aberdeen Local Development Plan 2023
REPORT NUMBER	COM/22/283
DIRECTOR	Gale Beattie
CHIEF OFFICER	David Dunne
REPORT AUTHOR	Andrew Brownrigg
TERMS OF REFERENCE	11. The approval of the Local Development Plan

1. PURPOSE OF REPORT

1.1 This report presents the results of the Examination Report on the Aberdeen Local Development Plan (the Plan), the table of modifications arising from the report and the Plan as modified for adoption. In addition, there is an updated Environmental Report comprising a Strategic Environmental Assessment and a Habitats Regulation Appraisal as required by legislation

2. RECOMMENDATIONS

That Council:-

2.1 Approve the modifications made to the Proposed Aberdeen Local Development Plan, as set out in Appendix 1, and any minor drafting changes;

2.2 Instruct the Chief Officer - Strategic Place Planning to notify the Scottish Ministers of the Council's intention to adopt the Aberdeen Local Development Plan as modified; and

2.3 Agree to adopt the Aberdeen Local Development Plan unless directed otherwise by Scottish Ministers and instruct the Chief Officer – Strategic Place Planning to undertake the statutory procedures set out in Appendix 4.

3. CURRENT SITUATION

3.1 Full Council agreed the content of the Proposed Aberdeen Local Development Plan on 3 March 2020. Following a period for representations and consideration of those representations, Council agreed for the Proposed Plan to be submitted to Scottish Ministers for an Examination in Public on 21 June 2021. The Proposed Plan represented the Council's settled view on what the content of the final adopted Plan should be and was a result of extensive assessment and public consultation.

3.2 The Local Development Plan contains a spatial strategy which explains the Council's overall view of where development should go and the principles behind that. It identifies future development sites and the scale of development expected on each of the identified sites. As required by the Town and Country Planning (Scotland) Act 1997, the Plan is consistent with the Strategic Development Plan and makes significant allocations in terms of housing and employment land. It also specifies what developers need to do when designing and delivering development, emphasising the need for masterplans, drawn up with local community involvement, for all the major sites. The policies set out additional requirements for different types of development and explain what uses are acceptable in different areas.

3.3 The Examination in Public began in November 2021 and reviewed the unresolved representations made on the Proposed Aberdeen Local Development Plan. The Examination was undertaken by independent persons appointed by Scottish Ministers called Reporters. The administration of the Examination process was undertaken by the Scottish Government's Directorate for Planning and Environmental Appeals. It is for the Reporters to determine how the Examination in Public is carried out and during the Examination 7 requests for further information were issued and there was one hearing on housing land.

3.4 The Reporters have now completed their Examination of the Plan against the representations and the Council's submissions (as agreed at the Council meeting on 21 June 2021) and have outlined the modifications to be made to the Proposed Plan. Appendix 1 sets out in detail all the modifications proposed. The full Examination Report can be viewed here: https://www.dpea.scotland.gov.uk/CaseDetails.aspx?id=121730&T=74

3.5 Only two changes have been made to the housing land allocations – an allocation for 250 houses at Tillyoch, Peterculter has been deleted. The second is that an allocation of 60 houses, alongside a small retail element, has been included in the Plan at Milltimber South. It should be noted that a planning consent is already in place for Milltimber South and a planning application for housing at Tillyoch was refused in August 2022. All employment land and other proposals in the Plan remain the same.

3.6 Other changes to proposals are relatively minor and can be seen in Appendix 1. There are changes and rewording to some of the policies but most remain substantially as approved in the Proposed Plan. The Proposals Map will be subject to modifications to reflect the two changes to sites as above. Any drafting or mapping errors have also been picked up alongside any consequential modifications arising from the reporters' recommendations. These are very minor in nature and generally cover paragraph and table re-numbering. There will also be a number of diagrams re-added to the Plan when it is desk top published. These are illustrative only and contain no policy elements.

3.7 It is important to note that local authorities are required to follow the recommendations for modification following examination of their Local Development Plans unless one of the grounds for declining to follow

recommendations applies. The Town and Country Planning (Grounds for Declining to Follow Recommendations) (Scotland) Regulations 2009 set out the limited grounds that local authorities may depart from the Scottish Ministers' recommendations. These are because the recommendations:

- would have the effect of making the Local Development Plan inconsistent with the National Planning Framework, or with any Strategic Development Plan or national park plan for the same area;
- are incompatible with Part IVA of the Conservation (Natural Habitats etc) Regulations 1994;
- would not be acceptable having regard to an environmental assessment carried out on the Plan;
- are based on conclusions that could not reasonably have been reached based on the evidence considered at the examination.

3.8 The last point addresses the possibility of clear errors (including factual errors) being made by the Reporters. Scottish Government guidance (Circular 6/2013 Development Planning paragraph 94) makes it clear that this does not relate to circumstances where the planning authority disagrees with the planning judgement reached by the Reporter. An assessment of the modifications against these criteria has been made and it is considered that there are no grounds to decline to follow the Reporters' recommendations. Therefore, all modifications are required to be made in order for the Council to adopt the Plan as the Aberdeen Local Development Plan.

3.9 The Plan as modified is attached to this report as Appendix 2. Further copies of the modified Proposals Maps will be put on display at the Council meeting.

Environmental Report and Habitat Regulations Appraisal – Appendix 3

3.10 A Strategic Environmental Assessment and Habitats Regulations Appraisal (an Environmental Report) were undertaken to help shape and influence the content of the Local Development Plan. Where the assessment identified significant adverse environmental effects (following consultation with NatureScot, Scottish Environment Protection Agency, Historic Environment Scotland and the public) this led to amending the Plan or incorporating mitigation measures to minimise identified impacts.

3.11 Having considered the Reporters' modifications and updated the Environmental Report it is considered that none of the modifications are likely to have significant effects on the environment when considering the overall effects of the Plan. Following adoption of the Local Development Plan a post adoption Strategic Environmental Assessment statement will be published setting out how the findings in the Environmental Assessment were taken into account during the preparation of the Plan. It will also provide consultees with a final opportunity to comment informally on arrangements for monitoring.

3.12 The Habitats Regulations Appraisal (HRA) is an assessment of the potential impact of the Proposed Plan on protected habitats. Amendments to the Plan have been screened and assessed and it is concluded that the Aberdeen Local

Development Plan is not likely to have a significant effect on a protected European Site.

3.13 It should be noted that the Environmental Report also covers the Supplementary Guidance to the Local Development Plan which will be considered in a separate report to this meeting.

Adoption of the Aberdeen Local Development Plan

3.14 In order to formally adopt the Plan, a further series of notifications require to be carried out. This includes publishing a press advert, notifying people who made representations and sending the Plan as modified to Scottish Ministers. 28 days after this, the Plan can be adopted unless the Council is directed not to by Scottish Ministers. The expected date of adoption is therefore likely to be in early 2023, at which point the extant Aberdeen Local Development Plan 2017 will fall. The full process that we are required to follow is set out in Appendix 4. Subsequent to adoption there is a 6 week period in which a legal challenge can be made to the Plan.

3.15 The adoption of the Local Development Plan will not be the end of the process. There is a requirement to produce a Delivery Programme within three months of the Plan being adopted. This document will be aimed specifically at the delivery of the proposals and policies contained in the Aberdeen Local Development Plan. The Delivery Programme will include timescales for the delivery of key infrastructure and will be reviewed regularly, taking into account changing circumstances. A post adoption Strategic Environment Assessment is also required to be produced within three months of the plan being adopted.

4. FINANCIAL IMPLICATIONS

4.1 There are no direct financial implications arising from this report as the cost of progressing the Aberdeen Local Development Plan can be met from existing budgets.

5. LEGAL IMPLICATIONS

5.1 This Local Development Plan will be prepared under the current planning legislation. The next Local Development Plan will be prepared wholly under the new emerging planning legislation.

5.2 As detailed at paragraph 3.7, planning authorities are required to accept the Reporter's recommendations unless they consider the recommendations can be declined under any of the grounds of The Town and Country Planning (Grounds for Declining to Follow Recommendations) (Scotland) Regulations 2009). Declining to accept the Reporter's recommendations carries two risks:

- Scottish Ministers may intervene and prevent the Council from adopting the Plan
- An aggrieved third part may raise a legal challenge on the basis that the Council declined to accept the Reporter's recommendations.

6. ENVIRONMENTAL IMPLICATIONS

6.1 An up to date Local Development Plan has positive environmental implications by helping to ensure that all new developments in the City are appropriately sited and designed to avoid adverse impacts on the environment. As mentioned from paragraph 3.11, the Local Development Plan been subject to a Strategic Environmental Assessment (SEA) and Habitats Regulations Appraisal in consultation with statutory consultation bodies.

7. RISK

7.1 The assessment of risk contained within the table below is considered to be consistent with the Council's Risk Appetite Statement.

Category	Risks	Primary Controls/Control Actions to achieve Target Risk Level	*Target Risk Level (L, M or H) *taking into account controls/control actions	*Does Target Risk Level Match Appetite Set?
Strategic Risk	Ensuring up to date and relevant supporting planning guidance to coincide with adoption of the new Local Development Plan.	Adopt new Local Development Plan as modified. Ensure all statutory requirements and public notices are carried out.	L	**Yes**
Compliance	Ensuring that current adopted Local Development Plan is replaced to comply with relevant planning legislation.	Adopt new Local Development Plan as modified. Ensure all statutory requirements and public notices are carried out.	L	**Yes**
Operational	No significant risks identified			
Financial	Not having timely published versions of the Local Development Plan could lead to uncertainty at planning application stage and potentially lead to more staff time being spent processing	Adopt new Local Development Plan as modified. Ensure all statutory requirements and public notices are carried out.	L	**Yes**

	applications on unsuitable sites and a greater number of planning application appeals.			
Reputational	No significant risks identified.			
Environment / Climate	Ensuring that the Local Development Plan takes into consideration the relevant environmental and climate change legislation at the point of its development and production.	Wide consultation and an examination of the Proposed Local Development Plan was carried out to ensure that the Local Development Plan and supporting documents are up to date and relevant at the date of adoption. A Strategic Environmental Assessment was also carried out.	L	**Yes**

8.0 OUTCOMES

COUNCIL DELIVERY PLAN 2022-2023	
	Impact of Report
Aberdeen City Council Policy Statement **Working in Partnership for Aberdeen**	The Aberdeen Local Development Plan will support the delivery of many aspects of the policy statement – primarily under the headings of 'A City of Opportunity', 'A Vibrant City', 'Building a Greener and Sustainable City', 'Greener Transport, Safer Streets, Real Choices', 'Homes for the Future', 'An Active City', and 'A Prosperous City'. It will particularly support the following aspects of the policy statement:- • Review and invest in our school estate, ensuring all of Aberdeen's schools are fit for the educational needs and the challenges of the 21st century • Improving cycle and active transport infrastructure

	• Work with partners to produce a ten-year plan to increase the stock and variety of Council and social housing • Expand Aberdeen's district heating network • Repeal the guidance that exempts student accommodation developers from affordable housing contributions • Back Sport Aberdeen in their efforts to invest in and improve sporting facilities • Work with partners to stimulate sustainable economic development
Aberdeen City Local Outcome Improvement Plan	
Prosperous Economy Stretch Outcomes	The Aberdeen Local Development Plan will help to support the Stretch Outcome 'No one will suffer due to poverty by 2026.' The guidance will help to support sustainable economic growth and create a framework for the delivery of new energy efficient homes which will help reduce fuel poverty for residents.
Prosperous Place Stretch Outcomes	The Aberdeen Local Development Plan will support Place Stretch Outcomes 13 – 15 by providing guidance to ensure that new developments within the City are designed to achieve high standards of energy efficiency, encourage sustainable methods of travel, and to achieve net gains for biodiversity wherever possible.
Regional and City Strategies	The Aberdeen Local Development Plan will directly support the Strategic Development Plan and Local Housing Strategy. It supports the Regional Economic Strategy and the Regional Transport Strategy by setting out guidance to help deliver sustainable economic development and to ensure that new developments have proper regard to their impacts on the transport network. Through the proposed Planning Obligations Supplementary Guidance, contributions will also be sought where appropriate from new developments towards infrastructure enhancements such as schools and other community facilities. This will support delivery of the Council's Estates and Assets Strategies.

9. IMPACT ASSESSMENTS

Assessment	Outcome
Integrated Impact Assessment	Full impact assessment required.

Data Protection Impact Assessment	A full DPIA has already been carried out and covered the whole LDP production process. A further iteration is not considered necessary.
Other	None

10. BACKGROUND PAPERS

- Aberdeen Local Development Plan – Examination Report https://www.dpea.scotland.gov.uk/CaseDetails.aspx?id=121730&T=20
- Aberdeen Local Development Plan – Proposed Plan https://www.aberdeencity.gov.uk/services/planning-and-building-standards/local-development-plan/aberdeen-local-development-plan/aberdeen-local-development-plan-review#2839
- Aberdeen Local Development Plan – Proposed Delivery Programme https://www.aberdeencity.gov.uk/sites/default/files/2020-05/DeliveryProgramme.pdf
- Aberdeen City and Shire Strategic Development Plan 2020 http://www.aberdeencityandshire-sdpa.gov.uk/AboutUs/Publications.aspx
- Scottish Planning Series: Planning Circular 6/2013: Development Planning http://www.gov.scot/Resource/0044/00441577.pdf
- The Town and Country Planning (Development Planning) (Scotland) Regulations 2008 http://www.legislation.gov.uk/ssi/2008/426/pdfs/ssi_20080426_en.pdf
- The Town and Country Planning (Grounds for Declining to Follow Recommendations) (Scotland) Regulations 2009 https://www.legislation.gov.uk/sdsi/2009/9780111001677/contents

11. APPENDICES

- Appendix 1 – Modifications Table
- Appendix 2 – Aberdeen Local Development Plan as modified
- Appendix 3 – Environmental Report: Strategic Environmental Assessment and Habitats Regulations Appraisal - **can be accessed here**
- Appendix 4 – Adoption Process

12. REPORT AUTHOR CONTACT DETAILS

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Appendix 1

Aberdeen City Local Development Plan Examination

Recommendations by Issue Number

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
01 VISION, SPATIAL STRATEGY AND LAND RELEASE POLICY LR1	1. In paragraph 1.1.1 on page 10 replace "2040" with 2045 2. Insert the following additional paragraphs before paragraph 3.18 in the text following Policy LR1 and renumber the subsequent paragraphs accordingly: The housing land supply can be drawn from a number of sources. Policy LR1 at Part A supports the maintenance of a 5 year effective supply of housing land at all times (in the relevant 10 year period to 2032). This is to provide a supply of land sufficient to meet the housing land requirement as established in the strategic plan. It is recognised above that there is a shortfall in terms of those sites specifically identified to meet the strategic allowance. Consequently Policy LR1 stresses the importance of working pro-actively to manage and deliver the established land supply including those sites where there is potential for development but a current lack of evidence to demonstrate delivery in the relevant timeframe to 2032. Part B above indicates that land identified for the longer term from 2033-40 is held in reserve pending a review of the local development plan. A new local development plan would in any event be anticipated around the mid-point of the 10 year period given impending changes to the planning system. This will result in the replacement of the strategic development plan context with that to be established through the new National Planning Framework. That process will review future housing land requirements for the area. This process will provide an early opportunity to further consider the contribution of sites, including urban capacity sites, to the housing land supply. This is particularly important in the circumstances where the extent of new allowance sites identified through this local development plan falls short of that envisaged by the current strategic plan. 3. In Policy LR1 Part A after the first sentence insert: There is also a further reserve supply of urban capacity land as identified in Appendix 1 where the principle of development is supported if current constraints can be addressed. The council will work with developers, service providers and other partners to maintain the 5 year supply of effective housing land at all times along with the supply of employment land. 4. In Policy LR1 Part A delete the last sentence and replace with**:**	31

<table>
<tr><th>ISSUES</th><th>REPORTER'S RECOMMENDATIONS</th><th>REPORT PAGE NO</th></tr>
<tr><td></td><td>Any proposal for partial development of an allocated site or for development of an adjacent or nearby site will generally be resisted if this would jeopardise the future delivery of the full allocation.

5. In Policy LR1 Part B delete the second last sentence and replace with:

Any proposal for partial development of a site allocated in these phases or for development of an adjacent or nearby site will generally be resisted if this would jeopardise the future delivery of the full allocation.</td><td></td></tr>
<tr><td>02 HOUSING LAND</td><td>1. Delete paragraph 3.4 and replace with new paragraph 3.4 and 3.5 below:

3.4 The Aberdeen City and Shire Strategic Development Plan 2020 establishes the requirements for housing and employment land in the period to 2032. Proposals are already progressing or in the pipeline for much of the land that will accommodate these requirements. For housing Table 2 below sets out the land requirement up to 2032. Most of this requirement will be met through established sites. However there is a remaining requirement for a smaller additional allowance to be identified through this current local development plan. This is to supplement the housing land supply with a focus on sites that are deliverable within the timeframe to 2032. There will also be a continued emphasis on meeting the needs of the whole community including through the provision of affordable housing in line with the targets as established in the strategic plan. Monitoring and review of the contribution of the land supply in delivering affordable housing will be important in this respect.

Table 2 Strategic Housing Land Requirement and Land supply – Aberdeen City (2019)
<table>
<tr><th>Housing Land requirement 2016-2032</th><th>Assumed contribution from the established land supply 2016-2032*</th><th>Additional Housing Land Requirement 2020-32**</th></tr>
<tr><td>21,450</td><td>16,719</td><td>5,107</td></tr>
</table>
* Programming and assumptions based on the 2019 housing land audit
** new requirement as established in the Aberdeen City and Shire Strategic Development Plan 2020</td><td>76</td></tr>
</table>

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	3.5 All the major greenfield sites from the previous Local Development Plan 2017 have approved Masterplans and a number are already delivering homes. A range of other established sites are anticipated to contribute to the requirements set out in Table 2 above. Much of the work in dealing with the complexities of larger sites has been completed. The section in this plan entitled "Growing Aberdeen" explains the expansion areas that were identified previously. These proposals are carried over into this plan where indicative diagrams and key principles are set out for Countesswells. Grandhome, Greenferns, Loirston, Maidencraig and Newhills. 2. In paragraph 3.5 at the end of the first sentence delete "as set out in the proposed strategic development plan 2018" and replace with "Table 3 above sets out the allocation for housing and employment in the plan period and in the longer term to 2040". Note This change requires the consequent renaming of Table 2 Strategic Development Plan Housing and Employment Land Figures as "Table 3 Housing and Employment Land Allocations up to 2040" 3. In paragraph 3.7 delete "potentially all sites not identified as being effective in the 2019 Housing Land Audit (HLA) could be counted towards the allowances for 2020-2032" and replace as follows: The strategic plan states that this local development plan must identify additional allocations for the period 2020-2032 which are deliverable within this timeframe. The council has considered opportunities to reuse brownfield land and to utilise the current "constrained" supply in the first instance. However through the examination of this plan it was concluded that it may not prove realistic to rely so heavily on sites where there is uncertainty around known constraints. Some sites that were to be relied on have remained constrained since before 2019 without any clear change in circumstances to indicate why they would now prove deliverable. However, no replacement or additional sites were recommended as suitable for inclusion in the local development plan at this time. 4. Replace the table following paragraph 3.7 as follows: The identified new allowance includes the following: • A small contribution from remaining greenfield land in the 2017 Aberdeen Local Development Plan which was not included in the 2019 audit- 42 units. • A contribution from brownfield sites as included in the 2019 Brownfield Urban Capacity Study –	

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	Listed in Appendix 1 of the proposed plan with an estimated capacity of 2032 units over the period to 2032. • A new housing allocation as set out in Table 3 below with capacity for around 1465 units which includes a mix of brownfield and greenfield opportunities. 5. Delete paragraph 3.8 and replace as follows: That leaves a potential shortfall in the new housing land allowance of some 1568 units. However Scottish Planning Policy places the focus on the maintenance of a five year land supply drawing from all sources. There is remaining potential through urban capacity sites as set out in Appendix 1 subject to known constraints being timeously addressed. There is also further potential capacity on land as included in Appendix 2. In addition there is a demonstrated history of significant completions on windfall sites. There is a reasonable expectation that other sites particularly those associated with the City Centre masterplan area will contribute in the plan period. This indicates that other sources of housing land have potential to enable the future maintenance of the 5 year effective supply. Policy LR1 and its supporting text are also relevant in this respect. 6. Delete the following sites from Table 3 and move to Appendix 1 with the stated capacity in brackets. OP35: Summerfield House Eday Road (99) OP37 Woodend Hospital (213) OP83 Urquhart Building, City Hospital (25) 7. Delete OP53 Tillyoch Perterculter (250) homes from Table 3, Appendix 2 and the proposals map. 8. With the exception of OP35, OP37, OP53 and OP83 include the indicative site capacities in Table 3 as shown in Figure 6 above. 9. Amend Appendix 1 to: 1) show the indicative capacity for all sites and to include the opportunity site reference number where applicable;	

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
	2) Show those sites as set out above at paragraph 55 with the indicative capacity in brackets and with a link (*) to a footnote to be included at the end of the table. 3) Add the following footnote to Appendix 1 linked to those sites with indicative capacity shown in brackets only: Those sites with capacity shown in brackets were identified through the Urban Capacity Study 2020 and as new housing allocations. However there is unresolved uncertainty as to their potential to be deliverable by 2032. Consequently they are not counted as part of the strategic allowance as set out in Chapter 3 of the plan. Nevertheless they are retained in the plan given their urban capacity potential if and when constraints can be resolved. Note: The above should be read with the recommendations in Issue 1 which include changes to Policy LR1 and its supporting text. These changes respond to the particular issues raised in representation on that policy but also include wording consequent to my conclusions and recommendations above.	
03 ALLOCATED SITES AND GENERAL AREA STRATEGY BRIDGE OF DON GRANDHOME	1. For OP8 – East Woodcroft North and OP9 – Grandhome add the following to the other factors column in Appendix 2: Ecological surveys to assess the presence of and effects on protected habitats and species will be required.	102
04 ALTERNATIVE SITES BRIDGE OF DON GRANDHOME	No changes are recommended.	129
05 ALLOCATED SITES AND GENERAL AREA STRATEGY DYCE, BUCKSBURN AND WOODSIDE	1. In the "Other Factors" column OP17 – Former Bucksburn Primary School delete the reference to "healthcare". 2. For OP14 – Cordyce School, OP17 Former Bucksburn Primary School, OP20 – Craibstone South, OP21 – Rowett South and OP22 – Greenferns Landward add the following to the other factors column of Appendix 2: Ecological surveys to assess the presence of and effects on protected habitats and species will be required.	146

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06 ALTERNATIVE SITES DYCE, BUCKSBURN AND WOODSIDE	No changes are recommended.	153
07 ALLOCATED SITES AND GENERAL AREA STRATEGY KINGSWELLS AND GREENFERNS	1. For OP28 - Greenferns and OP33 – Greenferns; OP31 - Maidencraig South East and OP32 - Maidencraig North East; and OP111 - Skene Road, Maidencraig add the following in the other factors column of Appendix 2: Ecological surveys to assess the presence of and effects on protected habitats and species will be required.	170
08 ALTERNATIVE SITES KINGSWELLS AND GREENFERNS	No changes are recommended.	200
09 ALLOCATED SITES AND GENERAL AREA STRATEGY COUNTESSWELLS	No changes are recommended.	207
10 ALTERNATIVE SITES COUNTESSWELLS	No changes are recommended.	233
11 ALLOCATED SITES AND GENERAL AREA STRATEGY: DEESIDE	1. For OP47 – Edgehill, modify the name of the site from "Edgehill Road" to "Edgehill". 2. For OP52 – Malcolm, Road, add the following to the column headed 'other factors' of Appendix 2 of the Local Development Plan for this site: "Supporting ecological survey information, including details of the habitats and protected species present and how these will be safeguarded, will also be required." 3. For OP53 – Tillyoch, remove this allocation from the proposed plan. 4. For OP109 – Woodend, add the following to the column headed 'other factors' of Appendix 2 of the Local Development Plan for this site:	318

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
	"Supporting ecological survey information, including details of the habitats and protected species present and how these will be safeguarded, will also be required.	
12 ALTERNATIVE SITES DEESIDE	1. Bid Site B0942 - Milltimber South and Former OP114 should be added to Appendix 2 Opportunity Sites of the proposed plan. It should be identified for mixed use with an indicative allocation of 60 dwellings and 225 square metres of ancillary retail/office Space. The following text should be added to the 'other factors' column of the table: "Mixed use opportunity. A Flood Risk Assessment and/or Drainage Impact Assessment may be required. Development proposals will require to take account of links to the green network, effects on landscape and presence of features listed on the Sites and Monuments Record. Ecological surveys to assess the presence of and effects on protected habitats and species will be required. This development proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. As part of this process an adequate Construction Environmental Management Plan (CEMP) may be required although it is possible that this may be addressed subject to planning conditions."	412
13 ALLOCATED SITES AND GENERAL AREA STRATEGY LOIRSTON AND COVE	1. For OP46 Royal Devenick Park include the following in Appendix 2 Other Factors A masterplan is required and proposals should address: i) the definition of the developable area in order to protect woodland, including native woodland, and address the nature conservation interests of the site including the future protection and management of those interests; ii) native planting to establish a new green belt boundary and to reinforce the natural feature of the Leggart Burn; and iii) the detail of how safe and sustainable access and public transport linkages are to be achieved.	451

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	2. For OP46 Royal Devenick Park and OP59 Loirston include the following in Appendix 2 Other Factors: Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.	
14 ALTERNATIVE SITES LOIRSTON AND COVE	No changes are recommended.	465
15 ALLOCATED SITES CITY CENTRE AND URBAN	1. In Appendix 2 OP95 add the following text in the "Other Factors" column: To promote enhanced pedestrian and other linkages to Union Street and the wider City Centre in order to support the objectives of the Aberdeen City Centre Masterplan and Delivery Programme. 2. In Appendix 2 OP96 add the following text in the "Other Factors" column To promote streetscape improvements at Castlegate and Justice Street in order to support the objectives of the Aberdeen City Centre Masterplan and Delivery Programme. 3. In Appendix 2 for OP82 - Dunbar Halls of Residence, Don Street add the following text in the "Other Factors" column Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals. 4. In Appendix 2 OP99 add the following text in the "Other Factors" column Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals. 5. In Appendix 2 OP106 - Torry Waterfront add the following in the "Other Factors" column:	495

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	Consider improvements to the riverside park and promenade.	
16 CITY CENTRE GENERAL; ALTERNATIVE SITES: CITY CENTRE AND URBAN	No changes are recommended.	511
17 ALLOCATED SITE OP56 AND OP61: ENERGY TRANSITION ZONE, AND OP62: BAY OF NIGG, OP64: FORMER NESS TIP	I recommend that the following modifications be made: 1. In Appendix 2 in the right hand column headed: "Other Factors", the penultimate sentence for OP56 which commences "Other issues which need to be addressed….." should be modified to read: "Other issues which need to be addressed include water quality and habitats associated with the East Tullos Burn, heritage impacts, recreational access, habitat connectivity, compensatory planting and landscape buffering with residential areas." 2. The following text should be added after "joint masterplan needed for OP56, OP61 and OP62": "The joint masterplan for OP56, OP61 and OP62 should consider the following matters: • The extent of the developable area within the B5 Energy Transition Zone zoning; • Areas which should remain undeveloped and the extent of any buffer zones; • Mitigation measures to ensure the continued viability of linear habitats including the East Tullos Burn, recreation and core path network; • Options for the use of the wastewater treatment plant; • Measures to avoid, minimise, mitigate, and compensate potential impacts on biodiversity / greenspace that will ensure at least no net-loss of biodiversity across the masterplan area."	577
18 POLICIES WB1, WB2, WB3, WB4, WB5: HEALTH AND WELLBEING	No changes are recommended.	589
19 POLICY NE1: GREEN BELT	1. In policy NE1 (Green Belt) amend criterion c) to read:	598

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
	"c) is for the extraction of minerals that meets an established need, if no other suitable site is available, or quarry restoration; or"	
20 POLICY NE2: GREEN AND BLUE INFRASTRUCTURE	1. In policy NE2, under the 'Urban Green Space' subheading, amend the first sentence of the second paragraph to read: "Exceptions may be made when a suitable alternative and equally convenient…". 2. In policy NE2, under the 'Urban Green Space' subheading, in the bracketed text in the first sentence after "sports pitches" add "outdoor sport facilities". 3. In policy NE2, under the 'Urban Green Space' subheading, add the following sentence after the first sentence of the second paragraph: "Where proposals would affect an outdoor sports facility, development may also be acceptable where it would be ancillary to and/or not affect its current and potential principal use for sport and training; or a clear excess of provision is demonstrated."	612
21 POLICY NE3: OUR NATURAL HERITAGE	1. In the section entitled 'Designated Sites and Protected Species' of Policy NE3 – Our Natural Heritage replace the first paragraph with: Development not directly connected with or necessary to the conservation management of a European Site (Special Area of Conservation and Special Protected Area) and which is likely to have a significant effect on the site (either individually or in combination with other plans or projects) will be subject to an Appropriate Assessment. Where it cannot be ascertained that the development would not adversely affect the integrity of the site it will only be permitted where there are no alternative solutions, and there are imperative reasons of overriding public interest, and compensatory measures are provided to ensure that the overall coherence of the European Site network is protected. 2. Replace the term 'Natura site(s)' with "European site(s)" in the first, second and third sentences in paragraph 6.26.	618

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22 POLICY NE4: OUR WATER ENVIRONMEN	Policy NE4 – Our Water Environment Flood Risk & Management 1. Add in "on site or elsewhere" after flooding at point 1. 2. Replace "access to waterbodies for maintenance" at point 3 with "watercourses to be maintained as or restored to naturalised channels wherever possible with riparian buffer strips including for maintenance access and erosion prevention". 3. Replace "that would have a significantly damaging effect on the landscape character, built and historic environment, infrastructure and natural heritage interests within or adjacent to a waterbody" with "unless flood protection measures to an appropriate standard are a planned measure in a current flood risk management plan" at point 4. 4. Add in "and for water compatible uses." after the word "reasons" in the second paragraph first sentence. In the same paragraph second sentence add in "not" between the words "to" and "impede". Add in at end of this paragraph "Measures to protect against or manage flood risk will be required and any loss of flood storage capacity mitigated to achieve a neutral or better outcome." 5. Replace "is likely to" with "may", 'or' with "at risk of flooding, add in "if there is an increase in land use vulnerability compared to the existing land use" after flooding all in the first sentence of the third paragraph. 6. Add in "and supported by a flood risk assessment" after "possible" in the third sentence, add in "as demonstrated in a flood risk assessment" after "flood risk" in the fourth sentence and delete "the word "demonstrably" in the fifth sentence, all in the fourth paragraph. Foul Drainage & Water Quality 7. Replace the words "in sewered areas" with "within the settlement boundary" in the first sentence. Delete the second sentence. Surface Water Drainage 8. Add "which details how surface water quality and quantity will be managed" at the end of the first sentence in the second paragraph. Delete "DIAs should detail how surface water will be managed" at the	626

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
	end of the second paragraph. Coastal Developments 9. Add in after flooding "(as demonstrated in a topographical survey showing that the development lies above the 200 year flood level plus additional allowances for climate change and freeboard);" at point 1 in the second paragraph. 10. Delete point 2 in the second paragraph and points 3 and 4 to be renumbered 2 and 3 respectively. Surface Water Drainage paragraphs 6.35 & 6.36 11. Replace "managing" with "mitigating" in the first sentence of paragraph 6.35. 12. Replace "to provide" with "which will incorporate" in the first sentence of paragraph 6.36.	
23 POLICY NE5: TREES AND WOODLAND	1. Add "through the production of a forestry and woodland strategy" after "trees" in the second sentence of paragraph 6.43. 2. At the end of paragraph 6.41 "Ancient woodlands are of particular importance for nature, not just because of the trees, but for soil structure and diversity of flora created over time. Once destroyed, Ancient Woodlands cannot be recreated so particular emphasis is placed on their protection and management." 3. In Policy NE5 in the second paragraph after the first sentence insert "Particular emphasis is placed on the protection and ongoing management of Ancient Woodlands".	640
24 POLICIES D1, D2, D3: DESIGN	No changes are recommended.	653
25 POLICIES D4 AND D5: LANDSCAPE	No changes are recommended.	658
26 POLICIES D6 AND D7: HISTORIC ENVIRONMENT	1. Replace "historic environment assets" with "historic environment, historic assets, and heritage assets" in paragraph two and four of Policy D6 – Historic Environment.	667

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	2. In the glossary of terms insert: "Historic environment: The historic environment is the physical evidence for human activity that connects people with place, linked with the associations we can see, feel and understand."	
27 POLICIES R1, R3 AND R5: MINERALS, CONTAMINATED LAND, AND WASTE	1. Add "and policy" after "guidelines" in point 2 of Policy R1- Minerals. 2. Add "In this context the council will seek to support the maintenance of a land-bank of permitted reserves for construction aggregates of at least 10 years through existing quarry reserves and the criteria based Policy R1- Minerals" at the end of paragraph 8.1. 3. Add "or other financial guarantee options set out in the Heads of Planning Scotland position statement (2018) on the Operation of Financial Mechanisms to Secure Decommissioning, Restoration and Aftercare of Development Sites" after "Quarry Products Association's Restoration Guarantee Scheme" at point 4 in Policy R1 – Minerals.	674
28 POLICIES R6, R7 AND R8: EFFCIENT AND RENEWABLE DEVELOPMENTS	1. Add 'energy' between 'the' and 'requirements' in the last sentence of paragraph 8.17. 2. Add "the energy requirements" between "with" and "Policy in the section entitled Low and Zero Carbon Generating Technologies in Policy R8". 3. Add "and financial viability" between "feasibility" and "report" in the first sentence of the third paragraph of Policy R8 -Heat Networks.	690
29 POLICIES H3 AND H4: MEETING HOUSING AND COMMUNITY NEEDS	No change is recommended.	702
30 POLICIES H5, H6, H7 AND H8: AFFORDABLE HOUSING, GYPSY AND TRAVELLER SITES, STUDENT	1. Delete the last two paragraphs of Policy H8 and replace as follows: Proposals will also be assessed as to whether the cumulative concentration of HMO's would be excessive	720

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
ACCOMMODATION AND HOUSES IN MULTIPLE OCCUPATION	(in the context of the consequent proportion of HMO's relative to other residential properties and any resultant detriment to the established residential character and amenity of the area). Within areas of concern due to excessive concentration further provision is unlikely to prove acceptable. 2. In the section Aberdeen Planning Guidance delete the current un-numbered paragraph and replace with: Aberdeen Planning Guidance will provide mapping and analysis to confirm existing areas of concern due to excessive concentrations of HMO'S (currently anticipated where HMO'S comprise 12-15% of the total housing stock based on an appropriate area definition such as single Small Data zones or Census output areas). This guidance will assist the implementation of Policy H8.	
31 POLICIES CF1 AND CF2: COMMUNITY FACILITIES	1. Add "Cultural facilities such as theatres and music venues" as a fifth bullet point in Policy CF1. 2. Add "or becomes surplus to current or anticipated future requirements" after the word "use" in paragraph 9.34. 3. Add "fall out of use or" after the word "building" in the first sentence of the fourth paragraph of Policy CF1.	724
32 POLICIES VC1, VC2, VC3, VC4, VC5, VC6 AND VC7: VIBRANT CITY	1. In Policy VC3 insert the following paragraph after Tier 5: Commercial Centres. Proposals should address a sequential town centre first approach followed by accessible edge of centre sites and then Commercial Centres. 2. In policy VC3 amend the section on proposals for significant footfall generating uses on edge of centre sites to read: Proposals for significant footfall generating development on an edge-of- centre site will not be supported	742

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	unless: 1) no suitable site for the proposal is available or is likely to become available in a reasonable time in a town centre (including the city centre); 2) the proposal is well-connected to the associated centre; and 3) the proposal would have been appropriate (in terms of use and scale) had it been able to be located within that centre.	
33 POLICIES VC8, VC9, VC11 AND VC12: SUPPORTING CENTRES	1. Delete the repetition in Policy VC9(2) and replace "no adverse effect" with "no significant adverse effect". 2. In Policy VC9 (3) change the wording qualitative and quantitative to read "qualitative or quantitative".	749
34 POLICY I1: INFRASTRUCTURE DELIVERY AND PLANNING OBLIGATIONS	1. Amend the table entitled 'Infrastructure requirements from masterplan zones' on pages 41-43, by replacing the text under the 'Health' subheading as follows: (a) For Dubford and Cloverhill (OP10 and OP2), replace the current text with: "Extension to existing health facilities to support General Medical Services and additional dental capacity. An additional pharmacy facility may also be required". (b) For Grandhome (OP9) replace the current text with: "New Health Centre to support General Medical Services and additional dental capacity. Additional pharmacy facilities will also be required." (c) For Stoneywood replace the current text with: "New Health Centre to support General Medical Services and additional dental capacity. An additional pharmacy facility may also be required". (d) For Newhills Expansion (OP20, OP21 and OP22) replace the current text with:	770

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	"New Health Centre to support General Medical Services and additional dental capacity. Additional pharmacy facilities will also be required". (e) For Greenferns (OP28 and OP33) replace the current text with: "New Health Centre to support General Medical Services and additional dental capacity. Additional pharmacy facilities may also be required". (f) For Oldfold (OP48) replace the current text with: "Extension to the existing Health Centre to support the General Medical Services for the increased population in the Peterculter community". (g) For Loirston (OP59) replace the current text with: "Extension to the existing Health Centre to support the General Medical Services for the increased population in the Cove community and additional dental capacity. Additional pharmacy facilities will also be required". 2. In paragraph 11.5 add the word "other" in front of "community facilities". 3. Replace the last sentence of paragraph 11.6 with the following text: "Key infrastructure requirements for greenfield development sites in the Masterplan Zones are set out in Section 4. Other forms of infrastructure may also be required in the Masterplan Zones in order to comply with other relevant policies, such as provision of green and blue infrastructure and community facilities." 4. After the first sentence of paragraph 11.6 add the following sentence: "A guide for developers on the masterplanning process will be set out as Aberdeen Planning Guidance." 5. Add the following text to the end of the first sentence in Appendix 3: "as will a guide for developers on the masterplanning process." 6. In Appendix 4 add a new subheading "Masterplanning", and beneath this add a bullet point and the following text: "A guide for developers on the masterplanning process"	

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Recommendations by Issue Number

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35 POLICIES T1, T2, T3: TRANSPORT AND ACCESSIBILITY	1. In Policy T3 – Parking, under the sub-heading 'Alternative Fuel Vehicle Infrastructure', amend the second sentence so that it begins "Details of requirements for …".	806
36 POLICY CI1: DIGITAL INFRASTRUCTRE	No changes are recommended .	809
37 POLICIES B1, B2, B3: SUPPORTING BUSINESS AND INDUSTRY, AIRPORT	No changes are recommended	818
38 POLICIES B4, B5, B6: HARBOUR, ENERGY TRANSITION AND PIPELINES	I recommend that the following modifications be made: 1. Delete paragraph 12.17 and replace with: "The Climate Change (Emissions Reductions Targets) (Scotland) Act 2019 sets a target date for net-zero emissions of Scotland's greenhouse gases by 2045 and supports a transition to low / zero-carbon investment and infrastructure. A major contributor to the journey to net zero will be the rapid delivery of ScotWind and Innovation and Targeted Oil and Gas (INTOG) leasing programmes. ScotWind is the leasing of areas of seabed around Scotland for the development of offshore windfarms with INTOG enabling the decarbonisation of the Oil and Gas extraction process. There is potential for up to 25GW of new generating capacity to be developed over the next 10 years through ScotWind. Such projects offer opportunities within the construction, operation and maintenance, and supply chain sectors generating very significant investment and job opportunities. The Scottish Government estimates that the projects are expected to secure significant funds in supply chain investment for every 1GW of capacity proposed. A considerable number of these projects are within 100 nautical miles of Aberdeen. Aberdeen is ideally placed geographically to capitalise on energy transition opportunities. It also has the skills and workforce to support diversification of the energy sector. Ensuring best use of these regional assets will help to safeguard the city region's economic future. The construction of Aberdeen South Harbour creates the opportunity to accommodate location specific renewable energy transition developments that capitalise on supporting the rapid delivery of offshore developments."	833

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39 ENVIRONMENTAL REPORT: STRATEGIC ENVIRONMENTAL ASSESSMENT AND HABITATS REGULATIONS APPRAISAL	No changes are recommended.	849
40 MISCELLANEOUS	No changes are recommended.	859
41 GLOSSARY AND APPENDICES 1- 5	1. Amend the definition of Regional Centre (City Centre) including the Retail Core to read: The central area of Aberdeen (as defined on the Proposals Map) which provides a broad range of facilities and services that markets and serves a citywide or regional market. 2. Amend the definition of Sequential Approach to read: This applies a sequential town centre first approach to uses that generate significant footfall, followed by edge of town centre, other centres identified in the plan and then accessible out of centre locations. For major shopping or other facilities serving a citywide or regional market the city centre will assume primacy. 3. Amend the definition of Town Centre to read : Town centres are defined on the proposals map and provide a range of facilities and services that market and serve the town but not a citywide or regional market. 4. For all entries in Appendix 2 that have a standard requirement regarding Habitat Regulation Appraisal (HRA) in relation to the River Dee Special Area of Conservation (SAC) the wording should be amended to read as follows: This development proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. As part of this process an adequate Construction Environmental Management Plan (CEMP) may be required although it is possible that this may be addressed subject to planning conditions. 5. Where recommended in the Environmental Report (CD 0159) insert the following in the "other factors"	874

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	column of Appendix 2 : Ecological surveys to assess the presence of and effects on protected habitats and species will be required. 6. Replace all references in Appendix 2 to "Natura Site(s)" with "European Site(s)". 7. Amend Appendix 2 to include the following text in the Other Factors column of sites- OP3, OP6, OP11, OP12, OP17, OP20, OP21, OP22, OP29, OP40, OP65, OP75 and OP95 : A flood risk assessment will be required. 8. Amend Appendix 2 in relation to OP51 to delete "demonstrating acceptable consequences" and to add: The proposal should demonstrate that the Culter Burn is protected. 9. Amend Appendix 2 to include the following text in the Other Factors column of sites OP47, OP49, OP50, OP61, OP100, OP106, OP110 and OP112: A flood risk assessment may be required. 10. Amend Appendix 2 to include the following text in the Other Factors column for sites OP3, OP7, OP66, OP81, OP91 and OP116. A Drainage Impact Assessment will be require	
42 CITY WIDE PROPOSALS MAPS	No changes are recommended.	878

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Appendix 2

Aberdeen Local Development Plan 2023

Aberdeen Local Development Plan 2023

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Foreword

It is my great pleasure to introduce the Aberdeen Local Development Plan 2023 which sets out an ambitious framework for the city for the next 10 years. The city has withstood a number of overlapping economic challenges in recent years to remain one of the most prosperous areas of the UK. This is driven by Aberdeen's assets; the quality of its places, the skills of its citizens and its role as a vibrant centre for culture. In order to stay ahead of the curve in an increasingly uncertain world, the Local Development Plan is founded upon three interlinked core aims:

- To improve the health and well being of our citizens
- To support the energy transition of the city to zero emissions
- To support the continued economic vibrancy of the city through the facilitation of expansion in all the infrastructure required to enable economic growth

Health and wellbeing are key components of the international and national agenda. It is linked directly to the UN Sustainable Development Goals, in particular Goal 3: Ensure healthy lives and promote wellbeing for all at all ages. It is also linked to Scotland's Public Health Priorities, in particular Priority 1: A Scotland where we live in vibrant, healthy and safe places and communities. The Aberdeen Community Planning Partnership's Local Outcome Improvement Plan 2016-2026 (LOIP) notes there are wide divisions in health and life expectancy between the richest and the poorest communities in our city, with a 14 year life expectancy gap reported between some areas. In order to reverse such inequalities, the Local Development Plan sets out policies which allow for the creation of healthy environments and social inclusion. Access to open space, food growing and active travel will help support independent and engaged citizens while protections for the natural environment, strong placemaking principles and policies preserving amenity will foster improved wellbeing.

In response to the Scottish Government declaring a Climate Emergency, the Local Development Plan also aims to allow for a Just Transition from fossil fuels to renewable sources and to facilitate the diversification of the local economy away from oil and gas. It promotes sustainable travel, reuse of brownfield sites for housing and compact urban design to encourage walkable neighbourhoods.

The Local Development Plan seeks to bring people back into a re-energised city centre, facilitating urban living alongside work and play. It signals our intention to make Aberdeen and more prosperous and sustainable place.

The adoption of the Local Development Plan is not, however, the end of the process, and a Delivery programme will be produced to help make the vision of this Plan a reality. The Delivery Programme will include timescales for the delivery of key infrastructure such as schools, transport proposals, health and community facilities, and will be reviewed regularly to ensure it is as up-to-date as possible.

Aberdeen continues on its process of becoming a Child Friendly City through its partnership with Unicef on the Child's Rights Partners programme. The goal of the programme is to change the way councils work with and for children, create opportunities for children and families to have a say in the delivery of services and ensure children are surrounded by responsive, connected and empowered support. It is our intention to produce a child friendly version of the Local Development Plan, thereby paving the way for future discussions on planning and city creation.

There has been a significant amount of public consultation carried out in order to prepare the Local Development Plan, and I would like to personally thank all those who were involved in this process. Individuals and communities are best placed to decide their own priorities and this Plan will help to empower communities by getting the right development in the right places.

1. A sustainable vision for Aberdeen

Context

1.1 Planning's role has long been one of managing multiple complex and often competing factors to arrive at a well-considered and balanced decision. Its origins stem from a realisation that an imbalance had developed in society during the industrial revolution, and that a system was needed to correct and shepherd future development. Much like the modern-day principles of sustainable development, planning has always sought to balance social, environmental and economic needs, to deliver development that is sustainable, and where possible balance these three pillars of society.

1.1.1 Climate Change is now recognised internationally as one of the greatest challenges facing the planet. Responding to the Intergovernmental Panel on Climate Change (IPCC) statement that, "Limiting global warming to 1.5°C would require rapid, far-reaching and unprecedented changes in all aspects of society." Scotland has set an ambitious target of achieving Net Zero by 2045 and reducing its emissions by 75% by 2030. To achieve this all aspects of society and the economy must be mobilised to reduce emissions across all sectors.

1.1.2 At its heart, the planning system in Scotland seeks to deliver sustainable healthy communities. This is enshrined at all levels of the planning system, from The Planning (Scotland) Act 2019 through the National Planning Framework, Scottish Planning Policy, down to Local Development Plans and Aberdeen Planning Guidance. The planning hierarchy requires that these principles are at the heart of Local Development Plans and that they specifically aim to deliver places which are sustainable and healthy.

1.1.3 In Aberdeen, the Local Development Plan begins this process by assessing all development bids against our sustainability checklist. This checklist scores development bids against 21 criteria which include amongst others, natural conservation, landscape fit, accessibility, proximity to facilities such as health, access to active travel routes and to public transport. All of our site assessments are made public and are available on our website as well as being reported to committee with the Local Development Plan.

1.1.4 These checklist scores are then used to help determine which sites best achieve the Local Development Plan's goals of delivering high quality places which are sustainable and healthy. In parallel to this, the polices within the Plan aim to support the sustainable delivery of these developments.

1.1.5 While our policy framework covers areas such as Low and Zero Carbon Buildings, Water Efficiency, Renewable and Low Carbon Energy Developments and Heat Networks it is important to note that all of the policies in the plan have been developed to reduce their impact on the environment or indeed promote environmental objectives.

1.1.6 Emphasis has been placed on creating sustainable places and the circular economy, thereby reducing energy use and the need to travel. Ensuring housing, leisure and work are co-located where possible and encourage active or public transport in place of the car.

1.1.7 The policies which make for a sustainable place also make for a healthy place. In this plan for the first time our polices have been co-designed with NHS Grampian, to ensure wherever possible that a health in all policies approach is taken. In parallel to this, a new chapter focused on Health and Wellbeing has been introduced, and now with the support of the Planning (Scotland) Act 2019, this plan includes a policy on Health Impact Assessments. This policy will seek to ensure that where possible, all development maximises opportunities to positively impact on health outcomes.

Vision to 2032 and beyond

1.2 This Local Development Plan represents Aberdeen City Council's land use strategy for Aberdeen for 10 years from 2022. Its aim is to support the Council's vision of creating a sustainable and socially equitable future for the city, as the home to its residents, as the regional centre of the North East, and as one of Scotland's most important economic engines.

1.2.1 Aberdeen is a global city, an ambitious city, a city with a long history of being unafraid to change or reinvent itself. In economic terms a city that has gone through many periods of growth and retraction and moved its economic focus to embrace opportunity when it arose. In social terms a city with a strong sense of community, yet a global city made up of many different and distinct communities. And all of this in the environment of a compact coastal city, surrounded and intersected by greenspace and rivers. A city with an extensive network of open space, core paths and a growing active travel network. A city with a magnificent coastline facing out to the North Sea, and it is from the North Sea that it has gained its recent global status.

1.2.2 Recognised internationally as a global leader in the oil and gas industry, the influence of this, and its supporting industries, have been considerable over the past four decades. Helping to raise living standards in the city and contributing to income levels above the national average, it has also resulted in strong rates of employment and provided opportunities across a range of supporting sectors.

1.2.3 Aberdeen has become a premier centre for business and education with two world class universities. Innovation has been driven forward by these universities working with industry, and partnerships have been forged across sectors to support this. Aberdeen City Council has been an intrinsic partner in this process. Working with partners including those within the European Union, Aberdeen has developed the largest hydrogen bus fleet in Europe and an extensive range of supporting infrastructure.

1.2.4 This innovation, in conjunction with the energy sector's existing expertise, is helping many traditional oil and gas companies move away from fossil fuels to new technologies which are low, or zero carbon. Aberdeen is well placed to capitalise on this energy transition and has already seen significant investment in the sector. In this plan we have identified our first Energy Transition Zone a land use zoning and supporting policy specifically aimed at supporting the delivery of low and zero carbon technologies, placing Aberdeen at the forefront of this emerging industry. The Energy Transition Zone has been placed adjacent to Aberdeen's South Harbour Extension and the rail line to maximise the development opportunities.

1.2.5 Aberdeen's City Region Deal is helping to build on these innovations by supporting the delivery of a range of infrastructure, from transport to high speed broadband. This in turn is enabling regional diversification into other sectors such as life sciences, renewable and alternative energy,

food and drink, and technology and digital. The city's transport network continues to be improved with the delivery of the Aberdeen Western Peripheral Route, expansion of the Airport and a range of other transport projects across the city.

1.2.6 As Scotland's third largest city, Aberdeen also remains an important regional centre for culture, retailing and leisure. Aberdeen's built environment is a legacy of an earlier period of strong economic growth in the 19th century, which saw the city gain global recognition for its exports of granite. This granite heritage gives Aberdeen its other name, The Granite City, but more importantly has resulted in a wealth of listed buildings, conservation areas and other cultural and artistic assets including art galleries, theatres and museums. In recent years, supported by Aberdeen City Council, many of these buildings have been restored and extended and a complementary program of festivals introduced to celebrate these cultural assets.

The Future

1.3 If Aberdeen is to maintain this momentum however, new challenges have to be faced, and its future depends on how well it responds to them. While Aberdeen has seen great success, not all of its residents have benefited equally, and to compound this, climate change now poses one of the most significant challenges ever faced by mankind. While the Local Development Plan is a land use planning document its reach and influence is often broad. If we are to achieve a sustainable and socially equitable future, the Local Development Plan must play its part, leading where it can and supporting other plans where it cannot. In that sense the Local Development Plan represents one of the tools Aberdeen can use to respond to these significant challenges.

1.3.1 The Aberdeen Local Development Plan 2022 is a clear 10 year planning framework for the city. The Aberdeen of the future will be sustainable, inclusive, vibrant, adaptable and prosperous. In a future of reduced resources, we must ensure that we push ourselves to achieve the best outcomes for our residents while limiting our impact on the planet. This can only be done by ensuring we use resources wisely and measure our effectiveness to gauge our success. To meet these aims we have ensured that the Local Development Plan includes three sets of metrics:

A. To assess our impact in terms of Sustainability
The United Nations Sustainable Development Goals (SDG)
B. To assess our impact in terms of Health
The Scottish Governments Health Priorities for Scotland
C. To assess our impact in terms of the Cities Social Priorities Local Outcome Improvement Plans Stretch Outcomes.

A The United Nations Sustainable Development Goals (SDG)

1.3.2 The 17 Sustainable Development Goals (SDGs) of the 2030 Agenda for Sustainable Development are the blueprint to achieve a better and more sustainable future for all. They address the global challenges we face, including those related to poverty, inequality, climate, environmental degradation, prosperity, and peace and justice. The interrelated goals must be achieved by 2030. The integration of the SDG's into the Aberdeen Local Development Plan 2022 are the early stages of an increasingly focussed approach. In the next Local Development Plan, we intend to inspect the targets that sit beneath the 17 SDG and ensure closer alignment and policy coherence between targets and the Local Development Plan policies. Ultimately, all development can achieve each of the

17 SDGs, however it is accepted that some policies will have a more immediate association to some SDGs. Within the Local Development Plan policies, the associated SDG's are represented. The relevance of Local Development Plan policies in aligning to, and delivering specific SDGs, is shown in Table 1.

1.3.3 The Local Development Plan forms only one part of a multi layered, and multi-agency partnership to achieve the SDGs. The Local Development Plan sets the land use framework against which the SDGs can be achieved whilst strengthening the city's reputation as a progressive and attractive place to live, work, play and visit.

B Health Priorities for Scotland

1.3.4 At a national level, and through the Planning (Scotland) Act 2019, the relationship between health and wellbeing and planning is being rediscovered. The six Public Health Priorities for Scotland aim to tackle inequality in health and wellbeing; to achieve this positive social, economic and physical environment is fundamental. By considering the Public Health Priorities for Scotland in the Local Development Plan we aim to better the health and wellbeing for all people at all ages in Aberdeen.

1.3.5 It is of course important to remember that the origins of Town Planning are rooted in improving the health of people, but it is always beneficial to refocus our efforts. To do that all of the polices within the Local Development Plan have been examined with a view to improving and assessing their health impact. Many of the polices, with the help of the Aberdeen Health and Social Care Partnership, have been modified to bring health to the fore. A strong focus has been placed on limiting the negative impacts and enhance the positive impacts of all the policies, and a new Health and Wellbeing chapter has been added to the plan. This chapter sees the introduction of a Healthy Development policy which asks what the health impact of developments is likely to be. For smaller scale developments this will be more limited and easier to gauge but for larger developments this will require a Health Impact Assessment.

1.3.6 All of this is done with a view to helping to deliver these health priorities.

1. A Scotland where we live in vibrant, healthy and safe places and communities.
2. A Scotland where we flourish in our early years.
3. A Scotland where we have good mental wellbeing.
4. A Scotland where we reduce the use of and harm from alcohol, tobacco and other drugs.
5. A Scotland where we have a sustainable, inclusive economy with equality of outcomes for all.
6. A Scotland where we eat well, have a healthy weight and are physically active.

C Local Outcome Improvement Plan

1.3.7 The purpose of creating a healthy and sustainable future is best summed up in the vision for the Local Outcome Improvement Plan 2016-2026, 'a place where all people can prosper.' In many respects this vision sums up not only the purpose of the SDGs and the Health Priorities for Scotland, but the purpose of planning. It is for this reason that Community Planning Aberdeen's (LOIP) is a useful benchmark against which to measure the success of the Local Development Plan. While the LOIP will be updated periodically throughout the life of the Plan, its stretch outcomes will

nevertheless be useful targets against which to assess outcomes. As with the Health Priorities , it must always be remembered that as a land use plan, the Local Development Plan can best support the stretch outcomes in the LOIP through creating a health environment and creating opportunities. While not always directly impacting on the outcomes themselves, many cannot be achieved without an appropriate environment.

Table 1 (over) shows which polices support the Stretch Outcomes

Table 1: Sustainable Development Goals, Public Health Priorities and Local Outcome Improvement Plan

Likely impact areas of the Local Development Plan on					
Policy Name		Sustainable Development Goals	Public Health Priorities	Local Outcome Improvement Plan	
				Impact	Deliver
LR1	Land Release Policy			1	
	Brownfield	3,7,8,9,11,12, 13,15	P1	3,4,5,6,7,8, 9,10,11,12,13	
	Greenfield	3,7,8,9,11,12, 13,15	P1	3,4,5,6,7,8, 9,10,11,12,13	
LR2	Delivery of Mixed-Use Communities	1,3,4,6,7,8,9, 11,12,13,15,17	P1,P2,P3, P5,P6	3,4,5,6,7,8, 9,10,11,12,13	
WB1	Healthy Developments	1,3,4,6,7,8,9, 11,12,13,15,17	P1,P2,P3, P5,P6	3,4,5,6,7,8, 9,10,11,12,13	15
WB2	Air Quality	3,7,8,9,11,12, 13,15	P1	3,4,5,6,7,8, 9,10,11,12,13	
WB3	Noise	3,7,8,9,11,12, 13,15	P1	3,4,5,6,7,8, 9,10,11,12,13	
WB4	Specialist Care Facilities	1,3,4,6,7,8,9,11, 12,13,15 & 17	P1,P2,P3, P5,P6	3,4,5,6,7,8, 9,10,11,12,13	
WB5	Changing Place Toilets		P1 & P3	3,4,5,6,7,8, 9,10,11,12,13	
NE1	Green Belt	3,6,11,12,13, 14,15	P1,P2,P3, P5 & P6	3,4,5,6,7,8, 9,10,11,12,13	
NE2	Green and Blue Infrastructure	3,6,11,12,13, 14,15	P1,P2,P3, P5 & P6	3,4,5,6,7,8, 9,10,11,12,13	
NE3	Our Natural Heritage	3,6,11,12,13, 14,15	P1,P2,P3, P5 & P6	3,4,5,6,7,8, 9,10,11,12,13	
NE4	Our Water Environment	3,6,11,12,13, 14,15	P1	3,4,5,6,7,8, 9,10,11,12,13	
NE5	Trees and Woodland	3,7,8,9,11,12, 13,15	P1	3,4,5,6,7,8, 9,10,11,12,13	
D1	Quality Placemaking	3,6,7,11,12,13, 15,17	P1 & P5	3,4,5,6,7,8, 9,10,11,12,13	14,15
D2	Amenity	3,11,12,13,15,17	P1, P3, P5 & P6	3,4,5,6,7,8, 9,10,11,12,13	14,15
D3	Big Buildings	3,11,12,13,15,17	P1 & P5	3,4,5,6,7,8, 9,10,11,12,13	
D4	Landscape	3,6,11,12,13,	P1,P2,P3		14,15

		14,15	& P6		
D5	Landscape Design	3,6,11,12,13,15	P1,P3,P5 & P6		14,15
D6	Historic Environment	6,11,12,13,15	P1 & P3		14
D7	Our Granite Heritage	6,11,12,13,15			14
D8	Windows and Doors	11,12			
D9	Shopfronts	11,12			
R1	Minerals	3,8,9,11,12,13,15	P1 & P5	1,13	14
R2	Degraded and Contaminated Land	3,8,9,11,12,13,15	P1 & P5		14
R3	New Waste Management Facilities	3,7,8,9,11,12,13	P1 & P5	3,4,5,6,7,8, 9,10,11,12,13	14
R4	Energy from Waste	3,7,8,9,11,12,13	P1 & P5	1,13	14
R5	Waste Management Requirements for New Development	3,9,11,12,13	P1 & P5	1,13	14
R6	Low and Zero Carbon Buildings, and Water Efficiency	3,6,7,9,11,12,13, 14,15	P1 & P5	3,4,5,6,7,8, 9,10,11,12,13	14
R7	Renewable and Low Carbon Energy Developments	3,6,7,9,11,12,13, 14,15	P1 & P5	3,4,5,6,7,8, 9,10,11,12,13	14
R8	Heat Networks	7,8,9,11,12,13	P1 & P5	3,4,5,6,7,8, 9,10,11,12,13	14
H1	Residential Areas	1,3,4,6,7,8, 9,11,12,13,15	P1,P2,P3, P5 & P6	3,4,5,6,7,8, 9,10,11,12,13	
H2	Mixed Use Areas	1,3,4,6,7,8, 9,11,12,13,15	P1,P2,P3, P5 & P6	3,4,5,6,7,8, 9,10,11,12,13	
H3	Density	3,11,12,13 & 15	P1,P2,P3, P5 & P6	3,4,5,6,7,8, 9,10,11,12,13	14
H4	Housing Mix and Need	3,10,11 & 12	P1,P2,P3, P5 & P6	3,4,5,6,7,8, 9,10,11,12,13	
H5	Affordable Housing	3,10,11,12	P1,P2,P3, P5 & P6	3,4,5,6,7,8, 9,10,11,12,13	
H6	Gypsy and Traveller Caravan Sites	3,10,11,12	P1,P2,P3, P5 & P6	3,4,5,6,7,8, 9,10,11,12,13	
H7	Student Accommodation Developments	1,3,4,6,7,8, 9,11,12,13,15	P1,P2,P3, P5 & P6	3,4,5,6,7,8, 9,10,11,12,13	
H8	Houses in Multiple Occupation and Overprovision	1,3,4,6,7,8, 9,11,12,13,15	P1,P2,P3, P5 & P6	3,4,5,6,7,8, 9,10,11,12,13	
CF1	Existing Community Sites and Facilities	3,10,11,12,13,15	P1,P3 & P5	3,4,5,6,7,8, 9,10,11,12,13	
CF2	New Community Facilities	3,10,11,12,13,15	P1,P3 & P5	3,4,5,6,7,8, 9,10,11,12,13	
VC1	Vibrant City	8,11,12 & 13	P1 & P5	3,4,5,6,7,8, 9,10,11,12,13	

VC2	Tourism and Culture	8,11,12 & 13	P1 & P5	3,4,5,6,7,8, 9,10,11,12,13	
VC3	Network of Centres	8,11,12 & 13	P1 & P5	3,4,5,6,7,8, 9,10,11,12,13	
VC4	City Centre and Retail Core	8,11,12 & 13	P1 & P5	3,4,5,6,7,8, 9,10,11,12,13	
VC5	City Centre Living	3,7,8,9,10,11, 12,13,15	P1 & P5	3,4,5,6,7,8, 9,10,11,12,13	14
VC6	West End Area	3,4,7,8,9,11, 12,13,15	P5	3,4,5,6,7,8, 9,10,11,12,13	
VC7	West End Shops and Cafes	8,11,12,13	P1 & P5	3,4,5,6,7,8, 9,10,11,12,13	
VC8	Town, District, Neighbourhood and Commercial Centres	8,11,12,13	P1 & P5	3,4,5,6,7,8, 9,10,11,12,13	
VC9	Out of Centre Proposals	8,11,12,13	P1 & P5	3,4,5,6,7,8, 9,10,11,12,13	
VC10	Local Shop Units	8,11,12,13	P1 & P5	3,4,5,6,7,8, 9,10,11,12,13	
VC11	Beach and Leisure	8,11,12,13	P1 & P5	3,4,5,6,7,8, 9,10,11,12,13	
VC12	Retail Development Serving New Development Areas	3,8,9,10,11,12, 13,15	P1 & P5	3,4,5,6,7,8, 9,10,11,12,13	
I1	Infrastructure Delivery & Planning Obligations	1,2,3,4,6,7,8,9,10, 11,12,13,14,15,17	P1,P2,P3, P5 & P6	3,4,5,6,7,8, 9,10,11,12,13	
T1	Land for Transport	3,8,9,11,12,13,14,15	P1,P3,P5 & P6		15
T2	Sustainable Transport	3,8,9,11,12,13,14,15	P1,P3,P5 & P6	3,4,5,6,7,8, 9,10,11,12,13	15
T3	Parking	3,8,9,11,12,13,15	P1, P3, P5 & P6	11	15
CI1	Digital Infrastructure	8,9,11,12	P5	1,13	
CI2	Telecommunications	8,9,11,12	P5	1,13	
B1	Business and Industrial Land	3,8,9,11,12,13,15	P5	1,13	
B2	Business Zones	8,9,11,12	P5	1,13	
B3	Aberdeen International Airport and Perwinnes Radar	8,9	P5	1,13	
B4	Aberdeen Harbours	8,9	P5	1,13	
B5	Energy Transition Zone	3,6,7,9,11,12,13,14, 15	P5	3,4,5,6,7,8, 9,10,11,12,13	
B6	Pipelines, Major Hazards & Explosive Storage Sites	3,8 & 9	P5	1,13	

Local Development Plan in context

1.4 The Local Development Plan is not written in isolation. Engagement, consultation and conversations on its content through the Pre-Main Issues and Main Issues Report stage are fundamental in shaping the document, alongside analysis of international, national, and local strategies and policies. The Local Development Plan is responsible for balancing the intricacies of these differing elements with the aim of achieving a spatial strategy and policies for the future land use in Aberdeen. As mentioned above the Local Development Plan is only one of the tools available to the Council to help achieve its goals and objectives.

Council
Local Outcome Improvement Plan City Centre Masterplan
Core Paths Plan Open Space Strategy
Food Growing Strategy
Local Transport Strategy
Local Housing Strategy
Culture Aberdeen
Air Quality Action Plan Climate
Roads Hierarchy
Sustainable Urban Mobility Plan
Regional
Aberdeen City and Shire Strategic Development Plan
Regional Transport Strategy
Regional Economic Strategy
Tourism Strategy
River Dee Catchment Management Plan
National & International
UN Sustainable Development Goals
National Planning Framework 3
Scottish Planning Policy
Designing Streets
Creating Places
Our Place in Time
Historic Environment Policy for Scotland
Marine Spatial Plan
Water Framework Directive
Climate Change (Scotland) Act 2009
Other local Authorities LDP
Health Priorities for Scotland
Scotland's Forestry Strategy

1.5 As the Local Development Plan covers a 10 year timeframe is it important to ensure young people and children are included in discussions. The benefits of doing so increase awareness of the Local Development Plan, increase participation and confidence when engaging with spatial planning and ensure we create a city for all. Aberdeen has started the process of becoming a Child Friendly City through its partnership with Unicef on the Child's Rights Partners programme. The goal of the programme is to change the way Councils work with and for children, create opportunities for

children and families to have a say in the delivery of services and ensure children are surrounded by responsive, connected and empowered support.

It is our intention to produce a child friendly version of the Local Development Plan after it is adopted, thereby paving the way for future discussions on planning and city development.

2 How to use this plan

The Planning Hierarchy in Scotland

2.1 In 2019 the Planning (Scotland) Act came into force. This has introduced many changes which will come into force in line with a timetable being produced by the Scottish Government. While this Plan cannot reflect all these changes, until such time as they have come into force, it has introduced those appropriate at this time.

National Planning Framework for Scotland

2.2 The National Planning Framework (NPF3) is currently under review and its replacement (NPF4) will set out Scotland's vision for the future as well as introducing national polices on various topics. The current National Planning Framework (NPF3) reflected Aberdeen's position as Scotland's third largest city and significant economic engine, and together with the rest of the North East, the important role it plays in Scotland's success. Its key vision for Scotland's spatial development was to create:

- a successful, sustainable place;
- a low carbon place;
- a natural, resilient place; and
- a connected place.

2.3 NPF3 did this by identifying a number of important infrastructure projects across the North East, and in Aberdeen specifically. Many of these, such as rail improvements from Aberdeen to Inverness and the Central Belt, Aberdeen South Harbour Extension, the AWPR, Improvements to Aberdeen Airport and the Dualling of the A96, are either now completed, or well under way. These projects were deemed essential to Aberdeen's continued success and were reflected in Aberdeen's City Region Deal. Planning authorities must take NPF3 into account when preparing local development plans and it is a material consideration in determining planning applications. This will remain the position until it is replaced by NPF4.

2.4 Until the new NPF4 is in place the Aberdeen Local Development Plan will continue to work to the existing NPF3 and the Strategic Development Plan. However once adopted the new NPF4 will represent a material consideration in determining future planning applications.

Aberdeen City and Shire Strategic Development Plan

2.5 The Strategic Development Plan (SDP) represents the regional spatial plan for the City Region. It reflects the National Planning Framework and sets out the strategy for the growth of the North East. The main aims of the Strategic Development Plan 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.

2.6 The Strategic Development Plan promotes four strategic growth areas which will be the focus for development. These strategic growth areas are Aberdeen City and the three transport corridors between Huntly and Aberdeen, Aberdeen and Laurencekirk and Aberdeen to Peterhead. These growth corridors, through NPF3, have seen significant investment, such as the AWPR, rail improvements and the Aberdeen South Harbour Extension and it is expected that through NPF4 the importance of Aberdeen's success in national terms will continue to be reflected.

Aberdeen Local Development Plan – Working Towards the Vision

2.7 The Local Development Plan represents our spatial vision for Aberdeen and sets out how we aim to achieve this. It is one of the most important vehicles in delivering the Council's objectives and will have a very significant impact on the city over its lifetime. It does this by identifying which land is being allocated to meet the city's development needs to 2040 and beyond, and it sets out the planning policies we will apply in promoting the healthy and sustainable growth of Aberdeen over this period.

2.8 The Plan has been developed in the context of a new and emerging planning system in Scotland. It has taken account of all changes made to date, for example the removal of statuary supplementary guidance and has been co-designed with NHS Grampian, to reflect the strengthening relationship between planning and health within the Planning (Scotland) Act 2019.

2.9 The Plan contains a spatial strategy which explains our overall view of where development should go and the principles behind that. All sites allocated in the Plan have been assessed against sustainable development and health principles to ensure the most appropriate sites are chosen. We have identified development sites and the scale of development we expect to see on each site. We have also specified what developers need to do when designing and delivering development, emphasising the need for masterplans, drawn up with local community involvement, for all the major sites. Our policies set out the requirements for different types of development and explain what uses are acceptable in different areas. More information and advice is contained in Aberdeen Planning Guidance which is approved by Aberdeen City Council. This can relate to specific sites or to specific types of development. We have also prepared a Delivery Programme which sets out what actions are needed for the policies and proposals in the Plan to be delivered, who is responsible for delivering them and the expected timescale for doing this. The Delivery Programme will be monitored and updated regularly and published annually.

2.10 All development must comply with policies which seek to create a sustainable city. The Local Development Plan contains different types of policies:

- Map based policies, which apply to a specific area on the Proposals Map.
- City wide policies, which apply to all new development proposals.
- Topic policies, which apply to a certain type of development.

2.11 It is important to remember that development proposals will be assessed against a number of policies within the Local Development Plan, so it must be carefully considered as a whole. Reference should also be made to appropriate Aberdeen Planning Guidance and Supplementary Guidance as well as national policy and the Strategic Development Plan.

3 The Spatial Strategy

Overview

3.1 Development should meet the needs of the whole community. It should be of the right type in the right place at the right time. Promoting good design, mixing uses and re-using previously developed land will help to deliver good placemaking. The city centre is the commercial, economic, social, civic and cultural heart of Aberdeen. This Plan supports a strong and thriving city centre to deliver the wider strategic aims of the Strategic Development Plan and transformational projects identified in the City Centre Masterplan.

3.2 Regeneration of city centre sites and other brownfield sites throughout the existing built-up area for appropriate uses is encouraged. Brownfield sites are expected to contribute an increasing amount of our housing requirements over the period to 2032. The Plan identifies specific brownfield housing sites and explains the potential for others to come forward. Sites are also identified for other uses which complement existing communities.

3.3 A mixture of house types, employment opportunities and supporting development is important if we are able to offer a wide range of services and facilities which underpin Aberdeen's role at the core of the city region. All development proposals in this Plan are listed in Appendix 2 and shown on the Proposals Map. They include a wide range of proposals including housing, employment, sport and recreation, infrastructure, community, quarries, energy, regeneration, retail and mixed uses. Some of these were identified in the 2017 Local Development Plan. However, this Plan also includes new proposals including health centres, a new stadium and city centre regeneration proposals. New housing and employment proposals are set out in the next section.

Housing and Employment Land Requirements

3.4 The Aberdeen City and Shire Strategic Development Plan 2020 establishes the requirements for housing and employment land in the period to 2032. Proposals are already progressing or in the pipeline for much of the land that will accommodate these requirements. For housing Table 2 below sets out the land requirement up to 2032. Most of this requirement will be met through established sites. However there is a remaining requirement for a smaller additional allowance to be identified through this current local development plan. This is to supplement the housing land supply with a focus on sites that are deliverable within the timeframe to 2032. There will also be a continued emphasis on meeting the needs of the whole community including through the provision of affordable housing in line with the targets as established in the strategic plan. Monitoring and review of the contribution of the land supply in delivering affordable housing will be important in this respect.

Table 2 Strategic Housing Land Requirement and Land Supply – Aberdeen City (2019)

Housing Land requirement 2016- 2032	Assumed contribution from the established land supply 2016-2032*	Additional Housing Land Requirement 2020-32**
21,450	16,719	5,107

* Programming and assumptions based on the 2019 housing land audit
** new requirement as established in the Aberdeen City and Shire Strategic Development Plan 2020

3.5 All the major greenfield sites from the previous Local Development Plan 2017 have approved Masterplans and a number are already delivering homes. A range of other established sites are anticipated to contribute to the requirements set out in Table 2 above. Much of the work in dealing with the complexities of larger sites has been completed. The section in this plan entitled "Growing Aberdeen" explains the expansion areas that were identified previously. These proposals are carried over into this plan where indicative diagrams and key principles are set out for Countesswells. Grandhome, Greenferns, Loirston, Maidencraig and Newhills.

Table 3 Housing and Employment Land Allocations up to 2040

Housing Allowances			Employment Land Allocations	Employment Land: Strategic Reserve
2020-32	2033-35	2036-40	To 2032	2033 -2040
5,107	4,500	4,002	105 hectares	70 hectares

3.6 Aberdeen will accommodate around half of the new housing and employment land needed to meet the strategic needs of the City Region over the next 20 years. Table 3 above sets out the allocation for housing and employment in the plan period and in the longer term to 2040. A substantial housing land supply is already in place as a result of sizable allocations and consents. This is resulting in significant planned expansions around Aberdeen. These largely greenfield developments will continue to provide opportunities for exciting new ways of delivering communities guided by detailed masterplans prepared in consultation with local communities.

3.7 The Strategic Development Plan 2020 states that new housing allocations should reuse brownfield land and attempt to utilise the current constrained supply in the first instance. This Local Development Plan endorses that approach and looks to ensure that at least 40% of all new housing in Aberdeen is built on brownfield sites in line with SDP targets. Because we already have substantial greenfield allocations both in and around Aberdeen we have kept our new greenfield housing allocations to a minimum.

3.8 This Local Development Plan needs to show how we will meet the 5,107 housing allowance which the Strategic Development Plan sets for Aberdeen for the period to 2032. The Strategic Plan states that this local development plan must identify additional allocations for the period 2020-2032 which are deliverable within this timeframe. The council has considered opportunities to reuse brownfield land and to utilise the current "constrained" supply in the first instance. However through the examination of this plan it was concluded that it may not prove realistic to rely so heavily on sites where there is uncertainty around known constraints. Some sites that were to be relied on have remained constrained since before 2019 without any clear change in circumstances to indicate why they would now prove deliverable. However, no replacement or additional sites were recommended as suitable for inclusion in the local development plan at this time.

The identified new allowance includes the following:
• A small contribution from remaining greenfield land in the 2017 Aberdeen Local Development Plan which was not included in the 2019 audit - 42 units.

• A contribution from brownfield sites as included in the 2019 Brownfield Urban Capacity Study – Listed in Appendix 1 of the proposed plan with an estimated capacity of 2032 units over the period to 2032.
• A new housing allocation as set out in Table 4 below with capacity for around 1465 units which includes a mix of brownfield and greenfield opportunities.

3.9 That leaves a potential shortfall in the new housing land allowance of some 1568 units. However Scottish Planning Policy places the focus on the maintenance of a five year land supply drawing from all sources. There is remaining potential through urban capacity sites as set out in Appendix 1 subject to known constraints being timeously addressed. There is also further potential capacity on land as included in Appendix 2. In addition there is a demonstrated history of significant completions on windfall sites. There is a reasonable expectation that other sites particularly those associated with the City Centre masterplan area will contribute in the plan period. This indicates that other sources of housing land have potential to enable the future maintenance of the 5 year effective supply. Policy LR1 and its supporting text are also relevant in this respect.

Table 4 New Housing Allocations for 2020-32

Reference	Site	Proposal	Issues
OP2	Cloverhill	536 homes	Former employment land. Primary and secondary education capacity issues need to be addressed.
OP12	Silverburn	125 homes	Former employment land. Primary and secondary education capacity issues need to be addressed. Needs to link into OP2 and OP13 – the AECC site.
OP14	Cordyce School, Dyce	100 homes	Capacity of the site is dependent on design and access issues.
OP6	WTR Site at Dunford	20	Small brownfield housing opportunity that should look to integrate with the neighbouring development at Dubford.
OP4	North Denmore	30 homes	Housing opportunity on land in North Denmore.
OP11	Balgownie Area 4	15 homes	Small housing opportunity on land next to the new development at Home Farm.
OP26	Old Skene Road	14 homes	Small greenfield site next to Kingswells.
OP66	Granitehill	300 homes	Brownfield housing opportunity in an industrial location. Education capacity issues need to be addressed.
OP69	152 Don Street, Old Aberdeen	50 homes	Well connected brownfield opportunity in a conservation area.
OP76	Raeden (eastern part)	80	Presence of mature trees and walled garden means that only a

			small part of this site may be suitable for housing.
OP89	Kaimhill Outdoor Centre	35 homes	Housing development in conjunction with open space improvements.
OP54	Craigton, Peterculter	10 homes	Housing opportunity.
OP46	Royal Devenick Park	150 homes	Housing opportunity.

Brownfield Sites

3.10 Redeveloping the urban area can regenerate communities, maintain local services, remove local eyesores, bring land and buildings back into effective use, remediate contamination and reduce the need for car-based travel. It can also be used to create productive open space. Brownfield development may present difficulties, such as land assembly or site preparation but these are likely to be outweighed by the benefits. Planning briefs or masterplans may be required for larger brownfield sites or sites in sensitive locations and where appropriate, an assessment of contamination will be required prior to the granting of planning permission.

3.11 Appendix 1 shows the brownfield sites identified through the Brownfield Urban Capacity Study that have been assessed as suitable for potential future housing development. The Brownfield Urban Capacity Study shows that the sites in Appendix 1, Table 1 have the potential to accommodate up to 3,807 homes depending on the density of development. None of these sites were regarded as effective in the 2019 Housing Land Audit (used as the basis for calculating the Strategic Development Plan allocations) so there is no double counting. We are confident that more brownfield sites will emerge and receive planning consent during the lifetime of the Local Development Plan.

3.12 Alongside the brownfield sites identified for housing, there are sites capable of accommodating other uses, such as for business, retail and leisure. These are shown in Appendix 2 along with all other opportunity sites suitable for a variety of uses. This gives further detail and particulars of each site and its capabilities. Opportunity sites are shown on the Proposals Map.

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

3.13 We will continue to identify the 3,440 homes at Greenferns, Greenferns Landward, Grandhome and Newhills which the 2017 Local Development Plan identifies for its Phase 2. These sites can be set against the new Period 2 Allowances for 2033-35. We do not propose to identify any further sites to meet the allowances for Periods 2 and 3. Neither Scottish Planning Policy or the Strategic Development Plan requires this Plan to do so. There is already a very healthy and long-term housing land supply in Aberdeen and we do not think that having more longer term allowances is necessary. 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.

Employment Land Allocations

3.14 The Strategic Development Plan 2020 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.

3.15 The 2019 Employment Land Audit shows that there is around 210 hectares of marketable employment land in Aberdeen. This figure is reduced to 185 hectares with the re-allocation of Cloverhill. Of this remaining land, around 49 hectares is on allocated sites around the city (Table 5). The rest is on undeveloped land in the existing zoned business and industrial estates such as Findlay Farm, Dyce Drive and Berryhill. Because of this healthy position, we do not consider it necessary to identify any further employment land in this Plan.

3.16 In addition, the land currently identified in the Local Development Plan 2017 as Phase 2 employment land at OP1 Murcar, OP18 Craibstone North and Walton Farm and OP60 Charleston will be identified as Strategic Reserve Employment Land for the period 2033-40 in line with the Strategic Development Plan 2020 requirement.

Table 5 Employment Land Allocations and Strategic Reserve Employment Land

Employment Land (hectares)	Existing to 2032 (marketable land in brackets)*	Strategic Reserve 2033 to 2040
OP1 Murcur		27 hectares
OP19 Rowett North	34.5 hectares (22.5 hectares)	
OP18 Craibstone North & Walton Farm	1.5 hectares	
OP29 Prime Four Kingswells	50 hectares (16.5 hectares)	
OP63 Prime Four Extension	13 hectares	
OP33 Greenferns	10 hectares	
OP34 East Arnhall	1 hectare	
OP38 Countesswells	10 hectares (10 hectares)	
OP48 Oldfold	5 hectares	
OP59 Loirston	11 hectares	
OP60 Charleston		20.5 hectares
Total	135 hectares	66 hectares
Strategic Development Plan Allocations	105 hectares	70 hectares

*Marketable Land figures from the 2019 Employment Land Audit

3.17 The greenfield allocations will be assessed against the following land release policy.

LR1 – Land Release Policy

Part A – Existing Housing Allocations and Housing Allowances to 2032 and Employment Allocations up to 2032

Housing and employment development on existing allocated sites and housing allowance sites for the period up to 2032 will be approved in principle within areas designated for housing or employment. There is also a further reserve supply of urban capacity land as identified in Appendix 1

where the principle of development is supported if current constraints can be addressed. The council will work with developers, service providers and other partners to maintain the 5 year supply of effective housing land at all times along with the supply of employment land. Any proposal for partial development of an allocated site or for development of an adjacent or nearby site will generally be resisted if this would jeopardise the future delivery of the full allocation.

Part B – Housing and Employment Land for the period 2033 – 2040
Housing and employment development on sites allocated in the period 2033-40 are safeguarded for future development and will be released by a review of the Local Development Plan. Any proposal for partial development of a site allocated in these phases or for development of an adjacent or nearby site will generally be resisted if this would jeopardise the future delivery of the full allocation.
The housing and employment land sites for the period 2033-40 are as follows;
OP9 Grandhome – 2,300 homes (from a total of 7,000)
OP21 Rowett South – 240 homes (from a total of 1,940)
OP22 Greenferns Landward – 500 homes (from a total of 1,500)
OP33 Greenferns – 400 homes (from a total of 1,350)
OP1 Murcar – 27 hectares Employment Land
OP18 Craibstone North & Walton Farm – 18.5 hectares Employment Land
OP60 Charleston – 20.5 hectares Employment Land

3.18 The housing land supply can be drawn from a number of sources. Policy LR1 at Part A supports the maintenance of a 5 year effective supply of housing land at all times (in the relevant 10 year period to 2032). This is to provide a supply of land sufficient to meet the housing land requirement as established in the strategic plan. It is recognised above that there is a shortfall in terms of those sites specifically identified to meet the strategic allowance. Consequently Policy LR1 stresses the importance of working pro-actively to manage and deliver the established land supply including those sites where there is potential for development but a current lack of evidence to demonstrate delivery in the relevant timeframe to 2032.

3.19 Part B above indicates that land identified for the longer term from 2033-40 is held in reserve pending a review of the local development plan. A new local development plan would in any event be anticipated around the mid-point of the 10 year period given impending changes to the planning system. This will result in the replacement of the strategic development plan context with that to be established through the new National Planning Framework. That process will review future housing land requirements for the area. This process will provide an early opportunity to further consider the contribution of sites, including urban capacity sites, to the housing land supply. This is particularly important in the circumstances where the extent of new allowance sites identified through this local development plan falls short of that envisaged by the current strategic plan.

3.20 In order to help deliver mixed communities, and assist in the provision of employment land, large sites should include a mix of housing, employment and other uses as set out in masterplans. This will improve the delivery of employment land for new or expanding businesses, support economic growth and deliver sustainable communities.

3.21 The Land Release Policy areas are shown on the Proposals Map, and covers sites with multi-phase allocations and the Phase 2 sites. Where a housing or employment site is wholly phased within the period to 2032, it will be zoned as either H1 Residential or given an appropriate employment zoning, but the LR1 Policy will also still apply to them.

Delivery of Mixed Use Communities

Policy LR2 – Delivery of Mixed Use Communities
Other small scale complementary uses will be supported within allocated sites provided there is no conflict with the spatial strategy of the Plan or the achievement of the specified housing and employment provision.

Developments including provision for both housing and employment land will be required to service the employment land along with the associated phases of the housing development. This means that the road, water, gas and electricity infrastructure will need to be considered for the whole site.

Growing Aberdeen

3.22 The following expansion areas were identified in the previous Local Development Plan and have been carried over into this one.

3.23 Significant land allocations are identified in the Bridge of Don area north of the River Don to support the Energetica Corridor and meet the requirements of the Strategic Development Plan. This seeks to improve the economy and promote the energy industry along the Aberdeen to Peterhead growth corridor. The most significant proposals are the new community at Grandhome and mixed-use opportunities at the former Aberdeen Exhibition and Conference Centre. Former employment land at Murcar has been re-allocated to housing and re-named Cloverhill.

3.24 Substantial land allocations are identified in the Dyce and Bucksburn A96 corridor close to Aberdeen International Airport, which is one of the gateways to the Energetica corridor. There is a significant amount of employment land around Dyce Drive and the area around Newhills will become a new community.

3.25 Business land is identified at Prime Four Business Park, Kingswells. The main housing sites in this area are at Maidencraig (750 homes) on the A944 corridor and at Greenferns (1,350 homes plus 10 hectares of employment land) close to Northfield. The new stadium and training facilities are identified at Kingsford for the first time in this Plan.

3.26 A new community at **Countesswells** was identified in the 2012 Local Development Plan. This area benefits from being close to the employment sites at Kingswells. This development includes 3,000 homes, 10 hectares of employment land plus appropriate community facilities.

3.27 Relatively limited development is proposed along the **Deeside** corridor with only one major site identified at Oldfold. Further smaller sites are proposed near Peterculter. There are significant transport and educational capacity infrastructure constraints in the area which restrict the scale of future development.

3.28 South of the River Dee, **Loirston** is identified to accommodate a new community. The other major development in this area is the **Aberdeen South Harbour**. The Plan also identifies two areas close to Aberdeen Harbour South specifically as an Energy Transition Zone. Further details of this can be seen in Policy B5.

3.29 Numerous brownfield proposals are identified in **Aberdeen** with some significant proposals at Granitehill, Haudagain, Woodend Hospital, Pittodrie and the Broadford Works. This Plan also identified the seven **City Centre Masterplan** intervention areas.

3.30 In order to support the delivery of large scale and often multi phased developments, masterplans and development frameworks have been produced. The full list of masterplans and development frameworks are found within section 11 of the Plan. Masterplan Zones have been identified there and within these zones developers will be expected to work together to prepare masterplans for each zone.

3.31 These following residential sites are programmed to be built out over a number of years, and in many cases comprise multiple opportunity sites, or are in multi-ownership:

- OP38: Countesswells
- OP9: Grandhome
- OP28 & OP33: Greenferns
- OP59: Loirston
- OP31: Maidencraig South East &OP32: Maidencraig North East
- OP20: Craibstone South, OP21: Rowett South & OP22: Greenferns Landward is Newhills.

These sites are required:

- To provide a long-term vision.
- To be inclusive mixed-use communities, with a range of community facilities and services.
- To be a place with its own unique identity and sense of place shaped by and responding to existing character and adjacent communities.
- To be a place that is efficient and self-sustaining with low energy demands and promotes healthy community lifestyles.
- To be a place with a varied and interesting urban form, supported by high quality architectural, urban and landscape design.
- To incorporate existing landscape and built features sensitively into sites.
- To provide a full range of building typologies and tenures that will create a diverse and inclusive community structure, offering housing choice and opportunities for all sectors of the community.
- To be active travel focussed and follow the transport hierarchy of pedestrian first.
- To be a place that includes an extensive green network across the site and that extends and links to the existing Core Path and habitat networks.
- To be a place where people can live, work and play without relying on private transport, with each neighbourhood area designed so that residents can access schools, shops, employment opportunities within walking distance of their home.
- To ensure all streets will be designed to create a legible hierarchy within the development. Streets will be designed firstly as places and will connect to existing places.

OP38 Countesswells

3.32 Countesswells, a new place of 3,000 homes, and 10 hectares of employment land with shops, parks, schools, public transport and community facilities, strategically placed to the west of the city. A self- sustaining, well connected, permeable and identifiable community that fits within an attractive and well contained landscape setting, utilising the high amenity location between Countesswells woodland and Hazlehead Park.

3.33 A Development Framework and Phase One Masterplan has been prepared and sits as an Aberdeen Planning Guidance document to accompany this Plan. This document, and any subsequent masterplans which fall from it, will be key material considerations in the assessment of any planning applications for the Countesswells area.

Key Principles

- Cults Burn Corridor runs through the centre of the site from north to south providing a high quality landscape and ecological corridor, enhanced biodiversity and Sustainable Urban Drainage System.
- A clearly defined open space strategy, focussing on Cults Burn Corridor, Central Park, Hazelden Park, allotments, 2 large scale play area and community sports facilities.
- A long-term vision for an inclusive mixed-use community.
- Future town centre, neighbourhood centre(s) and school campus and community sports facility provide the focus for community activity.
- Town Centre will have a focus to a central park, with mixed use, retail and employment uses.
- Future Neighbourhood Centre will include a primary school, with mixed use, retail and employment uses.
- School Campus and Community Sports Facilities will form an education hub with a primary and secondary school, sports facilities and health services. Opportunities to co-locate educational, health and other appropriate uses will be promoted.
- Access to existing and new recreation opportunities for pedestrians, cyclists and equestrian use from the north, south, east and west from existing and aspirational Core Paths.
- Served by pedestrian and cycle network and frequent public transport services including new and extended services.
- Seven main character areas will inform and influence the ongoing design, detail layouts, and architecture.
- Transport infrastructure provided by two main new junctions to the north, Jessiefield junction and Kingswells junction.
- Phasing to be in accordance with the Development Framework.

{Insert Indicative Diagram of Countesswells}

OP9 Grandhome

3.34 Grandhome, located to the north of the city, will constitute a mixed use urban extension of 7,000 homes and 5 hectares of employment land across seven individual neighbourhoods, each supported by shops and services. This new community will include schools, a community campus and health facilities and link into existing communities in Bridge of Don.

3.35 A Development Framework has been prepared and sits as an Aberdeen Planning Guidance document to accompany this Plan. This document, and any subsequent masterplans which fall from it, will be key material considerations in the assessment of any planning applications for the Grandhome area.

Key Principles

- Open space will be configured as a connected network, with around 85 hectares of formal and informal public open space proposed.
- A place which responds to its urban context adjacent to existing communities in Bridge of Don and the Energetica Corridor. This will include working with the natural topography of the site.
- A place informed by the transect-based design approach described in the Development Framework and focused around the development of a town centre and six other residential neighbourhoods with mixed-use cores.
- Community hubs will be located within three areas. Grandhome town centre will comprise a primary school and community sports facilities, mixed use, retail, and health care facilities. The Community Campus will comprise a primary and secondary school, library, community campus and sports facilities. The western neighbourhood centre will comprise a primary school and community sports pitches. Opportunities to co-locate educational, health and other appropriate uses will be promoted.
- A Gypsy and Traveller site will be provided on site.
- Architectural style across Grandhome will respect the local vernacular but also include contemporary aesthetics and materials.
- A new pedestrian / cycle bridge to the Davidson's Mill development to the south will be provided.
- A net positive impact will be achieved on adjoining protected or valuable habitats. The Monument Wood and hill top park will be preserved and enhanced. Traditional boundary treatments will be used as integral features.
- The main vehicular access will be provided from the Parkway, with secondary access points from Whitestripes Avenue to the east and Whitestripes Road to the north.
- The phasing strategy for the site will reflect the strategy outlined in the Development Framework, with development beginning in the eastern areas of the site, then progressing further north before moving towards the west.
- Continued community engagement will be promoted as the place grows.

{Insert Indicative Diagram of Grandhome}

OP28 and OP33: Greenferns

3.36 Greenferns will constitute a new place of up to 1,470 homes and 10 hectares of employment land, with shops, parks, public transport and community facilities. Situated on the edge of several existing, well- established communities Greenferns will be a unique and recognisable place which also connects and integrates with the surrounding communities through sensitive design, good pedestrian connections and the potential for shared facilities.

3.37 A Development Framework has been prepared and sits as an Aberdeen Planning Guidance to accompany this Plan. This document, and any subsequent masterplans which fall from it, will be key material considerations in the assessment of any planning applications for the Greenferns area.

Key Principles

- A place with a comprehensive open space strategy focussing on six areas of open space, play zones, and good connections to existing open space of Sheddocksley Playing Fields, Bucks Burn Gorge Local Nature Conservation Site, Greenfern Community Woodlands, Auchmill Golf Course and Eric Hendrie Park.
- A place that demonstrates a clear urban structure, focused around the development of a neighbourhood core with mix use, retail and health services, located adjacent to the existing Heathryburn Primary School and Orchard Brae School.
- The five main Character Areas described in the Development Framework will inform and influence the ongoing design, detailed layouts, and architecture.
- Integration of business use on site with a link provided between the existing site and the neighbourhood centre.
- The retention, enhancement and response to The Bucks Burn, the ridge line, existing field boundaries and ancient woodland will form the identity of Greenferns.
- Airport noise and safeguarding considerations will be applied to part of the site.
- Access to existing recreation and community services from the north, south, east and west from existing and aspirational core paths will be achieved.
- The phasing strategy for the site will reflect the strategy outlined in the Development Framework.

{Insert Indicative Diagram of Greenferns}

OP59: Loirston

3.38 Loirston will constitute a new place of up to 1,500 homes and 11 hectares of employment land. It occupies an important strategic position in the city as a gateway site, offering potential to connect to and support existing surrounding communities of Cove and Kincorth, as well as integrating with its distinctive landscape setting of Loirston Loch and Kincorth Hill. Proximity to the city centre and key employment areas has attractive potential for waterside mixed-use development.

3.39 A Development Framework has been prepared and will form Aberdeen Planning Guidance to accompany this Plan. This document, and any subsequent masterplans which fall from it, will be key material considerations in the assessment of any planning applications for the Loirston area.

Key Principles

- Safeguard Loirston Loch (Local Nature Conservation Site) with channel improvements to entering watercourse and retention of drystone dykes.
- Development which takes account of key views and vistas, across the loch, to Cove/sea, along the improved watercourse and to hill and city beyond, to create a more coherent settlement with strong sense of place.
- Urban and civic spaces located along the central Primary Street.
- Access primarily from Wellington Road with additional access from Redmoss Road and Wellington Circle, to ensure bus routes, linkages to surrounding communities and a permeable network of streets and spaces.
- Creation of more than 5 hectares of major open space at Loirston Loch.
- A new neighbourhood centre comprising local retail and commercial units, community facilities, new education (primary school).
- The main Character Areas described in the Development Framework will inform and influence the ongoing design, detail layouts, and architecture.
- Higher density development proposed to follow the Lochside, to take advantage of views over the loch, with densities gradually decreasing as development moves west away from the Lochside.
- Phasing to be in accordance with the Development Framework.
- Gypsy and traveller site.

{Insert Indicative Diagram of Loirston}

OP31 and OP32: Maidencraig

3.40 Maidencraig will constitute an urban expansion of 750 new homes, split into two areas to the north and south of the Lang Stracht at the western edge of the city. Key to the area is the relationship to the Den of Maidencraig Local Nature Reserve and the need to ensure both parts of the site are easily connected to existing community areas such as Sheddocksley and Woodend.

3.41 A masterplan report has been prepared and sits as an Aberdeen Planning Guidance to accompany this Plan. This document will be key material considerations in the assessment of any planning applications for the Maidencraig area.

Key Principles:

- A place effectively and sensitively nestled between established woodland to the north and the Den of Maidencraig to the south, and which will work to enhance landscape setting and existing features.
- An effective open space strategy will work to link woodland to the north and the Den of Maidencraig Local Nature Reserve to the south through green corridors within the site.
- A place that has connectivity with existing residential areas, and community facilities.
- A place which minimises the impact of the Lang Stracht on both visual and physical connectivity.
- A place that demonstrates a clear urban structure, focused around the development of two mixed use areas, one within each part of the site.
- The three main Character Areas described in the Masterplan will inform and influence the ongoing design, detail layouts, and architecture. A northern square and southern square will incorporate commercial, retail and residential uses to support the surrounding community.
- The phasing strategy for the site will reflect the strategy outlined in the Masterplan, with development beginning in the east and progressing further west.
- Continued community engagement will be promoted as the place grows.

{Insert Indicative Diagram of Maidencraig}

OP20 Craibstone South, OP21 Rowett South, OP22 Greenferns Landward: Newhills Development Framework

3.42 Newhills will be a major urban expansion area and ultimately provide a new western boundary to the city. Newhills comprises three opportunity sites and will include 4,440 new homes as well as shops, parks, schools, public transport and community facilities spread across three mixed use centres.

3.43 A Development Framework has been prepared and sits as an Aberdeen Planning Guidance to accompany this Plan. This document, and any subsequent masterplan which fall from it, will be key material considerations in the assessment of any planning applications for the Newhills area.

Key Principles:

- A place with a comprehensive open space strategy totalling over 80 hectares across the site. This will include two areas of Major open space at Gough Burn Park and Burnbrae Commons, with six further areas of neighbourhood open space, including allotments, community gardens, play zones and sports facilities.
- A place focused around the opportunities of developing and integrating the three individual sites which make up the overalls Newhills area.
- A place that links into existing community areas at Bucksburn and Hopecroft and takes advantage of the close proximity to employment and leisure opportunities, such at The Event Complex Aberdeen (TECA), Three Hills Local Nature Conservation Site and Bucksburn Local Nature Conservation Site.
- A place with five main Character Areas as described in the Development Framework. A Gypsy and Traveller site will be provided on site.
- Mixed use centres will be located within each of the three opportunity sites. The northern section will comprise a village core. The middle section will have local retail, commercial, community and health use and the southern section will have mixed use and a primary school.
- Two primary schools are expected on the overall development site.
- Areas for outdoor sport and recreation will provide innovative ways to encourage healthy, active communities, for example through inclusion of a cross country and long distance running route as well as more traditional playing fields and games areas.
- Development will look to work alongside existing uses such as the SRUC campus and encourage shared use of community facilities where appropriate. Opportunities to co-locate educational, health and other appropriate uses will be promoted in the mixed-use centres.
- The phasing strategy for the site will reflect the strategy outlined in the Development Framework.
- Continued community engagement will be promoted as the place grows.

{Insert Indicative Diagram of Newhills}

4 Monitoring and Review – Infrastructure Planning and Delivery

Infrastructure Delivery for Developments

4.1 In the context of the move to 'Net Zero' and the continued pressure on resources, all infrastructure must be used to the fullest extent possible to ensure we achieve greatest value for money, reduce duplication and maximise capacity wherever possible. New infrastructure must only be sought where no acceptable alternative can be found, and new and innovative approaches to using and delivering infrastructure should be used wherever possible.

4.2 The timely delivery of infrastructure is crucial to the success and deliverability of developments. The Local Development Plan, in conjunction with the Delivery Programme aims to ensure infrastructure requirements are identified early in the development process and these tools will be used to monitor and help facilitate its delivery.

4.3 The Local Development Plan and the Delivery Programme are intended to help inform the Council's Capital Plan and to help focus corporate, and national investment in the appropriate place, to maximise this infrastructure and deliver appropriate development.

Infrastructure Requirements from Masterplan Zones						
Development / Masterplan	Nature of the Contribution	Delivery				
		ACC	Developer	SW	NHS	Other
Cumulative Transport Infrastructure						
All	Contributions required in order to address the cumulative impact of development on the transport network. Possible issues to be resolved / schemes are listed in Supplementary Guidance and further detailed work is required to establish whether these are the most appropriate solutions for each development.	✓	✓			
Public Transport and Walking and Cycling Infrastructure						
All	New developments to be served by comprehensive pedestrian and cycle network and frequent public transport services including new and extended services.	✓	✓			
Roads						
Murcur & Dubford	Direct road access from Dubford and Mundurno onto local road connecting to B999 with potential new intersection.	✓	✓			
	New spur from Murcar to A90 Murcar roundabout.	✓	✓			

Grandhome	New road accesses from Grandhome onto Parkway.	✓	✓			
	Improve Whitestripes Road and B997 to appropriate design standards for forecasted traffic volumes and enable sufficient access to AWPR (does not include further capacity improvements connecting the B977/B997 through Parkhill towards Dyce Drive).	✓	✓			
Stoneywood	New road connection from Stoneywood development to A947 with new junctions.	✓	✓			
Dyce Drive	Access from employment sites onto new Dyce Drive link road.	✓	✓			
Newhills Expansion	Road connection from existing roundabout at A96 / Dyce Drive through masterplan area and to Kepplehills Road.	✓	✓			
Greenferns	Road access from Greenferns to Provost Rust Drive and Provost Fraser Drive.	✓	✓			
Maidencraig	New major junctions on A944 to access Maidencraig sites.	✓	✓			
Kingswells	New major junction from employment development to access A944.	✓	✓			
Countesswells	New road links and major junctions at A944, with appropriate design standards to accommodate forecasted traffic volumes.	✓	✓			
Friasfield	Upgrades to the local road network.	✓	✓			
Oldfold	New major junction connecting Oldfold to A93.	✓	✓			
Loirston	Road connections from Loirston to A956 through Industrial area to Souterhead Roundabout and using junction adjacent to Old Wellington Road (which could become a signalised junction).	✓	✓			
Secondary School Education (Contributions sets against residential development sites only)						
Cloverhill, & Dubford	Additional secondary school capacity.	✓	✓			
Grandhome	New secondary school provision.	✓	✓			
Greenferns & Maidencraig	Additional secondary school capacity at Northfield Academy	✓	✓			
Maidencraig	Additional secondary school capacity at Hazlehead Academy	✓	✓			
Countesswells	New secondary school provision	✓	✓			
Loirston	New secondary school provision	✓	✓			
Primary School Education (Contributions sets against residential development sites only)						

Cloverhill, & Dubford	Additional primary school capacity	✓	✓			
Grandhome	The equivalent provision of three to four new primary schools	✓	✓			
Stoneywood	Replacement primary school incorporating additional capacity.	✓	✓			
Newhills Expansion	The equivalent provision of two new primary schools	✓	✓			
Greenferns	New primary school provision	✓	✓			
Maidencraig	Additional primary school capacity required.	✓	✓			
Countesswells	The equivalent provision of two to three new primary schools	✓	✓			
Oldfold	New primary school	✓	✓			
Loirston	New primary school	✓	✓			
Water						
All	Contributions required in order to provide appropriate infrastructure for water supply and waste water disposal. Scottish Water may explore the potential for addressing the cumulative impact of development on water related infrastructure.		✓	✓		
Health (Contributions sets against residential development sites only)						
Dubford and Cloverhill (& possible contribution from site at East Woodcroft with Grandhome Zone 2)	Extension to existing health facilities to support General Medical Services and additional dental capacity. An additional pharmacy facility may also be required.		✓		✓	
Grandhome	New Health Centre to support General Medical Services and additional dental capacity. Additional pharmacy facilities will also be required.		✓		✓	
Stoneywood	New Health Centre to support General Medical Services and additional dental capacity. An additional pharmacy facility may also be required.		✓		✓	
Newhills Expansion	New Health Centre to support General Medical Services and additional dental capacity. Additional pharmacy facilities will also be required.		✓		✓	
Greenferns	New Health Centre to support General Medical Services and additional dental capacity. Additional pharmacy facilities may also be required.		✓		✓	

Maidencraig Kingswells	Extension at Kingswells Health Centre to accommodate two additional GP's. New two chair Dental facility either in the recommended extension to the Kingswells Health Centre, or on a new site.		✓		✓	
Countesswells	New five GP Health Centre (including land). New four chair Dental Surgery (including land). This facility could be included as part of the required new Health Centre as specified above. Two new Community Pharmacies.		✓		✓	
Friarsfield	Extension to the existing Health Centre to support the General Medical Services for the increased population in the Cults community.		✓		✓	
Oldfold	Extension to the existing Health Centre to support the General Medical Services for the increased population in the Peterculter community.		✓		✓	
Loirston	Extension to the existing Health Centre to support the General Medical Services for the increased population in the Cove community and additional dental capacity. Additional pharmacy facilities will also be required.		✓		✓	

Monitoring Infrastructure and Development Delivery

4.4 Monitoring is a crucial component of implementation of the Plan and will be carried out regularly. We will continually update data and review land use decisions, implementation, and assumptions, in order to identify the impact of the Plan, emerging problems and opportunities, or changing objectives.

4.5 Currently there are a number of means of recording development progress, including:

- Housing Land Audit (HLA) – Reported Annually.
- Employment Land Audit (ELA) – Reported Annually.
- Brownfield Urban Capacity Study – When Required.
- Development Activity Report – Reported Annually.
- Retail Centre Health Checks – Reported every two years.

4.6 In monitoring the Plan, we will be able to see whether and how the policies of the Plan, Supplementary Guidance and Aberdeen Planning Guidance are working through, for example, analysis of Planning Committee and appeal decisions. In parallel to this the Council, through City Growth and its Business Intelligence and Performance Management clusters, gathers significant relevant data across multiple sectors. Under the Planning (Scotland) Act 2019 the Planning Authority also has a requirement to publish a report on Developer Obligations.

4.7 It is intended that these streams of data and reporting will be gathered together in an annual report called the City Progress Report. In turn this report will help inform the Council's Delivery Programme and its Capital Plan, to target infrastructure delivery in the appropriate locations and at the appropriate time. Over time this report will also help identify which are delivering on the outcomes of the Local Outcome Improvement Plan. It will also form part of the evidence base for the review process of the Local Development Plan, and feed into the Planning Performance Framework and Customer Service Excellence accreditation.

4.8 The Local Development Plan and the accompanying Supplementary Guidance and Aberdeen Planning Guidance will be updated to reflect any changes to our policy approach. The Delivery Programme will be updated to reflect progress with individual development proposals and actions for delivering and implementing planning policies. When appropriate we will undertake a review of the Local Development Plan.

Delivering Sustainable Communities

This Section of the Plan sets out the Council's policies for ensuring that new development contributes to achieving our vision of a sustainable city and how we will meet the objectives and targets of the Strategic Development Plan.

5. Health and Wellbeing

5.1 Health and wellbeing are key components of creating successful, sustainable places. National Planning Framework 3, Scottish Planning Policy and the Aberdeen City and Aberdeenshire Strategic Development Plan all highlight the relationship between well-planned places, a healthy lifestyle, wellbeing and social inclusion.

5.2 Planning and health and wellbeing have historic connections. Planning by public authorities was initially used as a mechanism for improving the health of the working population in the Victorian era. More recently, good health and wellbeing are intrinsically linked to the UN Sustainable Development Goals in particular Goal 3: Ensure healthy lives and promote wellbeing for all at all ages.

5.3 Ensuring physical and mental health and wellbeing goes beyond providing healthcare services, development should create a healthy environment whilst not contributing to negative health outcomes. This relies on creating environments that foster better health, have reduced inequalities in wellbeing and which allow people to live active, engaged, independent and healthy lifestyles. Public Health Priorities for Scotland (2018) reinforces this approach, '… it should be possible for everyone to be as healthy as they can be… the social, economic and physical environments we live in help create health and wellbeing, and local communities and public services make it possible for individuals to take positive decisions about their own health and feel supported to do so'. The Aberdeen City Health and Social Care Partnership focus on improving the health and wellbeing of Aberdeen's citizens and seeks to reduce health inequalities.

5.4 Aberdeen's Local Outcome Improvement Plan 2016-2026 (LOIP) notes there are wide divisions in health and life expectancy between the richest and the poorest communities in our city, with a 14 year life expectancy gap reported between some areas. The LOIP aims to help individuals and communities look after their health, particularly through the choices they make and lifestyles they adopt. Consideration also has to be given to future need, changing demographics, an ageing population and dementia friendly design. Evidence has shown well planned local environments and good quality housing can have a substantial impact on the quality of life of someone living with dementia, and more widely to the general population. Publications such as Royal Town Planning Institute's 'Dementia and Town Planning', and Scottish Government's 'Planning Advice Note 78: Inclusive Design' can provide further guidance.

5.5 As outlined by the World Health Organisation: 'Preventing disease through healthy environments' (2016), city planning and management are of particular importance for reducing the burden of unhealthy environments. The creation of places which foster physical and mental health and wellbeing is dependent on policies being considered holistically. Local Development Plan policies on open space, natural environment, sustainable and active travel, housing, food growing, energy, heating, and quality placemaking by design all facilitate health and wellbeing implicitly, whereas policies on air quality, noise, and specialist care facilities are more direct in their link to health and wellbeing. As such;

- access to safe, convenient active travel and good neighbourhood design promotes physical activity, enhances social connections and strengthens mental health.
- compact neighbourhood design with walkable local facilities and public transport accessibility allows car free access to services, amenities and employment which increase health benefits and reduces the impact of poverty.
- increased access to natural and planned open space with varied and safe opportunities to play and meet has a positive impact on physical activity levels and mental health.
- a mix of good quality affordable homes of all types and sizes to meet differing needs increase health benefits and reduces the impact of poverty.
- protection from environmental hazards; increasing air and water quality, reducing noise pollution, and reducing carbon emissions has a positive impact on physical and mental health.

5.6 The Planning (Scotland) Act 2019 brings health to the forefront of planning once more. Health Impact Assessments will ensure the health and wellbeing needs of Aberdeen's population, and the likely effects of development and use of land on those health needs are assessed.

Policy WB1 – Healthy Developments

Developments are required to provide healthy environments, reduce environmental stresses, facilitate physical activity and promote physical and mental wellbeing.

National and major developments, and those requiring an Environmental Impact Assessment must submit a Health Impact Assessment (HIA) to enhance health benefits and mitigate any identified impacts on the wider determinants of health; this may involve planning obligations.
Further guidance can be found in Aberdeen Planning Guidance: Health Impact Assessments.

Aberdeen Planning Guidance
Health Impact Assessment

Aberdeen Planning Guidance (APG) on Health Impact Assessments supports policy WB1 by providing guidance on how developments will be expected to assess and demonstrate their compliance with the above policy. Accordingly, APG Health Impact Assessments includes advise on: the procedure for Health Impact Assessment submissions including screening, scoping, the appraisal, gathering an evidence base presenting findings and recommendations.

Air Quality

5.7 Air quality is a key problem faced by cities throughout the world. Research from Kings College London and the United Kingdom government's Committee on the Medical Effects of Air Pollutants (COMEAP) estimates that between 28,000 and 36,000 people die as a result of air pollution every year in the UK. In Aberdeen, the most common pollutants are nitrogen oxide (NO_2) and particulate matter (PM10) related to road traffic emissions.

5.8 As part of our statutory duties under the UK Environment Act 1995 the Council undertakes monitoring and assessment of seven key pollutants recognised to impact on health. Aberdeen currently exceeds the EU annual mean objective for nitrogen dioxide and the annual mean national objectives for both nitrogen dioxide and particulate matter, resulting in three Air Quality Management Areas (AQMAs) being declared:

- City Centre (encompassing Union Street, Market Street, Virginia Street, Commerce Street, Guild Street and Bridge Street, and parts of Holburn Street, King Street and Victoria Road);
- Anderson Drive (incorporating the whole of Anderson Drive, the area around the Haudagain roundabout and the A96 to Howes Road); and
- Wellington Road (from the Queen Elizabeth II Bridge to Balnagask Road).

5.9 Significant improvements in air quality can only be achieved through the implementation of national and local policies, particularly relating to transportation and planning, that support sustainable development and reduced car dependency, support active travel and encourage the uptake of cleaner vehicles. Aberdeen's Air Quality Action Plan identifies a range of measures to be implemented to tackle the air quality problem. Well- designed places that encourage access by walking, cycling and public transport and which can accommodate no/low emission and/or alternative fuel vehicles such as electric and hydrogen cars are key to ensuring that new development is sustainable, enhances air quality, manages exposure and reduces overall emissions. The preservation and enhancement of green infrastructure in development proposals can also contribute towards improving air quality. The 2011 Air Quality Action Plan will be refreshed by 2021 to account for emerging legislation and policy on air quality to update existing actions and identify new measures that will be implemented to improve air quality.

5.10 Scottish Government has committed to introduce Low Emission Zones into Scotland's four biggest cities between 2018 and 2020. Aberdeen City Council was awarded funding from Transport Scotland to support the development of a proposed Low Emission Zone (LEZ) in the city. The LEZ will set an environmental limit allowing access to only the cleanest vehicles and will help transform Aberdeen into a cleaner, healthier place to live, visit and work. As well as contributing to meeting the air quality objectives, the LEZ must also contribute to meeting the emission reduction targets set out in Part 1 of the Climate Change (Scotland) Act 2009.

Policy WB2 – Air Quality

Development proposals which may have a detrimental impact on air quality will not be permitted unless measures to mitigate the impact of air pollutants are proposed and agreed with the Planning Authority. Planning applications for such proposals should be accompanied by an assessment of the likely impact of development on air quality and any mitigation measures proposed.

The relevant Aberdeen Planning Guidance on Air Quality sets out the likely circumstances in which applicants must submit an assessment of the potential impact of particular types of development on existing and future air quality, particularly in and around Air Quality Management Areas and Low Emission Zones. It also provides guidance on the process of air quality assessment and how mitigation measures will be assessed and implemented.

Aberdeen Planning Guidance
Air Quality

Aberdeen Planning Guidance (APG) on Air Quality supports policy WB2 by providing guidance on how developments will be expected to assess and demonstrate their compliance with the above policy, with regard to the delivery of Air Quality Management. Accordingly, APG: Air Quality includes advice on: policy and legislation, triggers for Air Quality Assessments, mitigation measures and biomass installations.

Noise

5.11 Noise is one of the most important environmental risks to physical and mental health and wellbeing. The European Union estimates that at least 100 million people in the EU are affected by road traffic noise, and in Western Europe alone at least 1.6 million healthy years of life are lost as a result of road traffic noise. According to national surveys undertaken in the UK, road traffic noise is the most important source of annoyance, followed by neighbour noise, aircraft noise, railway noise and industrial noise. Exposure to high noise levels seriously harms human health and interferes with people's daily activities at school, at work, at home and during leisure time. It can disturb sleep, cause cardiovascular and psychophysiological effects, reduce performance and provoke annoyance responses and changes in social behaviour.

5.12 The planning system supports the agent of change principle and has a role to play in ensuring that new development does not result in increasing numbers of people exposed to adverse noise impacts. The responsibility for mitigating any detrimental impact of noise from a new development or operation lies with those carrying out the new development or operation. By guiding development to the right locations and, where necessary, specifying design and layout issues, planning authorities can help to prevent and minimise exposure to environmental noise originating from various sources: transportation (road traffic, railway and aircraft) noise and leisure noise. Leisure noise in this context refers to all noise sources that people are exposed to due to leisure activities such as attending night clubs, pubs, live sporting events, concerts or live music venues.

5.13 As required by the European Noise Directive (2004) and Environmental Noise (Scotland) Regulations 2006, a Noise Action Plan has been developed for the Aberdeen area, identifying Candidate Noise Management Areas and Candidate Quiet Areas in the city. Candidate Areas have been assessed and those that have been successfully verified are recommended for progression to Noise Management Areas (NMAs) and Quiet Areas (QAs). NMAs are areas where people are most likely to be affected by noise (predominantly transport noise) and which must therefore be carefully managed, while QAs are areas where environmental noise quality is good and require protection against an increase in noise, which provide a range of benefits to health, wellbeing and the environment. Both NMAs and QAs must be protected from increases in noise exposure resulting from new development. It is also important to ensure that occupiers of a new development near to existing noise sources and existing noise sensitive developments located near to proposed new potentially noisy developments are protected from the adverse effects of noise.

Policy WB3 – Noise

In cases where significant exposure to noise is likely to arise from development, a Noise Impact Assessment (NIA) will be required as part of a planning application.

There will be a presumption against noise generating developments, as identified by a NIA, being located close to noise sensitive developments, such as existing or proposed housing, while housing and other noise sensitive developments will not normally be permitted close to existing noisy land uses without suitable mitigation measures in place to reduce the impact of noise to an acceptable level.

Development within or near to Noise Management Areas (NMAs) and Quiet Areas (QAs) will not be permitted where this is likely to contribute to a significant increase in exposure to noise or a

deterioration of noise conditions in these areas, or where this will reduce the size of, or cause an increase in the noise level within, the QA.

Further information on NIAs, NMAs and QAs, including maps of these areas, can be found in the relevant Aberdeen Planning Guidance which should be read in conjunction with this policy.

Aberdeen Planning Guidance
Noise
Aberdeen Planning Guidance (APG) on Noise supports the policy WB3 by providing guidance on how developments will be expected to assess and demonstrate their compliance with above policy, with regard to the delivery of noise management. Accordingly, APG: Noise includes advice on: policy and legislation, noise impact assessment, noise sources and development management.

Specialist Care Facilities
5.14 There is a change in the age profile of Scotland toward an ageing population. Nationally, the percentage of the population over age 65 is one of the fastest growing age groups. Between 2014-2039, the percentage growth rate of those aged 65-68 years is 20% and the increase in those aged 75+ is around 65%. As specified in the Meeting Housing and Community Needs chapter, residential care or nursing homes are one way we can offer specialised residential accommodation for those who are no longer able to live independently. We will generally support proposals of this kind in order to accommodate all housing need and demand in the area. Where existing facilities are considered for re-development or Change of Use, we will seek supporting evidence to justify the loss of the facility. This will be considered on a case by case basis.

Policy WB4 – Specialist Care Facilities
Proposals for new residential care facilities (such as Care Homes, Nursing Homes, Sheltered Living) should;

1. Be well-connected; located close to public transport links and community amenities for residents and staff, and provide visitor parking; and
2. Meet design and amenity standards in line with other types of 'residential' developments.

Proposals for the redevelopment, or Change of Use, of an existing development of this nature should be accompanied by sufficient supporting evidence justifying the loss of such a facility.

Changing Places Toilets
5.15 Ensuring public developments are catering for the widest demographic is also important. The provision of accessible, changing places toilets in new major developments will support this.

Policy WB5 – Changing Places Toilets
Major developments that are open to the public such as shops and leisure uses must provide free publicly accessible changing places toilets.

6. Protecting and Enhancing the Natural Environment

6.1 The natural environment and the landscape setting of Aberdeen is vital to achieving a sustainable city. A well cared-for natural environment provides a range of benefits for nature and people alike.

6.2 Safeguarding the natural environment will help us to mitigate and adapt to the effects of climate change, care for our green and blue infrastructure and enhance our biodiversity. It will also significantly contribute to local identity and placemaking objectives.

6.3 Good quality environments will also make a positive contribution to public health, which is discussed further in earlier sections of this Plan. This will be achieved through access to biodiverse open space, encouraging active travel modes such as walking and cycling, increasing food-growing opportunities and providing spaces for physical activities or simply peace of mind.

6.4 The Strategic Development Plan sets objectives for the region including ensuring that new development safeguards and, where appropriate, enhances the city region's historic, natural and cultural assets and is within the capacity of the environment. Our policies for the Natural Environment have been formed on these principles:

- Protect sites and species which are most valuable to our natural heritage,
- Safeguard the unique landscape setting,
- Enhance the green and blue infrastructure in Aberdeen.

Green Belt

6.5 The aim of the Green Belt is to maintain the distinct identity of Aberdeen, and the communities within and around the city, by defining their physical boundaries clearly. Safeguarding the Green Belt helps to avoid coalescence of these settlements and sprawling development on the edge of the city, maintain Aberdeen's landscape setting, and provide access to open space. The Green Belt directs planned growth to the most appropriate locations and supports regeneration.

NE1 – Green Belt

Development in areas defined as Green Belt on the Proposals Map will not be supported. Exceptions to this general presumption will only be supported where the proposal:

a) is directly associated with and required for agriculture, woodland or forestry; or
b) is for leisure or recreational uses compatible with an agricultural or natural setting; or
c) is for the extraction of minerals that meets an established need, if no other suitable site is available, or quarry restoration; or
d) is associated with existing activities in the Green Belt and is within the boundary of that activity, is small-scale, does not significantly increase the intensity of the activity and the proposed built construction is subordinate to what already exists (including extensions to existing dwellings); or
e) is directly associated with essential infrastructure such as telecommunications, electricity grid connections, transport proposals identified in the Plan or roads planned through masterplanning of sites, if they cannot be accommodated anywhere other than the Green Belt; or
f) is related to the generation of renewable energy (wind turbine, solar farm, or hydro scheme) and/or heat; or

g) is for a dwelling house to replace a dwelling house. This will be on a 'one for one' basis for development of a similar scale within the same footprint or existing curtilage of the site. This may be applicable to vacant properties in poor condition. All applications will be considered on a case by case basis; or

h) is for the appropriate change of use of a building with a historic or architectural interest that makes a worthwhile contribution to the landscape character of the Green Belt; or

i) is for a conversion/ rehabilitation scheme of a historic building. If extending, the original building will remain visually dominant to the new extension, the design and siting of the extension will be sympathetic in terms of massing, detailing and materials, and it will relate well to the original building.

Also see further guidance in the Steading Conversions Section of Aberdeen Planning Guidance: New Development.

Green and Blue Infrastructure

6.6 Scottish Planning Policy states that the planning system should protect and enhance green infrastructure networks in and around Scotland's cities. In line with the Strategic Development Plan, the Local Development Plan will play a key role in identifying existing and proposing new green networks and, where appropriate, considering enhancement and implementation opportunities, including through new development.

6.7 Aberdeen's Green Space Network is a strategic city-wide network that connects natural green and blue spaces and habitats to each other and the communities around them. It is made up of multiple components of 'green infrastructure'. In line with Scottish Planning Policy, this includes;

- Formally designated natural heritage sites;
- A diversity of habitats and their connectivity;
- Woodland, hedgerows and individual trees, especially veteran trees;
- Open Spaces defined in Aberdeen's Open Space Audit;
- Food-growing spaces (see paragraph 6.18);
- Spaces for physical activity and access to the outdoors; and
- Paths and links for pedestrians, wheeling and cycling.

6.8 The city's 'blue features' are also included within this Network. In line with Scottish Planning Policy, blue features include; rivers, wetlands, other water courses, ponds, sustainable urban drainage systems, porous paving, and coastal and marine areas including beaches.

6.9 By encouraging connectivity between habitats, the Green Space Network helps to improve the viability of species and the health of previously isolated habitats and ecosystems. An extensive network of open spaces, together with path networks, will also encourage active travel and healthier lifestyles. Protecting and enhancing the Green Space Network is essential in supporting successful placemaking and in helping to mitigate and adapt to the effects of climate change by; providing opportunities to enhance the landscape of Aberdeen, improve biodiversity and amenity, provide community food-growing spaces, and reduce the impact of flooding.

6.10 Temporary greening can be an appropriate way to create safe and attractive places prior to the development of sites. The Council will support the use of temporary greening of land awaiting development in principle, where appropriate. Consideration will be given to whether greening of a

site could bring about a positive impact to the local environment and overall amenity of the area, without prejudicing the effectiveness and viability of the site, if it is allocated for development in the longer term.

6.11 The Council's online mapping tool provides detailed information about individual areas of Aberdeen's Green Space Network, including opportunities for improvement and enhancement.

Urban Green Space

6.12 Scottish Planning Policy states that the planning system should promote and enhance open spaces for community use, sport and recreation, and that playing fields should be safeguarded from development. The Plan has identified this type of open space as Urban Green Space. The Plan will safeguard areas of Urban Green Space from development, unless replacement provision is provided according to the criteria set out in this policy.

6.13 The larger areas of Urban Green Space are identified on the Proposals Map. However, this policy applies to all areas of Urban Green Space that fall within this definition, including those not zoned or visible on the Proposals Map.

6.14 As clarified in the Glossary and Quality Placemaking by Design section of this Plan, 'open space' refers to public spaces, and 'amenity space' refers to private or residential spaces.

6.15 The Council's Open Space Audit and Open Space Strategy provide a strategic framework for creating, connecting and improving Aberdeen's open spaces. Good quality open space makes a vital contribution towards stronger communities and healthier lifestyles, making Aberdeen a more attractive place to live, work and invest.

Open Space Provision in New Development

6.16 This Plan aims to ensure that new open space provided as part of new development is functional, useful and publicly desirable. For example, it may take the form of naturalised areas, green corridors, play space, or food-growing opportunities. Rather than provide minimum standards for open space based solely on quantity, it is vital that the policy requirements are also based on the quality and accessibility of that open space.

6.17 The Council's Open Space Audit showed an uneven distribution and varying quality of open spaces across city wards. Information from the Audit and other relevant strategies should always be applied when submitting proposals for development, to ensure that open space provided is of an appropriate scale and type and provides the necessary facilities to meet the needs of the local area.

Food Growing Spaces

6.18 The benefits of food-growing projects are multi-faceted; not only for placemaking, environmental and sustainability benefits and climate change mitigation, but for the health, social, physical and mental wellbeing benefits that these projects can bring for all sections of the community.

6.19 A Food Growing Strategy (Granite City Growing: Aberdeen Growing Food Together) has been prepared by the Council in line with the requirements of The Community Empowerment (Scotland) Act 2015. It aims to align other local relevant plans and strategies (such as the Local Outcome

Improvement Plan, Locality Plans, and Open Space Audit) with the food - growing aspirations of the city.

6.20 As such, this Plan supports opportunities for food-growing projects in the city. This can be achieved through the protection and enhancement of existing open spaces identified on the Proposals Map. Specific areas with food-growing potential will be identified by the Food Growing Strategy using the Open Space Audit. It can also be achieved through meaningful open space provision in new developments. This is included within Policy NE2, and further guidance on food-growing is included in the Aberdeen Planning Guidance 'Open Space and Green Infrastructure'.

Outdoor Access and Core Paths

6.21 Access to the outdoors for informal recreation contributes to everyday quality of life. Increased levels of physical activity outdoors can contribute to improved health and wellbeing, while access to high quality areas for outdoor recreation can make the city a more attractive place to live and work. Well managed access can also assist land management and contribute to an appreciation of the environment and natural heritage. It is therefore important that accessible, welcoming and well-managed access to Aberdeen's recreational areas and the surrounding countryside is protected and enhanced. This will facilitate opportunities for recreation and physical activity as well as sustainable and active travel.

NE2 – Green and Blue Infrastructure

Green Space Network

Development proposals will seek to protect, support and enhance the Green Space Network (identified on the Proposals Map). This broadly encompasses the wildlife, biodiversity, ecosystem services & functions, access, recreation, landscape and townscape value of the Green Space Network. Development that does not achieve this will not be supported.

Coherence of the Green Space Network should also be maintained when considering any development and infrastructure proposals. Where infrastructure projects or certain developments necessitate crossing the Green Space Network, they should maintain and enhance the coherence and quality of the network. In doing so, appropriate provision should be made for access across roads for wildlife and outdoor recreation.

Masterplans will determine the location, extent and configuration of the Green Space Network within the area, and its connectivity with the wider network.

Urban Green Space

We will protect, support and enhance the city's Urban Green Space (parks, playing fields, sports pitches, outdoor sport facilities, woods, food-growing spaces, or all other areas including smaller spaces not identified on the Proposals Map such as amenity space or garden ground). Development proposals that do not achieve this will not be supported.

Exceptions may be made when a suitable alternative and equally convenient and accessible area for public space is provided by the applicant for Urban Green Space purposes, for example through the replacement of school buildings, within the locality of the site. Where proposals would affect an outdoor sports facility, development may also be acceptable where it would be ancillary to and/or not affect its current and potential principal use for sport and training; or a clear excess of provision

is demonstrated. In all cases, development will only be acceptable if it meets criteria set out in the Aberdeen Planning Guidance: Open Space and Green Infrastructure.

Open Space in New Development
We will require the provision of biodiverse, usable and appropriate open space in new developments to ensure functionality. Please see Aberdeen Planning Guidance: Open Space and Green Infrastructure for information on how to calculate open space requirements, as well as different types of provision (including food-growing) and the expected accessibility and quality standards.

We will seek open space provision in all developments, including on brownfield sites. It may not be possible to increase the amount of open space on some brownfield sites, for example where existing buildings on the site are being retained. In these cases, appropriate design solutions to deliver on-site amenity will be sought in the first instance and commuted sums towards off-site provision or enhancement of existing open spaces will be sought where appropriate.

In areas where the Open Space Audit has shown that there is opportunity for improvement of existing open space, contributions may be sought to enhance existing provision instead of new provision being required. The Open Space Audit and Strategy provides details of any improvements or enhancements that may be required to open spaces in different areas of the city, and how the linkages between them may be improved. Further guidance is included in Aberdeen Planning Guidance: Open Space and Green Infrastructure.

Outdoor Access and Core Paths
New development will maintain and enhance the integrity of existing access rights to; land and water, Core Paths, other paths and rights of way, or safeguard potential access opportunities to these. This includes any impacts on access during the construction, operation, decommissioning and reclamation phases of development.

In exceptional circumstances routes may be affected by development. In these cases it will be necessary to maintain their condition, enhance their amenity value, or provide an alternative path or access (which links the same locations) that is safe, high quality and convenient for the public to use.

Development proposals should include new or improved provision for public access, permeability, and links to the core path network and green spaces for recreation and active travel within their design. We may seek Developer Obligations for Core Paths where appropriate.
Further information about the standards of infrastructure required are set out within Aberdeen Planning Guidance: Open Space and Green Infrastructure.

Aberdeen Planning Guidance
Open Space and Green Infrastructure
Aberdeen Planning Guidance (APG): Open Space and Green Infrastructure supports the above policy by providing guidance on how developments will be expected to assess and demonstrate their compliance with the above policy, with regards to the delivery of Open Space and Green Infrastructure. Accordingly, Open Space and Green Infrastructure includes advice on: Open Space provision in new development including food-growing, standards for Open Space in residential, brownfield and non-residential development, applying the policies, maintenance and management of Open Spaces, Green Space Network, and Outdoor Access Rights.

6.22 The protection, preservation and enhancement of natural heritage, including geodiversity, sites and species, are important aims of this Plan. All development will be required to protect and enhance natural heritage assets including maintaining and enhancing physical and functional habitat connectivity.

6.23 We will take a broad approach to protecting natural heritage. Development will be expected to demonstrate that it safeguards and/or enhances biodiversity, designated sites and protected species. We will also take into account the need to work with natural processes and to provide for healthy ecosystems; seek enhancements of ecosystem services through the retention and enhancement of our natural heritage assets; and ensure that overall biodiversity gains are delivered. The creation of multifunctional SuDS schemes which support biodiversity will be an important element of proposals.

6.24 The cumulative effects of development will be considered when assessing planning applications.

6.25 Climate change effects on species, habitats and connectivity should be considered in development proposals. Careful choices in design, siting, construction methods and plant selection are crucial and environmental enhancement net gains through development will have an overall positive effect on climate change mitigation and adaptation. Disturbance of peat and other carbon rich soils, for example through excavation or drainage, developments which may result in the disturbance of peatland and carbon-rich soils will require an assessment of the likely effects on CO2 emissions, to reduce the impacts of development on carbon dioxide emissions.

6.26 European sites include Special Protection Areas (SPA) and Special Areas of Conservation (SAC). Development that is likely to have a significant effect on any European site, either alone or in combination with other plans or projects, will require an Appropriate Assessment under the Habitats Regulations. The River Dee SAC is the only European site within the Plan area. Assessments will be required to consider all relevant European sites both within and outwith the Plan area. Other sites near to Aberdeen which may be impacted include, but are not limited to, the Ythan Estuary, Sands of Forvie and Meikle Loch (and proposed extension) and Loch of Skene Special Protection Areas (SPA).

6.27 National designations within the Plan area include Sites of Special Scientific Interest. Local designations include Local Nature Conservation Sites and Local Nature Reserves. These are shown on the Proposals Map. Please see the Aberdeen City Council website for a list of local designations.

6.28 Some of the species found in Aberdeen are protected under international and national law (including European Protected Species, and species protected under the Wildlife and Countryside Act 1981) while others are identified as being of local importance (North East Scotland Local Biodiversity Action Plan species).

Policy NE3 – Our Natural Heritage

Development should not have a detrimental effect (directly or indirectly) on its own or in combination with other proposals on:

- Sites, habitats, ecosystems or species protected by law or natural heritage designation;

- Sites which have been designated for their geodiversity value;
- Areas of peatland or other carbon-rich soils;
- Sites, habitats, ecosystems or species of regional or local nature conservation value.

Where a development is likely to affect any of the above assets it must demonstrate that alternative solutions have been considered and ruled out, detrimental effects can be minimised through mitigation and overall biodiversity gains can be achieved. Where detrimental effects are still unavoidable, development will only be supported where these adverse effects are clearly outweighed by social, environmental or economic benefits at a level which is at least equal to the designation's or species' importance (international, national or local).

Designated Sites and Protected Species

Development not directly connected with or necessary to the conservation management of a European Site (Special Area of Conservation and Special Protected Area) and which is likely to have a significant effect on the site (either individually or in combination with other plans or projects) will be subject to an Appropriate Assessment. Where it cannot be ascertained that the development would not adversely affect the integrity of the site it will only be permitted where there are no alternative solutions, and there are imperative reasons of overriding public interest, and compensatory measures are provided to ensure that the overall coherence of the European Site network is protected.

Development that is likely to impact upon a nationally designated site will only be supported where it would not adversely impact the integrity of the area or the qualities for which it has been designated. Where adverse impacts are unavoidable, they must be clearly outweighed by social, environmental or economic benefits of national importance.

Development that is likely to impact upon a locally designated site should minimise adverse impacts through careful design and mitigation measures. Where adverse impacts are unavoidable, they must be clearly outweighed by social, environmental or economic benefits of city-wide importance.

For all development proposals, the following is required;

A thorough assessment of all natural heritage assets which may be impacted which includes:

- habitats and species, designated or protected either internationally, nationally or locally, or of regional importance
- an assessment of potential impacts of the proposal on the designated site or protected species in compliance with Scottish Planning Policy and the relevant legislation
- the contribution of the site to the surrounding habitat network and proposals to prevent fragmentation or isolation of habitats and restore or create habitat links
- an assessment of alternative solutions to avoid adverse effects
- proposals to mitigate any adverse effects
- provision to achieve overall biodiversity gains for the site
- A Construction Environmental Management Plan (CEMP) may be required to address any potential adverse impacts on designated sites, protected species, peatlands or carbon-rich soils, waterbodies or regionally important species and habitats during the construction phase of a development.
- Buffer strips are required for the protection and enhancement of water bodies and local biodiversity, including lochs, ponds, wetlands, rivers, tributaries, estuaries and the sea.

Carbon Rich Soils

Development should avoid areas of peatland and other carbon-rich soils. There will be a presumption against development which would involve significant draining or disturbance of peatland or carbon-rich soils.

Developments which may result in the disturbance of peatland and carbon - rich soils will require an assessment of the likely effects on CO_2 emissions.

Aberdeen Planning Guidance
Natural Heritage

Aberdeen Planning Guidance (APG) Natural Heritage supports the above policy by providing guidance on how developments will be expected to assess and demonstrate their compliance with the above policy, with regards to Natural Heritage. Accordingly, APG includes advice on: Statutory Designated Sites, Protected Species, principles for protecting Natural Heritage, buffer strips, Environmental Impact Assessment, and Habitats Regulation Appraisal.

Our Water Environment
Flooding

6.29 This Plan aims to manage and reduce flood risk by ensuring that new development does not take place on areas susceptible to flooding and incorporates appropriate and sustainable surface water management measures. The Council will also seek to protect land and green infrastructure with the potential to contribute to natural flood risk management from development. Development allocations in this Plan have been informed by a Strategic Flood Risk Assessment.

6.30 In accordance with the Flood Risk Management (Scotland) Act 2009, a Flood Risk Management Plan for Aberdeen City and Aberdeenshire is being prepared to address fluvial and coastal flooding. This will be complemented by a Surface Water Management Plan which is also in preparation. Relevant Aberdeen Planning Guidance will be updated to reflect the actions and recommendations of these plans as necessary.

6.31 The ultimate responsibility for managing flood risk lies with land and property owners. All development proposals should take proper account of the likely future effects of climate change, including rising sea levels, greater frequency and duration of rainfall events, and extreme weather events. In assessing development proposals, we will consider flood risk from all potential sources including watercourses, storm and tidal surges and rising sea levels, rising groundwater, surface water and drainage systems. These will be assessed by the relevant authority.

6.32 The Scottish Environment Protection Agency's Flood Maps (www.sepa.org.uk) provide an indication of areas potentially at risk from flooding. Where appropriate, we will consult with key stakeholders such as SEPA having had regard to the Flood Risk Framework as set out in Scottish Planning Policy.

Foul Drainage and Water Quality

6.33 The Plan also seeks to achieve satisfactory disposal of sewage, thereby maintaining and improving standards of environmental quality, public health and amenity. Assessment of the adverse effects on the environment should include water sources/resources and groundwater. Developers will be required to demonstrate that their proposals for foul drainage conform to Scottish Water's current design standards (Sewers for Scotland v4.0 or its successors).

6.34 Water quality is vital for both human health and the health of aquatic ecosystems, and provides significant economic benefits, for example through fisheries and the tourism industry. Therefore, maintaining and improving water quality should be an important consideration in development proposals. We will contribute to achieving the EU Water Framework Directive's objectives of good ecological status of our water environment through the implementation of River Basin Management Plans.

Surface Water Drainage

6.35 Sustainable Drainage Systems (SuDS) provide multiple benefits including mitigating flood risk, improving water quality and enhancing biodiversity. All new developments are required to make provision for SuDS and these should be designed in accordance with best-practice design guidance in the SuDS Manual (CIRIA C753), and the technical criterion set out in Sewers for Scotland v4.0 and its successors. In some circumstances, developments may also be required to adapt to flood risk by incorporating water resistant materials and forms of construction in line with the guidance set out in the Scottish Government's Online Planning Advice on Flood Risk.

6.36 The Council is developing strategic-level Regional SuDS which will incorporate sustainable flood risk management at a strategic scale. There may be opportunities for developers to contribute to a Regional SuDS scheme to help address the impact of their development. Please see our Aberdeen Planning Guidance (APG) for more information.

Coastal Environment

6.37 Aberdeen's coastline is an important environmental, social and economic asset which needs to be protected and enhanced. It has been classified into two types of area, developed and undeveloped coast (shown on the Proposals Map). In general, the developed coast is already a focus of economic or recreational activity and is likely to be suitable for further development, whereas the undeveloped coast is largely unspoiled and likely to be unsuitable for development.

6.38 The Marine (Scotland) Act 2010 introduced a new system of marine spatial planning for Scotland. The National Marine Plan, published by the Scottish Government in March 2015, sets out strategic policies for the sustainable use of Scotland's marine resources out to 200 nautical miles as well as Regional Marine Plans. If the need arises, Aberdeen Planning Guidance will be produced to take into account the provisions and requirements of the National and Regional Marine Plans when they are adopted.

6.39 Terrestrial planning law extends to the mean low water mark of ordinary spring tides, whereas marine spatial planning applies from Mean High Water Springs. All development proposals which affect the inter-tidal area, as well as the wider coastal area generally, should demonstrate the principles of Integrated Coastal Zone Management, which aims for the co-ordinated consideration of issues and policies relating to nature protection, aquaculture, fisheries, agriculture, industry, off shore wind energy, shipping, tourism, development of infrastructure and mitigation and adaptation to climate change.

6.40 A precautionary approach should be taken to assessing flood risk from the coast, taking into account the potential effects of climate change, such as sea-level rise and more extreme weather events.

NE4 – Our Water Environment

Flood Risk & Management

Development will not be supported if:

1. It increases the current and/or future risk of flooding on site or elsewhere
   a. By reducing the ability of the functional flood plain to store and convey water; or
   b. Through the discharge of additional surface water; or
   c. By harming flood defences;
2. It would be at risk of flooding itself; or
3. Adequate provision is not made for watercourses to be maintained as or restored to naturalised channels wherever possible with riparian buffer strips including for maintenance access and erosion prevention; or
4. It would require the construction of new or strengthened flood defences unless flood protection measures to an appropriate standard are a planned measure in a current flood risk management plan.

The piecemeal reduction of functional floodplains will be avoided. Development on the functional floodplain will only be considered where its location is essential for operational reasons and for water compatible uses. Development must be designed and constructed to remain operational during floods and not to impede water flow. Measures to protect against or manage flood risk will be required and any loss of flood storage capacity mitigated to achieve a neutral or better outcome.

Applicants will be required to provide a Flood Risk Assessment where a development may result in a material increase in the number of buildings at risk of flooding, area of land at risk of flooding, if there is an increase in land use vulnerability compared to the existing land use , or where it has been indicated in the opportunity sites schedule that one will be prepared. Potential flood risk is determined by a screening process, including consideration of the indicative flood risk maps produced by the Scottish Environment Protection Agency (SEPA) and the Council's Strategic Flood Risk Assessment.

There is a presumption against excessive engineering and culverting of waterbodies. Natural treatments of floodplains and other water storage features will be preferred wherever possible and supported by a flood risk assessment. There will be a requirement to restore existing culverted or canalised water bodies to a naturalised state where this is possible and supported by a flood risk assessment. Where the Council agrees that culverts are unavoidable for technical reasons, they should be designed to maintain existing flow conditions and aquatic life. Any proposals for new culverts should have a neutral impact on flood risk as demonstrated in a flood risk assessment and be linked to long term maintenance arrangements to ensure they are not the cause of flooding in the future.

Foul Drainage & Water Quality

Connection to the public sewer for foul drainage will be a prerequisite of all development where this is not already provided. Private wastewater treatment systems within the settlement boundary will not be permitted.

Surface Water Drainage

All new developments are required to incorporate SuDS to manage surface water, with the exception of single dwellings/extensions to residential properties or discharges to coastal waters. For change of use and/or redevelopment, opportunities should be sought to retrofit SuDS where appropriate.

SuDS components need to be selected based on specific site opportunities and constraints and provision should be addressed as part of a Drainage Impact Assessment (DIA) which details how surface water quality and quantity will be managed. DIAs will be required for new development proposals of 5 or more homes or 250 square metres non-residential floorspace. DIAs will also be required if the proposal falls within a sensitive area (identified in the TAN).

Aberdeen Planning Guidance: Flooding, Drainage and Water Quality provides further information on flooding and drainage.

Coastal Development

Development will not be supported in undeveloped coastal areas (shown on the Proposals Map). Exceptions to this general presumption will be considered where the proposal:

1. Is dependent on that coastal location given the purpose and operation of the development; and
2. There is no other suitable site, including brownfield land; and
3. It respects the character and value of the landscape, the natural and historic environment, and the recreational value of the surrounding area; or
4. There is an overriding environmental benefit from the proposal.

The exceptions listed above, where considered acceptable in principle must also meet all of the following criteria:

1. The development must not be located in an area at risk of coastal erosion or flooding (as demonstrated in a topographical survey showing that the development lies above the 200 year flood level plus additional allowances for climate change and freeboard);
2. Public access to and along the coast must be protected and promoted wherever possible; and
3. Where marine noise modelling is deemed necessary by the Council or key agencies, it must be demonstrated that adverse impacts on bottlenose dolphins, Atlantic salmon, and any other protected species will be avoided.

Aberdeen Planning Guidance

Flooding, Drainage and Water Quality

Aberdeen Planning Guidance (APG) Flooding, Drainage and Water Quality supports the above policy by providing guidance on how developments will be expected to assess and demonstrate their compliance with the above policy, with regard to Flooding, Drainage and Water Quality. Accordingly, APG Flooding Drainage and Water Quality includes advice on: statutory roles and responsibilities, arrangements for flood risk management planning in Scotland, Flood Risk Assessment, Drainage Impact Assessment, Sustainable Drainage Systems (SuDS), Regional SuDS and waste and foul drainage requirements.

Trees and Woodland

6.41 Aberdeen has one of the lowest tree coverage percentages in Scotland. Tree and woodland cover contribute to the aims of sustainable development and enhance the services provided by woodland ecosystems. Single trees, groups of trees, hedgerows and woodlands throughout Aberdeen all provide important benefits in terms of amenity, landscape character, nature conservation, economic value and climate change adaptation and mitigation. Ancient woodlands are of particular importance for nature, not just because of the trees, but for soil structure and diversity

of flora created over time. Once destroyed, Ancient Woodlands cannot be recreated so particular emphasis is placed on their protection and management.

6.42 We will therefore seek to protect and enhance Aberdeen's existing stock of trees and woodland. Where trees are considered to be at risk from development or construction, we will require information and safeguarding measures in accordance with the standards set out in relevant Aberdeen Planning Guidance. We will also support opportunities to plant new trees and woodland to contribute to the existing stock.

6.43 Policy NE5 Trees and Woodland aims to ensure the long-term compatibility of trees with proposed buildings and associated infrastructure. It supports the Planning Authority's duty to make adequate provision for the preservation and planting of trees through the production of a forestry and woodland strategy, Scotland's Forestry Strategy and the Scottish Government's Policy on Control of Woodland Removal.

Policy NE5 – Trees and Woodland
Development should not result in the loss of, or damage to, trees and woodlands.

Development proposals will seek to increase tree and woodland cover and achieve the long-term retention of existing trees and woodlands that the planning authority consider worthy of retention. Particular emphasis is placed on the protection and ongoing management of Ancient Woodlands. Where tree removal takes place or is necessary for good arboricultural reasons, replacement planting will be required to ensure an overall net gain in tree cover. Development that does not achieve this will not be supported.

Buildings and infrastructure should be sited to allow adequate space for a tree's natural development, taking into account the predicted mature height, canopy spread and future rooting environment.

Where applicable, root protection areas should be established, and protective barriers erected prior to any work commencing. See relevant Aberdeen Planning Guidance for more information.

Aberdeen Planning Guidance
Trees and Woodlands
Aberdeen Planning Guidance (APG) Trees and Woodland supports the above policy by providing guidance on how developments will be expected to assess and demonstrate their compliance with the above policy, with regards to Trees and Woodland. Accordingly, the APG includes advice on: how trees are protected, development proposals, planning applications, and the requirements for surveys, plans and assessments.

7. Quality Placemaking

7.1 Quality placemaking is at the core of planning in Aberdeen. National Planning Framework 3, Scottish Planning Policy, Creating Places: A Policy Statement on Architecture and Place for Scotland, and Designing Streets promote the delivery of well-designed places and sustainable communities through a design led approach to planning. Quality placemaking creates places where people want to live, work, play and visit.

7.2 Quality placemaking is a holistic, multidisciplinary and collaborative approach. Its focus is creating development that sustains and enhances the social, economic, environmental, health and cultural attractiveness of the city. This approach is not restricted to influencing the appearance of a building, street or place; it considers an area's context, and balances the range of interest and opportunities to create multiple interconnected benefits. Successful placemaking can create positive place identity, foster a sense of community, belonging, social connections and social capital, deliver urban renewal and regeneration and promote sustainability, health, wellbeing, and mitigate and adapt the impacts of climate change. It is a material consideration in determining applications. Placemaking can be measured by six essential qualities: **a distinct identity, welcoming, safe and pleasant, easy to move around, adaptable to changing circumstances and is resource efficient**.

7.3 All development must follow a thorough process of site context appraisal to arrive at an appropriate proposal. Context will differ from site to site, however significant characteristics include: siting, scale, mass, detail, proportion, materials, colour, orientation, land designation, surrounding uses, transportation and connectivity, existing building heights, landscape, natural heritage features, topography, views and the relationship to streets and open space, both public realm and green space. Not all development will be of a scale to make a significant placemaking impact, however all good design and detail adds to the attractiveness of the built and natural environment and careful consideration is crucial. All development, from window replacements to large developments, represent an opportunity to add to the rich placemaking legacy of our built environment, and contribute towards creating successful, sustainable places with a strong and distinctive sense of place.

7.4 Aberdeen encourages an engaging, design-led approach to secure quality placemaking through the appropriate use of pre-application discussion, and the application of the placemaking process.

Policy D1 – Quality Placemaking

All development must ensure high standards of design, create sustainable and successful places and have a strong and distinctive sense of place which is a result of detailed contextual appraisal. Proposals are required to ensure:

- quality architecture, craftsmanship and materials;
- a well considered layout, including biodiverse open space, high quality public realm and landscape design;
- a range of sustainable transportation opportunities ensuring connectivity commensurate with the scale and character of the development.

Successful places will sustain and enhance the social, economic, environmental, wellbeing and cultural attractiveness of the city. Proposals will be considered against the following six essential qualities.

- distinctive
- welcoming
- safe and pleasant
- easy to move around
- adaptable
- resource efficient

A design strategy will be required to be submitted that demonstrates how a development meets these qualities. The design, scope and content will be proportionate to the scale and/or importance of the proposal.

Aberdeen Planning Guidance: Aberdeen Placemaking Process provides guidance where the production of planning briefs, development frameworks and masterplans are required.

Criteria: Six Qualities of Successful Placemaking

7.5 The section below provides further guidance on the six qualities of successful placemaking. The criteria used in assessing an application will be relevant to the scale, character and nature of the proposal.

Distinctive

- responds to the site context and is designed with due consideration to siting, scale, massing, colour, orientation, details, footprint, proportions and materials
- retains and re-uses built or natural assets as features of the site
- protects and enhances the city's important views and creates new views
- is well planned with high quality design, materials and craftsmanship
- complements the established distinctive consistency of materials of an existing streetscape
- reinforces established patterns of development
- reflects local styles and urban form
- development complements local features, such as spaces and scales, street and building forms, materials, landscapes, topography, ecology, and skylines, to create places with a sense of identity
- soft and hard landscaping throughout the site are specified, and maintained, adding visual identity that connect buildings and spaces, and supports climate change adaptation
- where appropriate, uses public art within the public realm to ensure sense of identity

Welcoming

- well detailed, where materials, colour, texture and proportion are considered
- easy to find your way around through a well ordered and inclusive layout with a hierarchy of streets for transportation and recreation
- creates an attractive and defined entrance to the development, the local area or building
- has an attractive and active street frontage
- includes appropriate signage and distinctive lighting to improve safety and highlight attractive buildings

Safe and Pleasant

- designed with pedestrian movement as the priority
- avoids unacceptable impacts on adjoining uses, including noise, smell, vibration, dust, air quality, invasion of privacy and overshadowing
- enables natural surveillance of public spaces through active frontages and does not create spaces which are unsafe or likely to encourage or facilitate crime
- distinguishes between private and public space

- inclusive in its design and creates accessible environments
- incorporates appropriate lighting to avoid creating dark shadows or bright glare
- is not at unacceptable risk of flooding or increases flood risk elsewhere

Easy to get to / move around

- prioritises sustainable and active travel
- provides well connected links within the development and connects to adjacent existing, and proposed, active travel networks & public transport facilities
- places the movement of pedestrians and cyclists above motor vehicles
- provides well connected links to community services and facilities
- provides places to stop and rest for pedestrians
- provides cycle and motor bike storage and complementary facilities

Adaptable

- particularly in areas that are subject to change (e.g. town centres and industrial areas) new development is constructed in a manner suitable for a range of future uses
- new housing should be designed accommodate future internal alteration to sustain reconfiguration suitable for future occupants
- mix of building tenures, densities and typologies
- support climate change mitigation and adaption including increased rainfall, flood risk implications, solar shade and shelter

Resource efficient

- reuses existing buildings and brownfield sites
- encourages movement and journeys by sustainable transport
- maximises efficiency of the use of resources through natural or technological means such as low or zero carbon energy-generating technologies, solar orientation and shelter, water saving measures including water capture and reuse, avoidance of carbon rich soils, incorporation of SuDS and blue/green infrastructure
- denser development sharing infrastructure and amenity with adjacent sites
- minimises energy use and loss
- makes use of available sources of heat and power
- uses building materials from local or sustainable sources
- higher density in town centres and areas with convenient access to good public transport services
- provides space for the separation, storage and efficient collection of recycling and waste

Aberdeen Planning Guidance

Energetica provides guidance on how developments within the Energetica corridor will assure quality of placemaking by ensuring developments are adaptable, resource efficient, safe and pleasant, easy to move around, welcoming and distinctive.

Temporary Buildings, provides guidance on how developments of this nature will be expected to assure quality of placemaking by giving consideration to placement, length of time of the proposal, and context. The APG outlines criteria to be satisfied when developments of this nature are proposed.

Amenity

7.6 Amenity has an influence on the quality of life of individuals and communities. Poor amenity can have detrimental impacts on health and wellbeing. Buildings must be fit for purpose and meet the needs of users and occupiers, with consideration given to neighbouring properties to

ensure there are no unreasonable impacts on daylight, sunlight, noise, air quality and outlook. Amenity spaces around buildings must be useable, have a degree of privacy and be designed to include a range of functions appropriate to the building use, such as space for play, seating, food growing, tree planting and drying laundry.

Policy D2 – Amenity

In order to ensure provision of amenity the following principles will be applied.

Development will be designed to:

- make the most of any opportunities offered by the site to optimise views and sunlight through appropriate siting, layout and orientation;
- ensure that occupiers are afforded adequate levels of amenity in relation to daylight, sunlight, noise, air quality and immediate outlook;
- ensure that occupiers are afforded adequate levels of amenity in relation to daylight, sunlight, noise, air quality and immediate outlook;
- have a public face to the street to ensure natural surveillance, and active street frontages;
- ensure that refuse and recycling facilities, cycle storage, low and zero carbon technology, plant and services are sensitively integrated into the design;
- ensure that external lighting minimises light spillage into adjoining areas and the sky.

Residential developments will also:

- ensure that occupiers are afforded adequate levels of privacy;
- ensure minimum standards for internal floor space and private external amenity space in terms of quantity and quality;
- provide no less than 50% usable amenity space where it is necessary to provide car-parking within a private court. Underground and/or decked parking will be expected in higher density schemes;
- ensure minimal shading of external private and public spaces;
- ensure all residents have access to usable private/ semi-private open spaces and sitting-out areas provided by way of balconies, terraces, private or communal gardens;
- have a private face to an enclosed garden or court to ensure a sense of safety and enclosure.

Further guidance can be found within Aberdeen Planning Guidance: New Developments, and Landscape.

Aberdeen Planning Guidance

New Developments

Aberdeen Planning Guidance (APG) New Developments provides guidance on how developments will ensure suitable amenity is achieved within developments. APG also covers the subdivision and redevelopment of residential curtilages, conversions of buildings in the countryside, city centre living, and space standards. The APG ensures consideration is given to context, the impact on the development on the surrounding built/ natural environment and achieving good amenity.

Big Buildings

7.7 A ‘big building’ is regarded as one that exceeds the general height of the surrounding built context and/or whose footprint is in excess of the established development pattern, the urban grain, and the surrounding context.

7.8 Well-placed big buildings within the city centre and immediate periphery can reinforce the city's urban experiences and opportunities by: defining places with single new buildings or clustering in groups, providing greater densities and concentrations of use; bringing greater accessibility to a range of amenities; offering greater social intensity; creating the opportunity for different economies at different times of the day as well as providing significant visual interest.

7.9 Aberdeen City Council considers that, where possible, the most appropriate location for quality big buildings should be within the city centre boundary and its immediate periphery. Concentrating appropriate development within the city centre provides a clear long-term vision for growth and reinforces the role of the centre as a destination venue well connected by active travel and public transport rather than sites outwith the city centre whose likely development impacts will displace and dilute the role of the city centre.

7.10 Big buildings have a big impact on our environment whether in terms of their visual presence, the uses they bring to an area or the challenges of connecting them within the existing context, and many more social and environmental implications. It is crucial that sites for big buildings are identified as a result of a thorough urban design analysis to understand the context and its capabilities in providing appropriate functional and visual additions and new identities to parts of the city. Much of the city centre and its immediate periphery is a conservation area; a fundamental consideration during the analysis of the context.

7.11 Due to the nature of their existing context, the policy is unlikely to apply to employment areas, industrial areas and established health or education campuses.

Policy D3 – Big Buildings

Big buildings must be of a high quality design which complements or improves the existing site context.

The most appropriate location for big buildings is within the city centre and its immediate periphery. A proposal's relationship with its context must be demonstrated by using a design statement that includes:

- an analysis of the context;
- an illustration of its landscape, townscape and visual impacts through a series of sequential views;
- an analysis of micro-climatic impacts;
- connectivity;
- the use of high quality materials, craftsmanship and detailing with low maintenance implications.

Proposals for big buildings that are considered to detract from their context and/or interfere with an established vista will not be supported.

Big buildings should maintain and enhance the pattern and arrangement of the street blocks and plots, have slender vertical emphasis and silhouettes that are in proportion and have active uses at ground level to the street.

Big buildings should be sustainable, be composed of a range of complementary uses, and be part of a development with smaller scale buildings to reduce any dominating impact within established areas and minimise blank elevations to the street.

Further guidance can be found within Aberdeen Planning Guidance: Big Buildings

Aberdeen Planning Guidance
Big Buildings
Aberdeen Planning Guidance (APG) Big Buildings assures quality of placemaking is provided when tall and/or bulky building developments are proposed. Criteria to be satisfied in the APG include: site selection, context and appropriate uses, visual analysis and design, building form and visual impact, environmental issues and maintenance and future proofing. Proposals must ensure quality placemaking is achieved by following the placemaking criteria under the heading of distinctive, welcoming, safe and pleasant, easy to get to/move around, adaptable and resource efficient.

Landscape

7.12 Landscape, townscape and seascape character are fundamental in defining and underpinning the distinctive identity of Aberdeen, its setting and embodying sense of place. These different characters are part of the natural and built heritage of Aberdeen making the city easily recognisable. Aberdeen has a close relationship with its natural environment, the name granite city reflects the abundance of buildings constructed from locally sourced stone, while the city's development has been shaped by two river valleys, an arc of hills, and the coast. The river valleys are instrumental in forming links with the surrounding countryside and bring elements of this right through the city. The river valleys, arc of hills and coast provide setting to the city and allow views of the countryside and the sea from many parts of the city, underpinning Aberdeen's distinctive and diverse landscape character. The Aberdeen coast forms an important part of regional and local identity. The character in Aberdeen is wide ranging and encompasses rural, urban, peri-urban, coastal, and historic built and natural environments. Planning must conserve and enhance landscape, townscape and seascape character as these contribute to the distinct identity of Aberdeen, its setting and sense of place.

7.13 Landscape character is a fundamental consideration in developing a site to ensure sense of place is conserved and enhanced. Landscape design should contribute to the delivery of sustainable places and recognise the important role that green infrastructure plays in adapting to climate change and sustainability providing a safe and active environment and good quality landscape setting. In order to secure high quality development, it is essential that hard and soft landscaping are an integral part of any development proposal.

7.14 Respecting existing landscapes and enhancing them through quality development is an essential component in the design process. Existing features add to successful places by ensuring originality, distinctiveness and reinforcing feelings of a positive sense of place. Well-designed hard and soft landscaping can add invaluable amenity, protect and enhance biodiversity through consideration of habitats and their connections, have beneficial impact to health and wellbeing, and allow for food growing and foraging. Landscape design shapes the environment to create desirable places and environments for people, plants and animals to thrive.

Policy D4 – Landscape

Landscape / seascape / townscape character and existing elements which provide, or contribute to, a distinct 'sense of place' will not be adversely affected by development. Development will provide opportunities for conserving or enhancing existing landscape / seascape / townscape elements (natural and built), including linear and boundary features or other components which contribute to character and 'sense of place'.

Development should avoid adversely affecting the character of landscapes and seascapes which are important for the setting of the city, including the coast, river valleys and hill landscapes.

Important views of the city's townscape, landmarks and features (including the coast, river valleys, and hills) when seen from busy or important publicly accessible vantage points such as roads, railways, recreation areas, and path networks and particularly from the main city approaches (gateways) will not be adversely affected by development. Where development is permitted on gateways routes it will be expected to enhance the gateway route frontage.

Development should avoid disturbance to, or loss or damage to important recreation, wildlife or natural resources (such as woodland, rivers, coast) or to the physical and functional links between them.

Green spaces between and around places or communities, and those which can provide opportunities for countryside activities, will not be eroded by development.
The Council may require a Landscape and Visual Impact Assessment (LVIA) to be submitted with proposals, as is outlined in Aberdeen Planning Guidance.

Further guidance is available in the Aberdeen Planning Guidance: Landscape

Policy D5 – Landscape Design

Development proposals will be designed with an effective, functional and attractive landscape framework supported by clear design objectives. The level of detail required will be appropriate to the scale of development.
Landscape design will:

- be integrated early into the layout and design of the site, informing the spatial arrangement of both built and natural elements;
- ensure a sense of place is maintained and enhanced through an assessment of the site and its surrounding landscape/seascape/townscape character; and sympathetically incorporate existing key characteristics and features that contribute to landscape/seascape/townscape character;
- mitigate any negative landscape and visual impacts;
- ensure physical connectivity to adjoining and nearby green spaces, buildings and features;
- maximise adaptation and resilience of the built and natural environment to the effects of climate change, and mitigate the impacts of climate change;
- protect and enhance biodiversity by designing the spatial arrangement of new and existing habitats to maximise connectivity between habitats within and around the site, including the design of SuDS, and through the careful use of informed habitat creation and planting design techniques;

- impact positively on health and wellbeing; ensure active travel routes and areas of recreational / open space are designed to be well connected, inclusive and safe; and help to mitigate air, light and noise pollution.
- be designed for low maintenance where feasible and appropriate to the design objectives.

Applications for new development must include a statement of landscape design objectives, hard and soft landscape design plans and specifications, and detailed maintenance proposals. Further guidance can be found in the Aberdeen Planning Guidance: Landscape

Aberdeen Planning Guidance
Landscape

Aberdeen Planning Guidance (APG) Landscape provides guidance on how developments will assure quality of placemaking by considering landscape as both a tool to aid the appropriate layout of development and as a feature of development. Criteria to be satisfied in the APG include: the development proposal, layout and design of residential and commercial developments, soft and hard landscaping, boundary treatments, slopes, car parking and landscape establishment and maintenance.

Historic Environment

7.15 Aberdeen has a rich built heritage that gives the city its unique sense of place and identity. The importance of built heritage and its management is outlined in national policy through Our Place in Time – The Historic Environment Strategy for Scotland, Historic Environment Policy for Scotland, Managing Change in the Historic Environment documents, Scottish Planning Policy and National Planning Framework 3. Local policy documents on Aberdeen's built heritage include Aberdeen's Conservation Area Character Appraisals and Management Plan, and Aberdeen Planning Guidance documents. These documents along with the following policies will be used to determine applications within the historic environment.

7.16 The development of Aberdeen over the centuries owes much to its geography and geology and the buildings, road patterns and parks that grew out of them. This legacy of diverse spaces and places is the historic environment. It is covered by a variety of statutory designations designed to protect and conserve it, whilst still responding and adapting to change. The city centre, the west end and Old Aberdeen all contain significant numbers of listed buildings and conservation areas. Aberdeen has over 1,200 listed building entries, 11 Conservation Areas, 39 Scheduled Monuments and 1 site designated within the Inventory of Gardens and Designed Landscapes in Scotland. Alongside designated sites there are a range of non-designated assets and areas of historical interest, such as historic landscapes, other gardens and designed landscapes, woodlands and routes. Planning authorities should protect and preserve significant non-designated assets and areas of historical interest as far as possible and in situ wherever feasible. The historic environment:

- Projects our cultural identity and regional distinctiveness;
- Contributes to economic development and regeneration;
- Supports the growth of our tourism and leisure;
- Helps connect people and places, providing continuity in a changing world;
- Contributes to sustainability by conserving resources.

7.17 It is important to conserve the historic environment for our own and future generations. The key is ensuring the historic environment remains in active use, is correctly maintained and sympathetically managed through a clear understanding of cultural significance and breadth. Failure to do so can lead to loss of historic sites and buildings. Listed buildings and buildings within conservation areas can be featured on the Buildings at Risk Register for Scotland. Historic Environment Scotland's Managing Change in the Historic Environment Asset Management document outlines principles for the management of the historic environment.

7.18 Changes to the historic environment such as unsympathetic additions or works to boundary walls, railings, trees, paving, windows and doors, etc can have a negative cumulative effect on the character of areas. Retention of detail, historic fabric and features which contribute positively to the character of the area is also important. Where change to historic environment is proposed detailed recording and surveys can be used to document the asset for the public record and historical understanding.

Policy D6 – Historic Environment

Development must protect, preserve and enhance Aberdeen's historic environment, including its historic fabric.

There will be a presumption in favour of the retention and appropriate reuse of historic environment, historic assets, and heritage assets that contribute positively to Aberdeen's character.

Appropriate developments, including new features and fixings, must be designed to respect the character, appearance and setting of the historic environment and protect the special architectural or historic interest of listed buildings, conservation areas and historic gardens and designed landscapes. Stone cleaning will only be supported if in line with local and national guidance.

Proposals which have the potential to impact on historic environment, historic assets, and heritage assets, or a significant element thereof, will be required to ensure the effective recording, assessments, analysis, archiving and publication of any reports or records to an agreed timeframe. The physical in situ preservation of all scheduled monuments and archaeological sites is expected. Developments that would adversely impact upon archaeological remains, of either national or local importance, or on their setting will only be permitted in exceptional circumstances, where there is no practical alternative site and where there are imperative reasons of over-riding public need.

In any such case, the applicant must at their own expense:

- take satisfactory steps to mitigate adverse development impacts; and
- ensure suitable investigation and recording is completed, and
- where the preservation of the site in its original location is not possible, arrange for the full excavation and recording of the site in advance of development and the publication/curation of findings, and, where appropriate, associated events for the public benefit.

Further guidance can be found within the Conservation Area Character Appraisals and Management Plan, and Aberdeen Planning Guidance: Stonecleaning.

Aberdeen Planning Guidance
Stonecleaning

Aberdeen Planning Guidance (APG) Stonecleaning, provides guidance on applications for stonecleaning and the impact they have on the distinctive historic environment of Aberdeen, by setting out criteria and noting the considerable harm to the historic environment and placemaking that can occur due to incorrect stonecleaning.

Our Granite Heritage

7.19 Aberdeen, the Granite City, owes its visual identity and strong sense of place to the consistent and predominant use of locally quarried granite. Granite's qualities of longevity, strength, its range of colours, textures, its embodied energy and the examples of craftsmanship shown within the city have made it a significant local building material. The supply of local granite is now limited and the Council wishes to protect and enhance the city's existing built heritage. Existing features such as setted streets, granite pavements and boundary walls, granite structures and buildings are assets to the city until proven that they can be replaced with development of equal or greater merit.

7.20 Parts of the city are designated as Conservation Areas and many buildings have specific listed status which provides a high level of planning control ensuring that the identity of the Granite City will remain. Conservation Area Character Appraisals record the significant characteristics of an area that should be considered at the outset when development is proposed.

7.21 The Council seeks the sustainable retention and appropriate re-use of all historic granite buildings, structures and features. Demolition is a last resort, and the visible re-use of salvage materials on site is required. This could include its use on building elevations, within landscape design and boundary features.

Policy D7 – Our Granite Heritage

The Council seeks the retention and appropriate re-use, conversion and adaption of all historic granite buildings, structures and features, including setted streets, granite kerbs and granite boundary walls.

Proposals to demolish any granite building, structure or feature, partially or completely, will not normally be granted planning permission, conservation area consent or listed building consent.

Any listed building; structure or feature in the curtilage of a listed building; or any unlisted building, structure or feature in a Conservation Area, may only be demolished where:

- evidence is provided to demonstrate that every effort has been made to retain it, and:
- It is no longer of special interest or cultural significance; or
- It is incapable of meaningful repair; or
- It can be demonstrated the demolition is essential to delivering significant benefits to economic growth or the wider community; or
- Its repair and reuse is not economically viable and that it has been marketed in an open and transparent manner.

Where the tests for demolition are met the visible re-use of salvaged features within the development site is required.

7.22 Windows, doors and their associated features make a substantial contribution to the character of a building and street. They provide an understanding of when a building was

constructed, altered or used. They add to placemaking by ensuring distinctiveness and identity. Historic windows and doors are well suited to the Scottish climate, are durable and can be easily maintained and repaired. Windows and doors can be upgraded to increase energy efficiency, and improve sound insulation and security, often at a lower cost than replacing units, whilst still retaining the original features and style which gives character to buildings and streets. The following policy relates to listed buildings and unlisted buildings within Conservation Areas, but the general principles can be applied to all historic windows and doors in Aberdeen.

Policy D8 – Windows and Doors
Historic windows and doors will be retained, repaired and restored.

Replacement can only be supported where it has been demonstrated that historic windows and doors have deteriorated beyond practicable repair. Condition surveys will be required.

Opportunities to replace unsympathetic windows and doors will be supported.

Further guidance can be found in Aberdeen Planning Guidance: The Repair and Replacement of Windows and Doors.

Aberdeen Planning Guidance
Windows and Doors
Aberdeen Planning Guidance (APG) The Repair and Replacement of Windows and Doors provides guidance on how window and door developments will be expected to assure quality of placemaking by consideration of the historic environment, design, material, proportions, scale, detailing, and context. A hierarchy of proposals is outlined in accordance with National Guidance, promoting repair and reuse over replacement when original and historic assets remain in situ. The APG outlines criteria on: retention and repair of original/historic windows and historic glass, reinstating original types and arrangements, removing unsympathetic additions, refurbishment, and replacement windows and doors, and detailing

7.23 New proposals need to be designed for their location to ensure they provide a positive experience to the building, streetscene and wider area.

7.24 Historic features add to the overall pleasant experience of buildings, streetscape and their wider surroundings, and are connected to places through their historical and cultural associations. Where a shopfront is part of the original design of a building it will contribute to the building's architectural significance. Inappropriate design, proportions or materials can detract from a building and the wider streetscape and setting.

Policy D9 – Shopfronts
Proposals must be designed for their context with appropriate proportions, detailing and materials.

Proposals must relate sensitively and harmoniously to the building and make a positive contribution to the streetscene.

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.

Historic shopfronts and their features will be retained and restored.

Further guidance can be found in Aberdeen Planning Guidance: Shops and Signs

Aberdeen Planning Guidance
Aberdeen Planning Guidance (APG) Shops and Signs provides guidance on how shop and sign developments will assure quality of placemaking by consideration of design, material, proportions, scale, detailing, and context. The APG outlines criteria on: retention and repair of original/ historic assets, reinstating original types and arrangements, removing unsympathetic additions, refurbishment, and replacement shops and sign, and detailing. Further guidance is outlined for signage on new build developments, industrial areas and specialist employment areas, again ensuring placemaking is assured.

8. Using Resources Sustainably

8.1 The future development of the city will require significant mineral resources. Ensuring that minerals are available within the city to support its growth will avoid the need to transport minerals over long distances, drive down construction costs and support jobs in the city. Hard rock, for the laying of roads, continues to be quarried at Blackhills (south of Cove) and North Lasts (north of Peterculter). Sand and gravel extraction has also taken place in the north of the city in the recent past. In this context the council will seek to support the maintenance of a land-bank of permitted reserves for construction aggregates of at least 10 years through existing quarry reserves and the criteria based Policy R1- Minerals.

8.2 Mineral extraction can significantly impact on the amenity of communities and the local environment. This Plan identifies and safeguards the sites at Blackhills and North Lasts Quarries, steering mineral extraction to the least sensitive areas within workable mineral deposits.

Policy R1 – Minerals

Mineral extraction proposals are acceptable in principle, provided that:

1. there is no significant impact on the character and amenity of the surrounding landscape or residential properties/local communities or on the ecology of the area; and
2. sufficient information has been submitted with a planning application to enable a full assessment of the likely effects of development, together with proposals for appropriate control, mitigation and monitoring (the main considerations are set out in relevant national guidelines and policy); and
3. where necessary, an appropriate buffer distance has been agreed with the Council, through consultation with local communities, taking account of the specific circumstances of the proposal; and
4. restoration will take place concurrently with excavation where possible. After excavation ceases, restoration will be completed in the shortest time practicable and the proposals accompanied by either an appropriate financial bond or supported by an industry guarantee scheme (such as the Quarry Products Association's Restoration Guarantee Scheme or other financial guarantee options set out in the Heads of Planning Scotland position statement (2018) on the Operation of Financial Mechanisms to Secure Decommissioning, Restoration and Aftercare of Development Sites). The proposed after use will add to the cultural, recreational or environmental assets of the area.

Sites identified for mineral extraction are safeguarded from development which will sterilise the mineral resource or which compromises the safe operation of a quarry.

Degraded and Contaminated Land

8.3 Aberdeen, much like the rest of the UK, has a legacy of land contamination, as a result of past industrial use. Part IIA of the Environmental Protection Act 1990 places a duty on Local Authorities to identify and secure the remediation of contaminated land in their respective areas. Local Authorities have the prime responsibility for enforcement of the Act but may choose to consult with SEPA in certain circumstances, such as water pollution and the enforcement of Special Sites. The Act also requires Local Authorities to maintain a Public Register of land that has been formerly determined as contaminated land. Aberdeen has no entries on its Public Register.

8.4 As well as Part IIAA, the planning process also represents an important mechanism for addressing land contamination and bringing brownfield land into beneficial use. Many brownfield sites in Aberdeen have been made suitable for a new use through development. The current planning guidance for contaminated land is provided for in PAN33, which endorses the risk assessment approach laid out in Part IIA.

Policy R2 – Degraded and Contaminated Land

The Council will require that all land that is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use. This may involve undertaking site investigations and risk assessments to identify any actual or possible significant risk to public health or safety, or to the environment, including possible pollution of the water environment, that could arise from the proposals. Where there is potential for pollution of the water environment the Council will liaise with SEPA. The significance of the benefits of remediating a contaminated site, and the viability of funding this, will be taken into account when considering proposals for the alternative use of such sites.

Waste Management Facilities

8.5 Scottish Planning Policy requires planning authorities to provide for new waste management infrastructure in their Development Plan and assist in implementing the national Zero Waste Plan's objectives in relation to sustainable waste management. Paramount is the waste hierarchy, favouring prevention over reuse, recycling and composting, recovery and finally disposal. A development strategy should guide waste facilities to the most sustainable locations. By 'sustainable location' national policy means locations close to the source of waste arisings (i.e. proximity principle), well linked to transport networks, supporting green job strategies and taking advantage, where possible, of industrial land.

8.6 Composting, transfer stations, materials recycling facilities, anaerobic digestion, refuse derived fuel, mechanical and biological and thermal treatment plants represent the principal options to meet future needs as we look to minimise landfill. With operational control regulated by SEPA, development planning issues focus on aspects such as location, visual impact, transport and supporting Government policy.

Policy R3 – New Waste Management Facilities

Proposals for waste management facilities within the city must comply with the waste hierarchy. Applications for waste management facilities will be supported provided they:

1. conform to the Zero Waste Plan and Aberdeen Waste Strategy; and
2. meet a clear need for the development to serve local and/or regional requirements for the management of waste; and
3. will not compromise the function and amenity of other land uses; and
4. minimise the transport of waste from its source; and

Applicants must submit:

a) sufficient information to enable a full assessment to be made of the likely effects of the development, together with proposals for appropriate control, mitigation and monitoring; and
b) a design statement in support of the application, where the development would have more than a local visual impact; and

c) in respect of landfill proposals, land restoration, after-care and after-use details (including the submission of bonds or a commitment to negotiating a legally binding method for dealing with these details).

Inappropriate neighbouring developments that may compromise the operation of waste management facilities including those listed below will not be approved. The diversification of existing facilities, which moves the waste management process up the waste hierarchy, will be supported in principle.

The following sites are safeguarded for waste-related uses:

East Tullos gas holder and household waste recycling centre (OP107) – an energy from waste facility or in-vessel composting plant.

Aberdeen Exhibition and Conference Centre site (part) at Bridge of Don (OP13) – a household waste recycling centre to replace the facility currently on Scotstown Road.

Additional facilities will be required to deal with construction, industrial land and business waste and these would generally be acceptable in Business and Industrial (B1) areas.

8.7 Waste that is not recycled or composted will continue to be collected. We should view such waste as a resource and derive value from it in the form of energy capture. The means by which this waste could be treated will be determined through an analysis which will consider all available technologies including incineration, gasification and pyrolysis of waste. Heat derived from energy from waste processes should be used to generate heat and power and supplied to homes and businesses in the city. Energy from waste has great potential to contribute to Policy R7: Renewable and Low Carbon.

8.8 Landfill is the option of last resort and any proposals for landfill will be subject to Policy R3 and other development plan policies.

Policy R4 – Energy from Waste

Applications for 'energy from waste' recovery facilities should be accompanied by an environmental assessment in terms of the Environmental Impact Assessment (Scotland) Regulations 2017. This should set out, amongst other things, whether the proposal complies with Policy R3. Consideration should also be given to:

1. the treatment of residues from any plant; and
2. SEPA's Thermal Treatment of Waste Guidelines; and
3. direct wire connection to the electricity grid or specific end users and the provision of heat and power to a mix of neighbouring uses.

Industrial sites with the potential for connection to the electricity grid and with potential users of heat or power are likely to be suitable locations for energy from waste facilities.

8.9 All developments should provide enough space for the storage and collection of waste – specifically recyclables, organic and residual waste – and access to such facilities. Planning conditions are already imposed on proposals likely to generate a significant amount of waste such as public

houses, restaurants, medium to large-scale retail outlets and offices. Particular attention must be made to proposals in the city centre, including residential proposals, where space can be restricted. The design of waste facilities should therefore be an integral part of proposals and not just an afterthought.

8.10 Developers can save money and help the environment by not over- ordering materials, using recycled material and minimising waste production during construction. Preparing a Site Waste Management Plan will help identify how much waste will be produced, how this can be minimised and what might be done with the waste. For proposals where we believe the potential savings are likely to be significant, we will ask developers to prepare a Site Waste Management Plan. SEPA's website (www.sepa.org.uk) contains useful links for creating these as well as guidance on the sustainable reuse of greenfield soils in construction.

Policy R5 – Waste Management Requirements for New Development
All new developments should have sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate.

Flatted developments will require communal facilities that allow for the separate storage and collection of these materials. Recycling facilities should be provided in all new superstores or large supermarkets and in other developments where appropriate. Details of storage facilities and means of collection must be included as part of a planning application for any development which would generate waste. Further details are set out in Aberdeen Planning Guidance: Waste Management Requirements for New Development.

For proposals where we believe the potential savings on construction or demolition materials for recycling or reuse is likely to be significant, we will ask developers to prepare a Site Waste Management Plan as a condition of planning consent.

Low and Zero Carbon Buildings, and Water Efficiency
8.11 Reducing the emissions of greenhouse gases is a key policy at international, national, regional and local level. The Climate Change (Scotland) Act 2009 creates a legal framework for the delivery of greenhouse gas emissions reductions in Scotland. The Climate Change (Emissions Reduction Targets) (Scotland) Act 2019 commits Scotland to a target of net-zero emissions of all greenhouses gases by 2045. Staged improvements in energy standards for new buildings have been in place since the publication of the Sullivan Report in 2007, which was updated in 2013.

8.12 Scottish Building Standards set mandatory minimum carbon reduction standards for new buildings, however Section 72 of the Climate Change (Scotland) Act 2009 requires planning authorities to include policies in their Local Development Plans to ensure that all new buildings avoid a specified and rising proportion of the projected greenhouse gas emissions from their use. This can be achieved through the installation and operation of low and zero carbon generating technologies (LZCGT). Low and zero carbon generating technologies can be renewable energy sources such as but not limited to solar panels, wind turbines and heat pumps or linking into a heat network. Scottish Planning Policy supports the planning system in reducing emissions and energy use in new buildings, promoting development that is resource efficient, and maximising the efficiency of the use of resources through natural or technological means.

8.13 The Strategic Development Plan has identified managing the use of water and increasing water efficiency is vital to reducing pressures on the River Dee as the region's main source of drinking water, and a Special Area of Conservation. The Strategic Development Plan notes that the combination of population and economic growth, along with the effects of climate change, may have a long-term impact on abstraction rates from the River Dee. To alleviate this pressure, it will be necessary to manage the use of this resource through increased water efficiency. Aberdeen Planning Guidance set outs the measures necessary to achieve this.

Policy R6 – Low and Zero Carbon Buildings, and Water Efficiency

Low and Zero Carbon Buildings

All new buildings will be required to demonstrate that a proportion of the carbon emissions reduction standard set by Scottish Building Standards will be met through the installation and operation of low and zero carbon generating technology. The relevant Building Standards and percentage contribution required is set out in Aberdeen Planning Guidance. The Aberdeen Planning Guidance will be kept under review to ensure the proportion of the carbon emissions reduction standard to be met by these technologies will increase over time.

This requirement does not apply to:

1. Alterations and extensions to buildings; or
2. Change of use or conversion of buildings; or
3. Ancillary buildings that are stand-alone having an area less than 50 square metres; or
4. Buildings which will not be heated or cooled, other than by heating provided solely for the purpose of frost protection; or
5. Buildings which have an intended life of less than two years.

Water Efficiency

To reduce the pressure on water abstraction from the River Dee, and the pressure on water infrastructure, all new buildings are required to use water saving technologies and techniques. The level of efficiency required, and types of efficiencies are detailed in Aberdeen Planning Guidance. Further guidance on compliance with this policy is contained in Aberdeen Planning Guidance: Resources for New Developments.

Aberdeen Planning Guidance

Resources for New Developments

Aberdeen Planning Guidance (APG) Resources for New Developments provides guidance on how developments will be expected to assess and demonstrate their compliance with the above policy, with regard to the delivery and safeguarding of Resources for New Developments. Accordingly, APG Resources for New Developments includes advice on: density, energy use in new buildings, including passive design and Low and Zero Carbon Generating Technologies, waste and recycling, and water use efficiency.

Renewable and Low Carbon Energy Developments

8.14 The development of all types of renewable heat and energy generating technologies on all scales, including energy storage, is supported in principle. A positive approach to renewable development will help to meet the Scottish Governments target for 100% of Scotland's electricity to be generated from renewable sources by 2020, 11% of non–electrical heat demand to be met by renewable sources by 2020, and 50% of overall energy consumption to be met from renewable sources by 2030. Aberdeen's Local Outcome Improvement Plan stretch outcome 14 states Aberdeen

will address climate change by reducing Aberdeen's carbon emissions by 42.5% by 2026 and adapting to the impacts of climate change. Powering Aberdeen, Aberdeen's Sustainable Energy Action Plan outlines the city's aspiration to reduce emissions by 50% by 2030 and establish alternative forms of energy.

8.15 In preparing this Plan, a spatial framework for wind turbines was undertaken. The process has not identified any 'Group 3: Areas with potential for wind farm development' as there are constraints across the entire Aberdeen City area. This does not preclude the development of wind turbines, but it means that care must be taken in assessing the impact of proposals. This will be done in line with Aberdeen Planning Guidance.

8.16 Much of the onshore renewable energy capacity in the North East of Scotland will come from large scale developments, such as wind farms, which are more difficult to accommodate in urban locations than in more rural locations. However, there will be a range of energy technologies that are more suited to urban locations. These range from single wind or hydro turbines through to heat and power networks, heat pumps, and devices which can be mounted on existing buildings (some of which are classed as permitted development). Aberdeen Planning Guidance on appropriate technologies will be provided through masterplans and Aberdeen Planning Guidance: Heat Networks and Energy Mapping.

Policy R7 – Renewable and Low Carbon Energy Developments

Renewable and low carbon energy schemes will be encouraged and supported in principle, where the technology can operate efficiently, and the environmental and cumulative impacts can be satisfactorily addressed.

Proposals will not:

1. cause significant harm to the local environment, including landscape character and the character and appearance of listed buildings and conservation areas; or
2. negatively impact on air quality. Biomass will only be accepted outwith Air Quality Management Areas (AQMA) / Low Emission Zones (LEZ) and will not be accepted within the city centre; or
3. negatively impact on tourism; or
4. have a significant adverse impact on the amenity of dwelling houses.

Wind energy developments will meet the following specific requirements ensuring that:

1. Development does not give rise to electro-magnetic interference to aviation communication, other telecommunications installations, or broadcasting installations; and
2. Development does not result in a significant cumulative effect on landscape and natural heritage; and
3. Free standing wind turbines are set back from roads and railways a distance greater than the height of the turbine; and
4. Turbines are 10 rotor diameters from residential properties, and
5. Conform with Aberdeen Planning Guidance: Wind Turbine Developments. Appropriate conditions (along with a legal agreement under Section 75, where necessary) will be applied, relating to the removal of wind turbine(s) and associated equipment, and to the restoration of the site, whenever the consent expires or the project ceases to operate for a specific period.

Solar energy developments will need to meet the following specific requirements ensuring that:

1. Development does not result in significant negative cumulative visual impact, and consideration has been given to glint and glare issues and it has been demonstrated that any significant impacts will have a duration of less than five minutes in any one day, and
2. Associated infrastructure does not result in a negative cumulative effect on landscape and natural heritage, and
3. Low impact vegetation management can be achieved (grazing).

Aberdeen Planning Guidance
Wind Turbine Development
Aberdeen Planning Guidance (APG) Wind Turbine Development provides guidance on how developments will be expected to assess and demonstrate their compliance with the above policy, with regard to the delivery of Wind Turbine Developments. Accordingly, APG Wind Turbine Development includes advice on: Environmental Assessment including Landscape and Visual Impacts, safety assessments, Built and Cultural Heritage Assessment, Tourism and Recreation Assessment, efficiency, and decommissioning.

Heat Networks
8.17 Scottish Planning Policy and National Planning Framework 3 outline the requirement for Scotland to become a low carbon economy and for developments to actively seek to reduce energy use, and where energy is required to use or generate this in the most efficient manner possible. In support of these aims, all developments should in the first instance seek to reduce their energy use. The energy which is required should then be sourced through the most efficient method. Heat networks provide an opportunity to help deliver Scotland's climate change and renewable heat targets. Where a new development connects to an existing heat network or provides a new network it will be deemed to have met the energy requirements of Policy R6: Low and Zero Carbon Buildings, and Water Efficiency.

8.18 Aberdeen is fortunate to have several heat networks across the city, operated by the Council and other bodies. It is the aim of the Council to support and expand these networks to cover the widest area possible, to provide efficient lower cost energy to our residents. It is the aim of the Council to decarbonise the network in support of our climate change objectives thereby helping to isolate the city from volatile energy markets.

Policy R8 – Heat Networks
Heat networks are encouraged and supported. The location and scale of proposed development will determine the heat network approach.
Developments within the City Centre and/or within an identified heat network zone will be required to:
(a) connect to an existing heat network where available, or
(b) provide within the site an independent network and plant capable of connecting to the wider network at a future date, or
(c) provide a Heating/Cooling system within any buildings capable of connecting to the wider network at a future date, or
(d) heat and cool the building or development site through a renewable form of energy produced on site.

In the case of (b), (c) and (d) a detailed feasibility and financial viability report will be required explaining why connection to the wider network is not possible. This will include evidence of

discussions with the network operator, and engineering specifications showing compatibility of the proposed system with the network, or written confirmation that this will be provided.

The policy does not apply to refurbishment/conversion/change of use developments under 1,000 square metres which do not involve alterations to an existing heating system.

Major Developments and masterplan sites in the Local Development Plan will be required to:

(a) connect to an existing network where available, or

(b) provide within the site an independent Heating/Cooling network and plant capable of connecting to the network at a future date, or

(c) where it can be proven that connection to an existing network and the provision of an independent heat network are financially unviable, a network of soft routes will be provided through the development for the future provision of a heat network. In such cases an agreed network design will be required.

Large heat demand development or development producing unused excess heat will:

(a) be encouraged to develop a heat network where feasible, and

(b) be designed to enable connection to a network in future, and

(c) provide soft routes throughout the development for the future provision of a network, and;

(d) safeguard strategic routes.

Developments providing an energy plant:

Renewable and low carbon forms of energy will be supported. Fossil fuel powered plants will only be supported where it is proposed to decommission the plant once connected to the heat network Renewable and low carbon forms of energy will be supported. Fossil fuel powered plants will only be supported where it is proposed to decommission the plant once connected to the heat network.

Proposed Heat Network Routes

Where a proposed development is located on an identified strategic route for the expansion of the heat network, allowance must be made to safeguard future network routes. This safeguarding should take the form of providing soft routes through the site and/or installing pipework and this should be discussed in advance with the network operator. This should also be included in the supporting report for the application.

Low and Zero Carbon Generating Technologies

Where a development connects to an existing Heat Network or provides a new network it will be deemed compliant with the energy requirements Policy R6: Low and Zero Carbon Buildings, and Water Efficiency.

Energy Statements (Viability Statements)

In the case of developments which are not proposing to connect to the existing network or not proposing to provide their own network on viability grounds an energy statement, including de tails of financial viability, will be required to evidence this.

Heat Network Zones are identified within Aberdeen Planning Guidance: Heat Networks and Energy Mapping.

Heat Networks and Energy Mapping

Aberdeen Planning Guidance (APG) Heat Networks and Energy Mapping provides guidance on how developments will be expected to assess and demonstrate their compliance with the above policy, with regard to the use of Energy Mapping, the delivery of Renewable and Low Carbon Energy and the circumstances under which connection will be required to a heat network. Accordingly, APG Heat Networks and Energy Mapping includes advice on; the City-Wide Heat Map, areas of energy deficit and surplus, Renewable and Low Carbon Energy and Guidelines for New Developments.

9. Meeting Housing and Community Needs

9.1 Our vision for Aberdeen is a place which offers sustainable communities; with a wide choice of housing styles and types to cater to all sections of the population, and where amenity is maintained to a high level to support a high quality of life.

Residential Areas

9.2 H1 areas on the Proposals Map show the city's primary 'residential areas'. Policy H1 is applicable to these areas. There may also be areas of residential use that lie within other areas on the Map that are not shown as such. Notwithstanding, proposals for residential use outside of H1 areas will provide the same level of design and amenity as H1 areas. This is essential in delivering a good quality of living – also see the Quality Placemaking by Design section of this Plan.

Policy H1 – Residential Areas

Within existing residential areas (H1 on the Proposals Map) and within new residential developments, proposals for new residential and householder development will be approved in principle if it:

1. does not constitute over-development; and
2. does not have an adverse impact to residential amenity and the character and appearance of an area; and
3. does not result in the loss of open space.

Within existing residential areas, proposals for non-residential uses will be supported if:

1. they are considered complementary to residential use; or
2. it can be demonstrated that the use would cause no conflict with, or any nuisance to, the enjoyment of existing residential amenity.

Aberdeen Planning Guidance

Aberdeen Planning Guidance (APG): Householder Development Guide supports the above policy and Policy D6: Historic Environment by providing guidance to ensure householder developments and works to residential properties now in non-domestic use are of a good quality design, carefully sited and give due consideration to scale, context and design of the parent building to ensure development does not erode the character and appearance of the area.

The APG outlines criteria to be satisfied with regards to extensions, ancillary buildings, dormer windows, roof extensions, roof lights, satellite dishes, decking, boundary enclosures, micro-renewables, and driveways.

Further criteria are given on change of use from amenity space to garden ground, again to ensure quality of place is retained; there will be no detriment to amenity space or visual amenity within the locality, and the distinctive character and appearance of the area will not be eroded.

Mixed Use Areas

Policy H2 – Mixed Use Areas

Applications for development or change of use within Mixed Use Areas (H2 on the Proposals Map) must take into account the existing uses and character of the surrounding area and avoid direct conflict with the adjacent land uses and amenity. Where new housing is proposed, a satisfactory residential environment should be created which should not impinge upon the viability or operation of existing businesses in the vicinity. Conversely, where new industrial, business or commercial uses

are deemed appropriate, development should not adversely affect the amenity of people living and working in the area.

Density

9.3 A minimum density of 50 dwellings per hectare (net) has been set by the Strategic Development Plan for all developments over one hectare. How attractive a place feels is a matter of the design and it will be for the masterplan or planning application to determine which areas could accommodate higher or lower densities across a site, provided an overall density that makes efficient use of land is achieved.

9.4 In the interests of sustainability and efficient use of land, higher density developments are generally encouraged. Higher densities also have the benefit of helping to maintain the vitality and viability of local services and facilities, allow for the effective provision of public transport, encourage active travel, enhance the economic viability of development and increase energy efficiency.

9.5 The density of existing development should not dictate that of new housing by stifling change or requiring replication of existing style or form. The density of a proposal will reflect the context of the site and that of the proposed development. If done well, imaginative design and layout of development can lead to a more efficient use of land without compromising the local environment.

Policy H3 – Density

The Council will seek an appropriate net density of development on all housing allocations and windfall sites. Net dwelling density includes those areas which will be developed for housing and directly associated uses, including access roads within the site, garden ground and incidental open space.

For all residential developments over one hectare, the net density of new development is generally sought at no less than 50 dwellings per hectare. This is to achieve efficient use of land in terms of the scale and layout of the site and its context.

Higher densities are expected within the city centre, in and around town centres, public transport nodes and on brownfield sites.

Housing Mix and Need

9.6 It is important to achieve a good mix of size, type and tenure of dwellings across both the market and affordable components of proposals for residential development. This approach helps to create mixed and inclusive communities by offering a choice of housing and lifestyle, and add value to the urban design process. The character of the area, site characteristics, the market and housing need will dictate different mixes on different sites across Aberdeen.

9.7 Policy H4 requires sites of larger than 50 homes to provide a masterplan to set out a suitable mix. A mix is desirable on all sites across both their market and affordable components. Smaller sites should demonstrate a suitable mix of type and tenure, or demonstrate why this is not possible. This

policy does not apply to proposals for 'specialist' developments such as student housing and sheltered housing.

9.8 A mix of housing size, type and tenure is important due to the changes in the age profile of Scotland toward an ageing population. Nationally, the percentage of the population over age 65 is one of the fastest growing age groups. Scottish Planning Policy states that where a demand is identified through Housing Need and Demand Assessment (HNDA), polices should be put in place to mitigate for this change through the provision of suitable housing. The Aberdeen City and Aberdeenshire HNDA (2017) finds that the between 2014-2039, the percentage growth rate of those aged 65-68 years is 20%. The increase in those aged 75+ is around 65%.

9.9 The HNDA has found changes in the city's demographic profile with largest growth being seen in these older-age sectors. It also finds that there is a limited range of housing options for older people other than sheltered housing or residential care, and there is a lack of affordable housing of suitable size and design to suit this group.

9.10 It is therefore important that we encourage suitable housing choice for the local population in order to help facilitate independent, affordable living. This may be achieved by adaptable design of homes, or by targeted development such as:

- Age-restricted general market housing; also known as 'over-55s living' which is exclusive to residents of a minimum age, and generally does not include care provision but may include shared amenities, such as amenity space.
- Retirement or sheltered housing; purpose-built accommodation that may include support to enable independent living, with shared on-site amenities.
- Extra care housing or retirement communities; purpose-built accommodation with a higher level of care available and extensive shared amenities. This allows residents to benefit from varying levels of care as time progresses.
- Residential care homes or nursing homes; accommodation that provides a high level of care for those unable to live independently. See Policy WB4: Specialist Care Facilities.

These are just some of the common examples of how housing for the older population can be delivered and is not a definitive list. Specialist housing may also be required for those that do not fall into the 'older people' category.

Policy H4 – Housing Mix and Need

Housing developments of larger than 50 units are required to achieve an appropriate mix of dwelling types and sizes, in line with a masterplan. This mix should include smaller 1 and 2 bedroom units and should be reflected in both the market and affordable housing contributions.

An appropriate housing mix is expected in housing developments to reflect the diverse housing need in the area; this includes older people and disabled people. Where possible, housing units should demonstrate a design with accessibility and future adaptability in mind.

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

Affordable Housing

9.11 A HNDA has been undertaken for Aberdeen City and Aberdeenshire (2017) to assess future housing requirements for each housing market area to ensure that land is identified to fully meet requirements including affordable housing need.

9.12 Consistent with this Plan's spatial strategy, an estimate of annual housing need has been calculated. Figures in the HNDA identify up to 1,368 new affordable homes needed per annum over a 20-year period. This estimate of net annual housing need depends greatly on the economy and the housing market. If affordability were to improve in the Aberdeen Housing Market Area (AHMA) the current affordable housing stock, including forecast new build projects, would remain insufficient to meet arising need. In line with previous Development Plans, this suggests that need in the AHMA is particularly chronic. The evidence presented in the HNDA justifies the retention of an affordable housing policy to help address housing need.

9.13 The provision of affordable housing should not jeopardise the delivery of housing as this would be counter-productive, increase affordability constraints and have other knock on impacts on the local economy. Therefore, affordable housing requirements must be realistic and take into consideration the Strategic Development Plan affordable housing targets, the provisions of Scottish Planning Policy and Planning Advice Note 2/2010: Affordable Housing and Housing Land Audits; which sets a benchmark of 25% provision for new developments. To ensure viability of development, the target has therefore been set at 25% for all areas of the city.

9.14 The provision of affordable housing is significantly reliant on funding from the Scottish Government and privately sourced by Registered Social Landlords (RSL), which influences the ability to deliver affordable housing. To maximise the provision of affordable housing it is the aim of the Council to take a flexible approach to its delivery, with a view to maximising opportunities to achieve the highest level possible and satisfy need.

9.15 The affordable housing provision should be on site, integrated with, and indistinguishable from the market housing. In other circumstances where the Council agrees that onsite provision is not possible, off-site provision may be considered. This will be subject to Aberdeen Planning Guidance and being acceptable to the Council.

9.16 In exceptional circumstances where on or off-site provision is not possible, a commuted sum will be required from the developer. In circumstances where the developer does not agree with the commuted sum as calculated using the Supplementary Guidance for Developer Obligations, an individual site valuation exercise can be carried out as detailed in PAN 2/2010.

9.17 In Aberdeen, small sites (those capable of accommodating up to four dwellings) contribute only a small proportion of the land supply. Therefore, a threshold of five homes has been set for affordable housing contributions.

Homes for Key Workers

9.18 As found in the HNDA, housing affordability continues to be an issue in the local area. To support our communities, the Local Development Plan will support the accommodation of 'Key Workers'. Key Workers are those who make modest incomes, typically in public sector roles, whose

profession is considered to be essential to society, and therefore play an important part in the prosperity of our city. Therefore, the attraction and retention of Key Workers to Aberdeen is important in achieving our goal of sustainable mixed communities.

9.19 Whilst the Plan will continue to support the delivery of affordable homes overall, proposals for specific homes designed for 'Key Workers' is another method that can enhance the supply and choice of homes for those on modest incomes under our 'affordable housing' policy.

Policy H5 – Affordable Housing

Housing developments of five homes or more are required to contribute no less than 25% of the total number of homes as affordable housing.

Affordable housing requirements will be delivered on-site. Off-site provision of affordable housing requirements will only be considered where there is sufficient justification. Commuted Payments will only be accepted in certain circumstances, as set out in the Aberdeen Planning Guidance.

Housing development for occupation by 'Key Workers' will be supported in principle, with further advice set out in Aberdeen Planning Guidance.

Aberdeen Planning Guidance

Affordable and Specialist Housing

Aberdeen Planning Guidance (APG) Affordable and Specialist Housing supports the above policies by providing guidance on how developments will be expected to assess and demonstrate their compliance with above polices, with regards to the delivery of affordable and specialist housing. Accordingly, APG: Affordable and Specialist Housing includes advice on; types of affordable housing provision, categories of affordable housing (including commuted payments), development trigger points, developer viability, mechanisms for the delivery of affordable housing, homes for key workers, and monitoring. It will also include details of the annual review of commuted payment levels.

Gypsies and Travellers

9.20 Gypsies and Travellers are a distinct ethnic group. The lack of suitable, secure accommodation underpins many of the inequalities that Gypsy and Traveller communities experience. It also often leads to Gypsies and Travellers using public and private land to set up unauthorised encampments. Establishing new permanent and transit sites can help to alleviate some of the problems Gypsies and Travellers face. Policy H6 will seek to deliver new permanent or transit sites solely for the use of Gypsies and Travellers.

9.21 The five Masterplan Zones identified in Policy H6 with the potential to create 1,500 or more houses are each expected to contribute towards the provision of these sites for Gypsies and Travellers. Of these five Masterplan Zones, we have identified three which we consider most appropriate for on-site provision, although all five will have to contribute towards the requirement. The preferred sites offer opportunities for sites to be distributed to the north, west and south of the city, thereby offering a choice of locations. Where on-site provision is not made, a financial contribution will be required.

Policy H6 – Gypsy and Traveller Caravan Sites

Sites for Gypsies and Travellers should provide a residential environment and follow the same principle as mainstream housing developments. Applications for permanent or transit sites for Gypsies and Travellers will be supported in principle if:

1. Access to local services and schools can be provided;
2. The development can be made compatible with the character and appearance of the surrounding area;
3. The development makes provision for essential infrastructure such as water, sewage disposal and electricity. Provision of electricity and heat through sustainable means will be encouraged; and
4. It can be demonstrated that the site will be properly managed.

Development sites listed below have been identified, as part of the 25% affordable housing contribution, to make contributions towards the provision of sites for Gypsies and Travellers. The contribution will be for small sites of six pitches, with a net area of approximately 0.5 hectares. Sites:

- Grandhome
- Newhills Expansion (Craibstone, Rowett South and Greenferns Landward)
- Countesswells
- Greenferns
- Loirston

Within Grandhome, the Newhills Expansion and Loirston sites, the provision must be provided on-site. On the remaining sites the provision will take the form of a commuted sum, as set out in Aberdeen Planning Guidance, at a rate of 15 homes calculated as follows (0.5ha at 30 homes/ha). Further guidance on the delivery of sites for Gypsies and Travellers is contained within Aberdeen Planning Guidance.

Student Accommodation

9.22 Aberdeen has three main further education institutions, with a campus that spreads beyond the city boundaries. The city is a key player in producing and supporting the next 'economically active' generation, and so our students are a valuable section of the population. It is important that they have a high quality choice of accommodation whilst studying in Aberdeen.

Policy H7 – Student Accommodation Developments

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

1. The location is accessible by means of walking, cycling, wheeling and public transport to the university or college facilities;
2. The proposals offer appropriate facilities; in particular providing an appropriate level of amenity space, refuse/ recycling storage space and secure bike storage facilities; and
3. 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, or Change of Use, of existing Student Accommodation developments should be accompanied by sufficient supporting evidence justifying the loss of such a facility. New proposals will be assessed for relevant Developer Obligations.

Houses in Multiple Occupation

9.23 Houses in Multiple Occupation (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 has the potential to intensify pressure on local amenity; especially upon shared spaces, property upkeep, and traffic/ parking. In order to achieve sustainable mixed communities and support the Development Management process where applications may come forward during the Plan period, a policy is introduced to address 'HMO overprovision'.

9.24 High concentrations of HMOs can lead to changes in a community. This can include: poor upkeep and deterioration of properties which impact upon residential amenity due to a lack of management and/or temporary tenants; an increased population density in a localised area, resulting in an increased demand on services, infrastructure and parking provision; and a deficiency in community cohesion as a result of transient tenants. This may affect locations close to the city centre, educational facilities, or employment areas.

9.25 A threshold for HMO overprovision is set out in Aberdeen Planning Guidance. This is represented by a percentage threshold within defined boundaries of the city. For this Plan, we have set a percentage limit within the city's Small Data Zones areas. Composed of aggregates of Census Output Areas, data zones are large enough that statistics can be presented accurately and yet small enough that they can be used to represent communities spatially. They are designed to have approximate populations of between 500 - 1,000 household residents, have shapes that respect physical boundaries where possible, and to contain households with similar social characteristics.

9.26 With regards to defining a HMO in planning terms, this applies to dwellinghouses where 3 or more unrelated persons are living together (i.e. not as a family) as 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 a planning application for 'Change of Use' to form an HMO would be necessary.

9.27 Where flats are concerned however, planning legislation does not specify any number of residents above which a material change has occurred. We have considered Aberdeen's context and find it appropriate that the same threshold of 3 or more unrelated people living together in a flat would be materially different from typical 'family use' in planning terms.

9.28 Planning applications will be assessed under their own context and merits. Separate licensing requirements exist for the establishment of a HMO, irrespective of the planning guidance set out. The granting of planning permission does not remove any requirement to obtain the appropriate licence (and vice versa). Thresholds for each process are set on the following table.

Occupants						
	1	2	3	4	5	6+

Flat			XX	XX	XX	XX
House			XX	XX	XX	XX
X HMO License Required X Planning Permission Required						

Policy H8 – Houses in Multiple Occupation and Overprovision

Proposals requiring planning permission for use as a House in Multiple Occupation (HMO) will be assessed on their own merits. A HMO will not result in significant adverse impact upon: residential amenity of the site; upon those walking, wheeling and cycling; upon road traffic safety as a result of increased traffic; or demand for car parking as a result of the HMO.

Proposals will also be assessed as to whether the cumulative concentration of HMO's would be excessive (in the context of the consequent proportion of HMO's relative to other residential properties and any resultant detriment to the established residential character and amenity of the area). Within areas of concern due to excessive concentration further provision is unlikely to prove acceptable.

Aberdeen Planning Guidance
Houses in Multiple Occupation Overprovision
Aberdeen Planning Guidance will provide mapping and analysis to confirm existing areas of concern due to excessive concentrations of HMO's (currently anticipated where HMO's comprise 12-15% of the total housing stock based on an appropriate area definition such as single Small Data zones or Census output areas). This guidance will assist the implementation of Policy H8.

Short Term Lets

9.29 Short Term Lets (STLs) are an emerging topic area within planning. There is currently no statutory definition of what constitutes a short-term let in Scotland. STLs can however be characterised in three broad ways;

- Sharing: a room(s) may be let to a guest by a host who stays within the residence.
- Swapping: a room(s) or entire property may be let to a guest whilst the host is absent, for example on holiday.
- Secondary Letting: a room(s) or entire property may be let to a guest where the host does not normally live (and would be absent).

9.30 According to research undertaken by the Scottish Government from October 2019 ('Research into the impact of short-term lets on communities across Scotland'), short term letting of residential properties can have positive impacts on the local economy, such as supporting local tourism, as well as increased household income for the 'hosts', and reduce the risk of properties laying vacant for prolonged periods. However, in some areas (particularly those in high concentrations of these types of property), some negative impacts were found, including; adverse impacts upon residential amenity (i.e. noise/ disturbance, waste management/ littering), congestion upon infrastructure, a changing nature of communities, and impacts upon the availability and affordability of local housing.

9.31 Under Section 17 of the Planning (Scotland) Act 2019, Local Authorities will be able to respond to issues like these, for example establishing a requirement for planning permission if

owners want to change the use of their property to a short-term let. This topic may be considered under future Aberdeen Planning Guidance on 'Short Term Lets'.

Community Facilities

9.32 It is important that all sectors of the community enjoy access to a wide range of facilities which support and enhance health, safety and the overall quality of life by providing essential services, resources and opportunities. This Plan has a role to play in guiding the providers of services and facilities on the overall strategy for new development throughout the city and by outlining where and how facilities might be provided within the context of creating and enhancing sustainable communities. Further details can be found in the infrastructure section.

9.33 The Council will investigate 'community campuses' when building new schools. These campuses can include a range of community facilities and services on the same site, for example health services, financial services, community facilities, other public sector bodies, as well as education provision.

9.34 When existing facilities fall out of use or becomes surplus to current or anticipated future requirements, the possibility of using the premises for alternative community uses, for which there is a demonstrable local need, should be explored. In these cases, the character of the original building should be retained where it is considered to be of architectural merit and an important townscape feature.

9.35 A need has been identified for new General Practice health centres in various areas of the city and specialised health centres in the city centre and regeneration priority areas in particular. These are to be supported in principle.

9.36 The importance of the Foresterhill complex as the main focus for the development of acute healthcare services and associated medical education in the north east of Scotland is recognised. Expansion within this complex over the lifetime of the Plan is welcomed in principle, in order to increase the range of facilities on site and the level of medical service provision to serve the city and wider region. This includes provision for a mortuary at the complex, and reference to this is included within Policy CF1.

9.37 Not all the areas designated under Policy CF1 are entirely in institutional use and in assessing proposed changes of use or new developments, regard will need to be given to impacts on the character of an area as a whole and on the vitality of any residential community.

Policy CF1 – Existing Community Sites and Facilities

This policy applies to both land zoned as CF1 and to health, education and other community facilities located within other Local Development Plan zonings.

The following existing uses shall be used primarily for that use and/ or related purposes;

- Healthcare sites;
- Nursery, primary, secondary and special school land and properties;
- Further education and research institute sites;
- Community buildings such as libraries, community halls, and recreational centres
- Cultural facilities such as theatres and music venues

Proposals for new or extensions of these uses on these sites will be supported in principle. Proposals for a mortuary at the Foresterhill complex will be accepted in principle.

Where land or buildings fall out of use or become surplus to current or anticipated future requirements, alternative uses which are compatible with adjoining uses and any remaining community uses, will be permitted in principle. Large sites or sites in sensitive locations will be subject to a Planning Brief or Masterplan.

Where a CF1 area (see Proposals Map) contains uses other than that for which the area has been designated (and these uses make a positive contribution to the character and community identity of the area), any proposals for development or changes of use (whether or not for the community use recognised in the designation) will be opposed if a likely result would be significant erosion of the character of the area or the vitality of the local community.

Policy CF2 – New Community Facilities

Proposals for new community facilities shall be supported, in principle, provided they are in locations convenient to the community they serve and are readily accessible, particularly by walking, wheeling, cycling and public transport.

Recycling centres shall be located on easily accessible sites and shall not be detrimental to residential amenity.

In significant greenfield and brownfield developments, where a likely need is identified through the masterplanning process, sites shall be reserved for new community facilities.

Any new emergency services facilities must locate where they can meet statutory response time requirements. In examining potential locations there shall be a preference for sites within the existing built-up area or within identified future development areas where there is no detrimental impact on residential amenity and where good access for emergency vehicles is available to the primary road network. Joint developments with other agencies providing community facilities should be investigated. Opportunity Sites are identified on the Proposals Map.

Guidance on private children's nurseries shall also be included within Aberdeen Planning Guidance.

Aberdeen Planning Guidance

Aberdeen Planning Guidance (APG) Children's Nurseries supports Policy CF2 and Policy D1 by outlining criteria proposals must adhere to, these include impact on amenity and amenity space for the proposal and access and car parking. This will ensure the existing amenity of an area is not harmed.

10. The Vibrant City

10.1 The city centre plays a major role in the commercial, economic, social, civic and cultural life of Aberdeen and the wider North East. It is an important regional centre providing a focus for employment, business and social 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.

10.2 It is vital for the future prosperity of Aberdeen that the city centre is enhanced and promoted as a resilient, safe, attractive, accessible and well-connected place which contributes to an improved quality of life. The Plan supports the delivery of this vision within a framework of securing sustainable development. This will be achieved through applying policies which positively promote what can happen, and where, in tandem with the City Centre Masterplan and complementary strategies which include the Sustainable Urban Mobility Plan (SUMP) for the city centre.

10.3 The City Centre Masterplan has eight objectives: changing perceptions, growing the city centre employment base, a metropolitan outlook, a living city for everyone, made in Aberdeen, revealing waterfronts, technologically advanced and environmentally responsible, and culturally distinctive.

10.4 Retailing is a major activity in the city centre and, as the region's main shopping destination, it is important to maintain and improve the visitor experience on offer to maintain Aberdeen's strength and competitiveness. The City Centre Retail Core (shown on the Proposals Map) contains most of the city centre's shopping floorspace and this is where new retail development should be directed. City Centre Masterplan intervention area allocations and further expansion and improvements to the existing retail stock in the City Centre Retail Core will be encouraged to consolidate and enhance Aberdeen's position as one of the UK's leading retail destinations. The guidance and direction given in the City Centre Masterplan will enhance that role.

10.5 With changes in shopping patterns it is recognised that the city centre must embrace diversification of uses to encourage wider variety within the City Centre and Retail Core. This accords with findings of The Aberdeen City and Aberdeenshire Retail Study - 2018 Aberdeen City Update (2019). Restrictions which were in place in previous Local Development Plans have been removed to ensure the city centre can refocus and become a vibrant place.

10.6 The city centre is a place where people can actively interact with one another; where shopping, working, living, sharing, playing and learning can co-exist while also allowing people to spend time in attractive, social, safe, and well-connected spaces. To ensure this happens, the introduction of a broader mix of uses to the city centre, alongside public realm and environmental improvements, should be considered to increase social interaction and bridge the gap between the day and evening economy by encouraging people to dwell for longer outwith traditional office or shopping hours. Creating a link between people and place encourages ownership and stewardship.

Policy VC1: Vibrant City

Proposals for new development, or expansion of existing activities, in the city centre, which support its vibrancy and vitality throughout the day and/or into the evening will be supported in principle.

Proposals will contribute towards the wider aims of the City Centre Masterplan and its vision for the city centre.

The applicant/agent must demonstrate that any adverse impacts can be mitigated and, where applicable, that suitable residential amenity is achieved or maintained.

Proposals will be considered in relation to their locality and context within the city centre.

10.7 Tourism, including cultural uses and the creative arts, are key sectors for the economy of the city which can generate a wide range of business and employment opportunities. There are significant natural and cultural assets in the city and wider region which can be promoted to secure sustainable growth in the tourism market in Aberdeen. The tourism offer has already been expanded through:

- the recently completed development of The Event Complex Aberdeen (TECA);
- the redevelopment of the Art Gallery;
- the redevelopment of the Music Hall;
- the redevelopment of Provost Skene's House;
- public realm pedestrian-priority space on Broad Street;
- the development of new and extended hotel accommodation across the city; and
- the completion of the new Aberdeen South Harbour at Bay of Nigg.

10.8 Attractions such as museums, visitor centres and conference facilities can draw significant numbers of people to an area. This can be particularly beneficial to city centre destinations where the potential exists to increase visitors dwell time and expenditure. The success of visitor attractions relies on having facilities and quality of place. Proposals for new and expanded visitor attractions must create quality places through the use of high quality architecture and urban design to reflect the city's distinctive local culture and set it apart from other places.

10.9 Informed by Culture Aberdeen – A cultural strategy for the city of Aberdeen 2018 – 2028 and Destination Aberdeen & Aberdeenshire – Our Tourism Strategy 2018 – 2023 the promotion of Aberdeen as a significant visitor and tourist destination will be encouraged. The main focus and location for new developments of this nature will be the city centre in line with the hierarchy of centres. The Beach and Leisure Area has a separate role to play.

Policy VC2: Tourism and Culture

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 sequentially located in the city centre, or on a site allocated for that use in this Plan, unless activity and locality specific issues demonstrate that this is impracticable.

Networks of Centre

10.10 The city's network of centres has been classified into a hierarchy and the role of each centre in the hierarchy has been set out in Aberdeen Planning Guidance and defined on the Proposals Map. A sequential approach to assessing all significant footfall generating proposals (such as retail, leisure, office, hotel, commercial leisure, public buildings, community, cultural etc.) will be taken in accordance with this hierarchy.

10.11 The city centre is the preferred location for significant footfall generating uses of a regional / city wide scale and proposals outwith the city centre that would undermine its regional role will not be supported in principle. Designating centres outwith the city centre is still important as it helps create sustainable mixed communities and encourages more sustainable travel patterns. Therefore, facilities, at a local scale, will be supported within the defined centres and in allocated expansion areas.

10.12 Existing shops outside the defined centres play an important role in helping maintain sustainable communities. These shops are protected through Policy VC10.

10.13 The Aberdeen City and Aberdeenshire Retail Study – 2018 Aberdeen City Update (2019) assessed current and future retail requirements across the city. It concluded that there are no significant quantitative or qualitative deficiencies for convenience, comparison or bulky goods retailing over the lifetime of this Plan over and above existing, committed or allocated floorspace. The Plan will continue to support existing proposals to enhance the city centre's retail offer and at allocated expansion areas.

Policy VC3: Network of Centres

Proposals for new, or expansion of existing retail, office, hotel, commercial leisure, community, cultural and other significant footfall generating development shall be located in accordance with the hierarchy and sequential approach:

Tier 1: Regional Centre (City Centre including Retail Core)
Tier 2: Town Centres
Tier 3: District Centres
Tier 4: Neighbourhood Centres
Tier 5: Commercial Centres

Proposals should address a sequential town centre first approach followed by accessible edge of centre sites and then Commercial Centres.

Exceptions to the sequential approach will only be made on sites allocated for these uses in this Plan or where it is demonstrated that activity and locality specific issues make this impracticable.

In all cases, proposals shall not detract significantly from the vitality or viability of any centre.

To support residents, proposals serving a catchment area similar to that of a town centre or district centre may also be located in the city centre. Similarly, proposals serving a catchment area comparable to that of a neighbourhood centre may also be located in any centre that is in the first, second or third tiers.

Proposals for significant footfall generating development on an edge-of-centre site will not be supported unless:

1) no suitable site for the proposal is available or is likely to become available in a reasonable time in a town centre (including the city centre);
2) the proposal is well-connected to the associated centre; and
3) the proposal would have been appropriate (in terms of use and scale) had it been able to be located within that centre.

Retail Impact Assessments should be undertaken where a retail development over 2,500 square metres gross floorspace (or which otherwise may have a significant impact on vitality and viability) outwith a defined regional or town centre is proposed which is not in accordance with the Development Plan.

An analysis of impact should be undertaken where a significant footfall generating development over 2,500 square metres gross floorspace outwith a defined regional or town centre is proposed which is not in accordance with the Development Plan.

A restriction may be imposed on the amount of comparison goods floorspace allowed within convenience shopping developments outside the city centre or other town centres.

City Centre and Retail Core

10.14 High streets have historically been the focus for retailing. However, traditional high streets are facing challenges due to changing retail patterns. The city centre and particularly Union Street is the North East's high street. To support the vitality, vibrancy and viability of the city centre it must refocus and adapt through diversification. Retail remains an important function of the city centre, a major attractor for people and is anchored by the Retail Core which provides investors with confidence that retail is welcomed in Aberdeen. However, to enable it to prosper it must be supported by a broad mix of uses that will increase footfall, dwell time, and provide economic and social activity during the day and into the evening. Evening and night-time entertainment is an important part of the city's economy bolstered by the City Centre Masterplan and encouragement of arts and culture. An increase of people of all ages using the city centre for differing activities at different times of the day, evening and night will have a positive impact on social and informal interactions, increase passive surveillance and change perceptions so that people consider it a safe and comfortable place.

10.15 The Agent of Change principle is fundamental in supporting a mix of uses in the city centre. The responsibility for mitigating any detrimental impact of noise from a new development or operation lies with those carrying out the new development or operation.

10.16 Alongside having a mix of uses, the aesthetic of street level premises and their immediate public realm will have a major impact on perception of place. A welcoming, distinctive and attractive active frontage will improve the visual amenity, vibrancy and vitality of the city centre.

Policy VC4: City Centre and Retail Core

Development within the city centre must contribute towards the vision for the city centre as a major regional centre as expressed in the City Centre Masterplan.

The city centre (as shown on the Proposals Map) is the preferred location for all retail, office, hotel, commercial leisure, community, cultural and other significant footfall generating development serving a city-wide or regional market.

The Retail Core (as shown on the Proposals Map) is the preferred location for major retail developments serving a city-wide or regional market. Where sites are not available in the Retail Core, then sites elsewhere in the city centre may be appropriate in accordance with the hierarchy of centres and sequential approach.

All proposals will:

1: Enhance or maintain the vitality and viability of the city centre;

2: Contribute to the wider aims of the City Centre Masterplan;

3: Make a positive contribution to footfall;

4: Not create overprovision and/or clustering of a particular use in the immediate vicinity which would undermine the character and amenity of the regional centre; and

5: Not conflict with the amenity of the neighbouring area/commercial uses.

Proposals at ground floor level will also create or maintain an active street frontage which is accessible to the public from the street.

City Centre Living

10.17 Living in the city centre is a positive way to ensure it has vibrancy, vitality and viability and support an economy based around day to day living. To achieve this there needs to be an increase in the number of people living in the city centre. The City Centre Masterplan encourages city centre living and aims to add 3,000 new residents to the city centre by 2040. A mix of unit types and sizes would be supported to ensure there is variety of living accommodation. Additional residential development and conversion of upper floors in the city centre, particularly where the property is underutilised, can help achieve this aim.

10.18 To ensure suitable residential amenity can be achieved or maintained the Agent of Change principle will apply to proposals for new residential development.

Policy VC5: City Centre Living

Proposals for new residential development or the retention and conversion of upper floors to residential uses in the city centre is supported in principle.

The applicant/agent must demonstrate that suitable residential amenity can be achieved or maintained.

There is a presumption suitable residential amenity cannot be achieved if the proposed development is within the same built structure as:

1. a hot food shop, amusement centre, amusement arcade, casino or licensed premises (with the exception of hotels, restaurants, cafes or off licences); and /or
2. there is a common or shared access with licenced premises or other use detrimental to residential amenity.

West End Area

10.19 The West End Area is a prestigious, high quality location on the edge of the city centre, readily accessible by active travel and public transport, which also provides off-street car-parking and space for expansion. The area, centred around Queens Road, Carden Place and Albyn Place, comprises offices, schools, hotels, flats and a hospital. We will encourage and promote the continual development of this area as a focus for a mix of uses including residential.

Policy VC6: West End Area

The West End Area (as shown on the Proposals Map) comprises a mix of uses including residential, business (Class 4), food and drink (Class 3) and other commercial uses. In this area, the principle of change of use from office to residential will be supported. Applications for all development, including changes of use, must take into account existing uses and avoid undue conflict with the adjacent land uses and amenity.

All proposals must respect the special historic and architectural character of the West End.

West End Shops and Cafes

10.20 The West End of Union Street has a strong presence of independent retail outlets and cafes which are very important to the city centre. This area is identified on the Proposals Map and includes parts of Thistle Street, Rose Street and Chapel Street at the west end of Union Street. We support these uses through Policy VC7 in conjunction with the 'Made in Aberdeen' City Centre Masterplan objective to bolster local distinctiveness and independent trade of the city centre.

Policy VC7 – West End Shops and Cafes

Proposals for a change of use from retail (Class 1) or food and drink (Class 3) to other uses will only be acceptable if all the following are satisfied:

1: the new use contributes to the wider aims of the City Centre Masterplan;

2: the new use makes a positive contribution to the vitality and viability of the West End Shops and Cafes area and creates or maintains an active street frontage;

3: a lack of demand for continued retail and / or food and drink use of the premises can be demonstrated by the applicants/agents;

4: the new use does not create overprovision and/or clustering of a particular use in the immedi ate vicinity which would undermine the character and amenity of the centre; and

5: the new use does not conflict with the amenity of the neighbouring area/ existing commercial uses.

Note – Proposals for a change of use where lack of demand is a factor should provide evidence that the property has been actively marketed for six months or more and should provide a statement(s) from letting agents explaining the reasons for the property being unsuitable for retail and / or food and drink use.

Policy VC8 – Town, District, Neighbourhood and Commercial Centres

Town, District, Neighbourhood and Commercial Centres should contribute to providing a range of uses serving local communities and be of a scale which is appropriate to that centre.

Proposals for development, including change of use, will only be acceptable if the proposal:

1: makes a positive contribution to the vitality and viability of the centre;

2: will not undermine the principal function of the centre in which it is located;

3: caters for a catchment appropriate to the centre in which it is located;

4: creates or maintains an active street frontage and attractive shop frontage;

5: does not create overprovision and/or clustering of a particular use in the immediate vicinity which would undermine the character and amenity of the centre; and

6: does not conflict with the amenity of the neighbouring area/existing commercial uses.

Out of Centre Proposals

Policy VC9 – Out of Centre Proposals

All significant footfall generating development appropriate to designated centres, when proposed on a site that is out-of-centre, will be refused planning permission if it does not satisfy all of the following requirements (unless on sites allocated for that use in this Plan):

1: no other suitable site is available or likely to become available in a reasonable time in a location that is acceptable in terms of the sequential approach;
2: there will be no significant adverse effect on the vitality or viability of any existing centres in the network of centres;
3: there is in qualitative or quantitative terms, a proven deficiency in provision of the kind of development that is proposed;
4: it would be easily and safely accessible by active travel and regular, frequent and convenient public transport services which link with the catchment population and would not be heavily dependent solely on access by private car;
5: it would have no significantly adverse effect on travel patterns and air pollution; and
6: there would be no adverse environmental concerns due to the proposal.

Local Shop Units

Policy VC10 – Local Shop Units

Proposals for changes of use from retail to non-retail outwith any of the centres identified in the network of centres will only be allowed if:

1: the applicants/agents can demonstrate a lack of demand for continued retail use of the premises;
2: the proposed new use caters for a local catchment;
3: the proposed use creates or maintains an active street frontage and attractive shop frontage; and
4: the alternative use does not conflict with the amenity of the neighbouring area.

Note – Proposals for a change of use where lack of demand is a factor should provide evidence that the property has been actively marketed for six months or more and should provide a statement(s) from letting agents explaining the reasons for the property being unsuitable for retail use.

Aberdeen Planning Guidance

Hierarchy of Centres

Aberdeen Planning Guidance: Hierarchy of Centres supports Policies VC2, VC3, VC4, VC8 and VC9 by providing guidance on how developments will be expected to assess and demonstrate their compliance with policy and includes advice on the retail hierarchy, sequential approach thresholds and designated centres.

Harmony of Uses

Aberdeen Planning Guidance Harmony of Uses supports Policies VC1, VC4, VC5, VC6, VC7, VC8 and VC10 by outlining considerations which need to be considered when the following proposals are put forward within the city; hot food shops, liquor licensed premises, amusement centres (including arcades and casinos), street cafes, living/working above or below a business and residential developments within the city centre. Preservation and non- detriment of existing business and retail is expected.

Serviced Apartments

Aberdeen Planning Guidance: Serviced Apartments encourages the development of serviced apartments within the city centre and supports Policy VC1 and VC4 by ensuring developments take place in the most appropriate location, with no detrimental impact to other uses in the locality. Proposals need to consider amenity, servicing, sustainable travel and parking, planning obligations, single ownership and legal agreements.

Beach and Leisure

10.21 Aberdeen beach is one of the major leisure developments in the city and is appreciated by both residents and visitors. However, the beach is not perceived as being accessible from the city centre as, despite the distance between the two being suitable for active travel, the route is not very attractive or pedestrian friendly, and the area is also perceived as being rundown. Through the City Centre Masterplan 'revealing waterfronts' objective, linkages and connectivity to the beach from the city centre can be enhanced. However, if it is decided that a full masterplan for the beach will help benefit the area then this could be commissioned in the future.

10.22 There has also been pressure for out-of-centre retail development in this location, which in principle will not be supported. However, the Local Development Plan will encourage leisure uses (such as entertainment, cafes and restaurants) that are considered compatible with the leisure function of the beach.

Policy VC11 – Beach and Leisure

Proposals will be permitted provided they:

1: contribute to the range and quality of the existing uses, facilities and activities of the wider beach area;

2: are of an appropriate scale;

3: do not have an unduly adverse effect on the character of the area, or cause negative visual or environmental impacts or affect the amenities of nearby residents; and

4: do not result in the significant generation of car borne journeys, nor additional pressure for car parking.

There is a presumption against retail development in this area.

Retail Development Serving New Development Areas

Policy VC12 – Retail Development Serving New Development Areas

Masterplans for sites allocated for major greenfield residential development will allocate land for retail and community uses at an appropriate scale to serve the convenience shopping and community needs of the expanded local community. Sites should be in accessible locations for, and encourage access by, active travel and public transport. Masterplans should indicate the delivery mechanism and timescale for the provision of uses.

Proposals for development which serves a wider catchment area will be subject to a sequential test and Retail Impact Assessment. When approval is given for large convenience shops a condition may be imposed to restrict the proportion of non-convenience retail floorspace.

In major brownfield residential development areas that are more than 800 metres walking distance from an existing centre, permission may be granted for the establishment of a new second, third or fourth tier centre. Developers may be required to reserve land for this purpose.

11. Delivering Infrastructure, Transport and Accessibility

11.1 The delivery of supporting infrastructure is important in mitigating the impact of development and helping to create balanced, accessible and sustainable communities. This can be delivered either through the direct provision of the required infrastructure, or through financial contributions made by the developer.

11.2 Information relating to infrastructure requirements and developer contributions is set out in three parts:

1. Section 4 of this Plan
2. The Delivery Programme
3. The Masterplans and Supplementary Guidance listed in Appendices 4 and 5.

11.3 The Council works in close partnership with various agencies through the Future Infrastructure Requirements for Services (FIRS) Group to establish the infrastructure requirements to support development. The infrastructure requirements identified are based on the latest evidence available. Developers should account for the likely requirement of a contribution when preparing and costing proposals. We encourage developers to discuss this with us at an early stage as there may be circumstances where development imposes additional pressures and requires more extensive contributions to those identified in the Local Development Plan and Delivery Programme. The Delivery Programme will be updated on an ongoing basis and revised versions will be formally published on the Council's website every two years. The provision of infrastructure is fundamental to the deliverability of a development proposal and in many circumstances, development will not be allowed to proceed if the infrastructure and service improvement requirements cannot be met.

11.4 We will consider whether the provision of necessary infrastructure either on or off-site can be achieved using conditions attached to the grant of planning permission. Where this cannot be achieved, we will seek a fair and proportionate financial contribution towards supporting infrastructure through a planning or other legal agreement. If a planning or other legal agreement is required it will be sought in an appropriate, transparent and equitable manner and will need to be negotiated and agreed in writing with the Council before a decision notice on a planning application can be issued.

11.5 Contributions will be sought, where necessary, for a number of infrastructure assets including (but not limited to): transportation, core paths, education, healthcare, open space including public realm, other community facilities and sports & recreation. Further guidance is provided on how monies are managed and secured, development viability, pre-application discussions and indexation. The following summarises the types of development expected to require obligations:

- Residential Development: All proposals which involve the creation of 5 units or more;
- Commercial Development: All developments where the floorspace exceeds 1,000 square metres or the site area is more than 1 hectare; and
- Other applications where the Officer considers the proposal to be of a scale or type of development appropriate to consult for Developer Obligations.

Policy I1 – Infrastructure Delivery and Planning Obligations

To create sustainable communities, development must be supported by the required infrastructure, services and facilities to deliver the scale and type of developments proposed. Where development either individually or cumulatively will place additional demands on community facilities or infrastructure that would necessitate new facilities or exacerbate deficiencies in existing provision, the developer will be required to meet or contribute to the cost of providing or improving such infrastructure or facilities.

Infrastructure requirements relating to Masterplan Zone sites and other allocated sites outwith the Masterplan Zones are set out below. Actions for delivering infrastructure are described in the Local Development Plan Delivery Programme. Infrastructure requirements and the level of contributions will be required to be agreed with the Council in consultation with the accompanying Supplementary Guidance.

The precise level of infrastructure requirements and contributions will be agreed with the Council, and in consultation with other agencies where appropriate. The level of provision or contribution required will relate to the development proposed either directly or to the cumulative impact of development in the area and be commensurate to its scale and impact.

Masterplans will be expected to reflect the infrastructure requirements and contributions identified and should include a Delivery Statement setting out details of how the proposed development and supporting infrastructure will be delivered.

Depending on the scale of development proposed, developers shall have the opportunity to mitigate the impact of their development through the provision of new infrastructure in compliance with other relevant Local Development Plan policies. Otherwise the impact of development shall be mitigated through financial contributions that shall be used by the Council to deliver new or expand existing infrastructure and facilities.

Supplementary Guidance

Planning Obligations

Supplementary Guidance (SG) Planning Obligations supports the above policy by outlining the methodology and criteria used to calculate contributions required to mitigate impact that new development places on community facilities or infrastructure. The methodology seeks to ensure that appropriate contributions are secured from developers to support new communities and to make a fair and proportionate contribution to the individual or cumulative impact of development across the city, and where appropriate, the region.

Masterplan Zones

11.6 We have identified seven Masterplan Zones within which developers will be expected to work together to prepare masterplans for each zone, and coordinate the planning and delivery of associated infrastructure requirements. A guide for developers on the masterplanning process will be set out as Aberdeen Planning Guidance. Key infrastructure requirements for greenfield development sites in the Masterplan Zones are set out in Section 4. Other forms of infrastructure may also be required in the Masterplan Zones in order to comply with other relevant policies, such as provision of green and blue infrastructure and community facilities.

11.7 Other allocated sites outwith the Masterplan Zones will also be required to make a fair and appropriate contribution commensurate in scale and kind with the development proposed to mitigate the impact of development. Any development which is not listed will need to provide infrastructure requirements and developer contributions based on the criteria set out in the Supplementary Guidance.

Note – The developments/masterplans in previous Masterplan Zones at Stoneywood, Kingswells, Friarsfield and Oldfold are now sufficiently advanced. Their infrastructure requirements are still listed in Section 4.

Masterplan Zone	Sites included
1 Dubford and Murcar	OP1 Murcar OP2 Cloverhill and OP45 Berryhill OP10 Dubford
2 Grandhome	OP8 East Woodcroft OP9 Grandhome
3 Newhills Expansion and Dyce Drive	OP18 Craibstone North and Walton Farm OP19 Rowett North OP20 Craibstone South OP21 Rowett South OP22 Greenferns Landward
4 Greenferns	OP33 Greenferns
5 Maidencraig	OP31 Maidencraig South East OP32 Maidencraig North East
6 Countesswells	OP38 Countesswells
7 Loirston	OP59 Loirston OP60 Charleston

Transport

11.8 Efficient and sustainable transport connections are essential to the economic prosperity of Aberdeen and the quality of life of people living and working in the city. Aberdeen is the regional centre for the North East of Scotland with a significant number of movements taking place to, from and within the city every day. The oil industry has brought affluence to the North East, meaning that car ownership and usage is high. This has led to significant congestion and unreliable journey times on many of our key corridors and air quality levels which exceed both EU and national targets.

11.9 The policies and proposals in this Plan seek to address the link between land use and transport and to ensure that both existing and future communities are accessible by a comprehensive, safe and effective transport network.

11.20 Nationally, the Plan takes cognisance of the National Transport Strategy (NTS). At a regional level the Nestrans Regional Transport Strategy Refresh (RTS) identifies several strategic infrastructure projects that will improve strategic connectivity in the North East.

11.21 At a local level the Aberdeen Local Transport Strategy (LTS) sets out the Council's vision for transport in Aberdeen which is to develop 'A sustainable transport system that is fit for the 21st

century, accessible to all, supports a vibrant economy, facilitates healthy living and minimises the impact on our environment'. This will be achieved through: increasing modal share for public sustainable and active travel (walking, cycling and public transport use); improving journey time reliability for all modes; improving road safety; improving air quality and the environment; and improving accessibility for all. The LTS is supported by daughter documents including the Active Travel Action Plan and Sustainable Urban Mobility Plan (SUMP).

Land for Transport

11.22 The RTS and LTS identify a range of transport schemes which are required to successfully deliver the spatial strategy in both Aberdeen and Aberdeenshire and to enable both authorities to meet their transportation objectives. These schemes are designed to address existing transport issues and are not subject to developer contributions. This will not preclude developers contributing towards the cost of accelerating the implementation of a scheme or providing an enhanced solution where necessary.

11.23 The Council will support the incorporation of complementary uses within certain transport facilities, such as at Park and Ride sites, where these are appropriate and do not undermine the primary function of the facility.

11.24 Transport infrastructure required to facilitate new development will also be supported in principle, including new and improved walking and cycling facilities, alternative fuel vehicle infrastructure, car clubs, public transport services and roads.

Policy T1 – Land for Transport

Land has been safeguarded for the transport projects listed below and these are highlighted on the Proposals Map. Only development related to the following projects will be accepted in these areas:

- Improved rail services;
- Dyce Railway Station expansion;
- Aberdeen South Harbour and associated infrastructure;
- Berryden Corridor improvements; and
- South College Street improvements

11.25 Concerns regarding transport often focus on current congestion issues, potential congestion arising from development and the ability of new developments to deliver the required infrastructure in a timely manner. The Aberdeen City and Shire Cumulative Transport Appraisal (CTA) demonstrates the impact new development, if fully delivered, across the North East will have on our transport infrastructure. Through detailed testing, modelling and forecasting, a package of transport intervention options (public transport, active travel, road and multimodal) has been identified to mitigate this impact. These are set out below.

Summary of Transport Intervention Options
Enhanced public transport service provision through developing cross city services, bus stop review and optimisation of services including new bus priority infrastructure.
Additional rail station car parking capacity at Dyce, Stonehaven, Portlethen, Laurencekirk and Huntly Rail Stations. Improved interchange at Inverurie Station.

<table>
<tr><td colspan="3">Potential new rail stations to the north and south of Aberdeen, require to be considered through the Scottish Transport Appraisal Guidance (STAG) appraisal process and in accordance with rail station investment guidance.</td></tr>
<tr><td colspan="3">Range of active travel infrastructure initiatives improving accessibility.</td></tr>
<tr><td colspan="3">Package of behavioural change initiatives encouraging car-sharing, public transport use and active travel.</td></tr>
<tr><td colspan="3">Optimisation of the performance of the network and new transport investments following the monitoring and evaluation of post-Aberdeen Western Peripheral Route (AWPR) travel conditions.</td></tr>
<tr><td colspan="3">Road traffic signalisation or equivalent capacity enhancement measures at the AWPR Cleanhill, A944, A947 and Kingswells North Intersections, considered following monitoring and evaluation period and through further detailed traffic assessment.</td></tr>
<tr><td rowspan="4">Road Junction and operational efficiency enhancements</td><td rowspan="2">Urban Corridors</td><td>Aberdeen City Centre</td></tr>
<tr><td>Wellington Road, Persley Bridge & Parkway, Parkhill, A96, Dyce Drive, Bridge of Dee corridors</td></tr>
<tr><td rowspan="2">Rural Corridors</td><td>A90 North Toll of Birness/Ellon, A90 South and A947 corridors</td></tr>
<tr><td>Dualling of the A96 and supporting improvements between the east of Huntly and Aberdeen</td></tr>
</table>

11.26 The Transport Intervention Options will require further appropriate appraisal and review but are, at this stage, required to assist the delivery of the Plan's spatial strategy and growth aspirations.

11.27 The Transport Intervention Options which relate to Aberdeen City will be subject to further relevant detailed appraisal and design work which will inform the requirements for planning obligations for their appraisal and/or delivery. Planning obligations should contribute to any Transport Interventions determined as required to deliver the Plan's Spatial Strategy. Aberdeen City's transport network will require regular monitoring, and this will inform the need to bring interventions forward. Regional partnership working will be required to share data, the outcomes of studies and progress intervention options.

11.28 The monitoring, appraisal and ultimate delivery for the Intervention Options is a specific action in the Plan's accompanying Delivery Programme. The Transport Intervention Options will also be considered through Local and Regional Transport Strategies subject to their appropriate appraisal, review, development and programming.

Sustainable Transport

11.29 The location of development can have a significant impact on travel choices, with accessibility to jobs and services one of the key criteria used to determine where development should go.

11.30 The Council has a duty to act in a way considered to be most sustainable and best calculated to deliver reductions in greenhouse gas emissions. We support the development of and trial of

technological advances, such as hydrogen fuel and electric vehicles that will also help to curb carbon emissions from the transport network. Reducing the need to travel, particularly by car, is one of the key ways in which the city can help reduce emissions. Cutting the amount of vehicular traffic on the city's roads can also help reduce congestion, air and water pollution and noise, helping create a better environment for people and business.

11.31 Development proposals must be assessed in terms of their impact on the local transport network, in particular the number of single occupancy vehicle trips that are likely to be generated by the development, as identified by a Transport Assessment. There will be a presumption against new development that is likely to generate a significant number of new car trips onto the network unless suitable mitigation measures are put in place.

11.32 Detailed assessments will require to be undertaken and agreed with the Council and key agencies at the masterplanning, pre-application and planning application stages in order to determine the impact of development and the precise range of transport measures and developer contributions required to support development.

11.33 Opportunities for active and sustainable travel (particularly walking, wheeling, cycling and public transport use) increase the range of transport options available to users, offering a cheaper alternative than car-based travel. Whilst an active travel culture is gradually developing, with a greater number of people choosing to travel into and around the regional centre by sustainable and active modes, the modal share, especially for cycling, remains low and active travel as a commuter and healthy lifestyle choice needs to be encouraged.

Policy T2 – Sustainable Transport

Proportionate to the scale and anticipated impact, new developments must demonstrate that sufficient measures have been taken to minimise traffic generated. New developments must be accessible by a range of transport modes, with an emphasis on active and sustainable transport, and the internal layout of developments must prioritise walking, wheeling, cycling and public transport. Proposals should be designed to allow for public transport penetration which should be available within 400 metres from the centre of the development.

Transport Assessments and Travel Plans will be required where thresholds set out in Aberdeen Planning Guidance are exceeded.

Where sustainable transport links to and from new developments are not in place, developers will be required to provide infrastructure to support such facilities or a suitable contribution towards implementation.

Development of new communities should be accompanied by an increase in local services as well as employment opportunities that reduce the need to travel.

Recognising that there will still be instances in which people will require to travel by car, initiatives such as car sharing, alternative fuel vehicles and Car Clubs will also be supported where appropriate. Existing access rights, including Core Paths, rights of way and paths within the wider network will be protected and enhanced. Where development proposals impact on the access network, the principle of the access must be maintained at all times by the developer through provision of suitable alternative routes approved by the Council.

Further information is contained in the relevant Aberdeen Planning Guidance which should be read in conjunction with this policy.

11.34 The Council recognises that parking is an essential facility for many developments but will ensure that the level of parking complements its commitment to sustainable transport, through reducing emissions and congestion. The Aberdeen City Centre Masterplan and the SUMP aim 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 and grow Aberdeen Car Club to remove the need for car ownership.

11.35 The purpose of the Policy T3: Parking, is to ensure any car parking provided as part of development proposals accords with Council standards. Car parking standards set out in Aberdeen Planning Guidance are maximums and the cycle and disabled car parking standards are minimums. However, the Council will consider whether there are any circumstances, related either to the site or the operation of the development, which warrant an alternative level of parking. This assessment should consider issues including the accessibility of the location and the potential for nearby uses to share facilities.

Policy T3 – Parking

City Centre

Within the City Centre boundary – as specified in the Proposals Map – the principle of 'zero parking' shall be applied with respect to all new development. Limited vehicle parking will only be permitted when demonstrated as necessary for the servicing/operation of businesses and buildings, and for customer drop off/pick up arrangements. Where possible, such parking should preferably be provided at basement level within buildings and not on ground or street level where this would be at the expense of an active frontage onto a public street, public space or private open space. The needs of disabled people will be considered for all proposals.

Inner and Outer City

In inner city areas, low or no car development will be supported in suitable locations where there is adequate access to active travel and public transport options. Where this is not possible, development shall be required to comply with the parking standards set out in Aberdeen Planning Guidance: Transport and Accessibility. Low car development is encouraged within conservation areas.

Alternative Fuel Vehicle Infrastructure

Where residential parking is permissible, new developments are required to install appropriate electric vehicle charging infrastructure either in the form of active or passive provision. Details of requirements for all parking facilities at non-residential developments should include the provision of charging stations for electric vehicles.

Ratios and requirements for electrical vehicle charging are set out in Aberdeen Planning Guidance: Transport and Accessibility.

Cycle Parking

Developments should include covered and secure cycle parking facilities in accordance with the standards set out in Aberdeen Planning Guidance: Transport and Accessibility.

New Parking

Proposals for car parking that are not directly related to new developments will not be supported.

Aberdeen Planning Guidance
Aberdeen Planning Guidance: Transport and Accessibility supports Policies T2 and T3 by providing guidance on how developments will be expected to assess and demonstrate their compliance with above policies, with regard to the delivery of transportation projects.

11.36 Efficient digital connections are an essential part of Aberdeen's economic and social growth. 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.

11.37 The Council is fully supportive of the expansion of the communications infrastructure and acknowledges that this can enhance accessibility to services and contribute to reducing the need to travel, reduce carbon emissions, and allow for more flexible working arrangements. However, new communications infrastructure should be provided sensitively and imaginatively with minimum impact on the natural and built environment.

11.38 Applications for the following development proposals should be accompanied by mapped detail highlighting the status of superfast broadband on site and the location of telecommunications masts within the general vicinity of the application site:

- 5 or more housing units;
- 5,000 square metres or more of commercial space; and
- Sites of 2 or more hectares.

Policy CI1 – Digital Infrastructure
All new commercial development and residential development where five or more units are proposed will be expected to have access to high-speed communications infrastructure.

Telecommunications

11.39 When considering applications for telecommunications development, the Council will have regard to the operational requirements of telecommunications operators and the technical limitations of the technology.

11.40 In general, proposals should not result in:

- the erection of a mast and cabinets which would be detrimental to pedestrian or traffic safety;
- a pavement monopole which would be close to another monopole, lighting column or traffic light column resulting in visual clutter; or
- a monopole sited and designed to appear noticeably different in scale from other street furniture in the vicinity therefore looking out of context.

Policy CI2 – Telecommunications
Proposals for telecommunications development will be permitted provided:

1. the siting and appearance of the proposed apparatus and associated structures does not result in an adverse cumulative impact on visual amenity, character, or appearance of the surrounding area/host building;
2. the proposal does not result in an adverse cumulative impact when considered together with other communication developments present or proposed nearby; and
3. the development will not have an unacceptable effect on areas of ecological interest, landscape importance, archaeological sites, conservation areas or buildings of architectural or historic interest.

Where new apparatus is being proposed, it should be demonstrated that all practicable options and alternative sites have been considered, including the possibility of using existing buildings, masts or other structures. Such evidence should accompany a planning application.

12. Supporting Business and Industrial Development

12.1 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. The Strategic Development Plan requires a ready supply of employment to be maintained in the city. Therefore, to accord with this, a phased, large allocation of employment land has been identified, to meet the diverse needs of different types and sizes of businesses.

12.2 The North East of Scotland remains one of the most active economies in the UK. The Regional Economic Strategy provides a shared vision and ambition for the future of the Aberdeen city region. It focuses on maximising opportunities in the following key sectors: Oil and Gas, Food, Drink, Agriculture and Fishing, Tourism and Life Sciences.

Why Invest in Aberdeen?

- University of Aberdeen was named Scottish University of the Year in the Times and Sunday Times Good University Guide 2019
- Ranked 4th of all UK cities with high percentage of high qualifications (Centre for Cities 2019)
- 25 of Scotland's top 100 businesses located here (2018)
- The best place in the UK to launch a start-up (2018)
- Aberdeen ranked 5th for economic potential among small European cities
- Home to £180 million Oil & Gas Technology Centre
- Home to world's first floating wind farm, Equinor & Masdar's Hywind Pilot Park
- Home to The Event Complex Aberdeen (TECA), a £333 million state-of- the-art events complex opened in 2019, with the largest fuel cell installation in the UK and on par with the largest in Europe.
- Flights from Aberdeen International Airport to 20 domestic locations more than from any other UK airport
- Top 10 mid-sized & small cities-overall (fDI magazine, Global Cities of the Future 2019)

Taken from Invest Aberdeen, 2019

12.3 In addition to the provision of new sites, it is important to safeguard the supply of existing business and industrial land throughout the city from other development pressures. This is particularly important for sites in strategic locations and those with good accessibility including Aberdeen International Airport, Aberdeen Harbour and the city centre.

12.4 Supporting facilities such as shops, hotels, leisure and sports uses, crèches and children's nurseries can make an important contribution to the city's employment areas. Such facilities are already present on a number of the city's employment areas and the Plan supports the provision of these uses, where appropriate, within employment areas. These facilities should not compromise or conflict with the operation of existing business and industrial uses.

12.5 Low-amenity 'bad neighbour' uses, such as scrapyards, batching plants or the storage and distribution of minerals, provide vital services for the city and its industries. However, they should be sensitively located so that they do not adversely affect the amenity of adjoining users.

12.6 In order to meet the requirements of the Aberdeen City Waste Strategy, sites are required for energy recovery facilities and other waste-related uses. It is considered that business and

industrial sites have the greatest potential to accommodate these facilities, subject to the considerations identified in Policy R3 – New Waste Management Facilities.

Policy B1 – Business and Industrial Land
The Council will, in principle, support the development of the business and industrial land allocations set out in this Plan.

Land zoned for business and industrial uses on the Proposals Map, including already developed land, shall be retained for Class 4 (Business), Class 5 (General Industrial) and Class 6 (Storage and Distribution) uses and safeguarded from other conflicting development types. Other uses which may be suited to a business and industrial location, such as car showrooms and bus depots, shall be treated on their own merits. The expansion of existing uses within these locations will be permitted in principle.

Where business and industrial areas are located beside residential areas, we will restrict new planning permissions to Class 4 (Business). Buffer zones, which are appropriately sized and landscaped, may be required to separate these uses and safeguard residential amenity. Low amenity 'bad neighbour' uses must have regard to surrounding uses and their potential impact on the environment and existing amenity. In all cases, conditions may be imposed restricting levels of noise, hours of operation and external storage.

New business and industrial land proposals shall make provision for areas of recreational and amenity open space, areas of strategic landscaping, areas of wildlife value and footpaths, in accordance with the Open Space Strategy and any approved non-statutory planning guidance, planning briefs or masterplans. Within existing business and industrial areas, there shall be a presumption in favour of retaining green, open and landscaped spaces.

Facilities that directly support business and industrial uses may be permitted where they enhance the attraction and sustainability of the city's business and industrial land. Such facilities should be aimed at meeting the needs of businesses and employees within the business and industrial area rather than the wider area.

Business Zones

12.7 In order to maintain and promote a strong and diverse economy, the Plan identifies a number of Business Zones at Bridge of Don, Hill of Rubislaw, Kingswells and the North Dee Business Quarter. Within these areas, new developments should contribute to the high quality and amenity of their surroundings in order to maintain their attractiveness to inward investment.

Policy B2 – Business Zones
In areas that are identified as Business Zones on the Proposals Map, only Class 4 (Business) uses shall be permitted in order to maintain a high quality environment.

Facilities that directly support business uses may be permitted where they enhance the attraction and sustainability of the Business Zone for investment. Such facilities should be aimed at meeting the needs of businesses and employees within the Business Zone rather than the wider area.

The Entertainment Complex Aberdeen (TECA) site at Dyce is reserved for exhibition and conference centre purposes and uses that support and are compatible with TECA, such as office, leisure uses, and food and drink uses. This excludes large scale retail.

Aberdeen International Airport

12.8 Aberdeen International Airport is a strategic transport hub which is vital to the success of the North East economy. It directly supports thousands of jobs and helps to ensure that Aberde en remains a competitive, attractive and well-connected location for business.

12.9 To avoid conflict with neighbouring uses, residential development within close proximity to the airport is not acceptable. Planning Advice Note (PAN) 1/2011 and the accompanying Technical Advice Note on the assessment of noise, set out Scottish Government guidance on planning and noise. The Environmental Noise (Scotland) Regulations 2006 provide the basis for minimising noise disturbance at Aberdeen Airport through the Aberdeen Airport Noise Action Plan. In order to preserve the amenity of residents, we will maintain a night-time ban on helicopter movements except for emergency situations.

12.10 Public Safety Zones are areas of land at the end of the airport runway within which development is restricted to control the number of people on the ground at risk in the event of an aircraft accident on take-off or landing. Development near the airport may also be subject to a number of other restrictions in order to maintain the safety and efficiency of airport operations. Aberdeen Planning Guidance (APG) on Land Use Planning and Aberdeen Airport contains the following information:

- Public Safety Zones
- Noise Contours
- Safeguarding Map
- Perwinnes Radar

Policy B3 – Aberdeen International Airport and Perwinnes Radar
The development and enhancement of Aberdeen International Airport will be supported within the airport boundary defined on the Proposals Map.

Compatible Uses
Within the area zoned for the Airport on the Proposals Map, there will be a presumption in favour of compatible uses which are required for the effective and efficient operation of the airport, and which have a functional requirement to be located there. This may include administrative offices, warehousing, distribution facilities, car hire facilities and carparks. Other airport-related uses such as hotels will be treated on their merits.

Public Safety Zones (PSZs)
Public Safety Zones (PSZs) have been established for Aberdeen International Airport (see APG). There is a general presumption against certain types of development which would result in an increase in the number of people living, working or congregating in these zones. Further details are available in Scottish Government Circular 8/2002.

Safeguarding

Any development falling within safeguarded areas identified on the airport safeguarding map will be subject to consultation with Aberdeen International Airport. Any proposed development must not compromise the safe operation of the airport. Matters such as the height of buildings, external lighting, landscaping, bird hazard management and impact on communication and navigation equipment will be taken into account in assessing any potential impact.

Noise

Applications for residential development in areas where aircraft noise levels are 57dB LAeq (the summer 16-hour dB LAeq measurement) or more as identified in the noise contour map will be refused, due to the inability to create an appropriate level of residential amenity, and the need to safeguard the future operation of Aberdeen International Airport.

Perwinnes Radar

Any development falling within safeguarded areas identified on the Perwinnes Radar safeguarding maps will be subject to consultation with NATS to determine if proposed buildings and structures would have an adverse impact upon the operation of the radar and if mitigation to any impact is possible. If an unacceptable impact and viable mitigation is identified, the developer would be expected to agree with NATS a mitigation package prior to determination of an application.

Note – Aberdeen Airport and Perwinnes Radar are subject to separate safeguarding maps. Where necessary, development proposals will be assessed against both maps.

Aberdeen Harbour

12.11 Aberdeen Harbour plays a critical role in the economy of Aberdeen and Scotland as a whole. It is a gateway for trade linking with over 40 countries, and an important point of access for the offshore energy industry. It is also a major ferry port, providing links with Orkney and Shetland.

12.12 The existing Aberdeen Harbour area is subject to a Development Framework which explores how a greater mix of uses at the harbour can be delivered, without impacting on the operation of the port. It also examines options for creating better linkages between the harbour, the city centre and to the main bus and railway stations.

12.13 The harbour is facing significant pressures for expansion that cannot currently be met within the existing site. Work has commenced on a new Aberdeen South Harbour at Bay of Nigg, which has been identified as a national development. This site is identified in the Local Development Plan as an Opportunity Site for a new harbour development and land to support the new harbour's ongoing operations. In addition, there is now the potential to encourage low-carbon energy development and alternative fuels production, assembly and distribution in association with the harbour. Access to the Aberdeen South harbour will be facilitated by improved external links funded through the City Region Deal.

12.14 A Development Framework has been prepared for the harbour at Bay of Nigg and its surrounding area. This considers how to maximise the opportunities presented by investment in the new harbour, in terms of economic development, regeneration and environmental improvements. It also addresses the co-ordination of essential infrastructure and identifies opportunities for strategic improvements to the road and rail network as well as improved connections for active and

sustainable transport modes between the new harbour and the city. Complementary masterplans will then be prepared to provide further detail.

Policy B4 – Aberdeen Harbours

Within the areas zoned for Aberdeen Harbour on the Proposals Map, there will be a presumption in favour of harbour infrastructure and ancillary uses, which are required for the effective and efficient operation of the harbour and which have a functional requirement to be located there. This may include administrative offices, warehousing and storage (including fuel storage), distribution facilities and car/HGV parking. Other harbour-related uses will be treated on their merits.

Residential and mixed use development within the area surrounding the harbour must take account of the character of the area and avoid undue conflict with adjacent harbour-related land uses. New development must not impinge upon the viability or operational efficiency of the harbour, or of existing businesses within the harbour zoned area. Mitigation measures may be required in order to permit uses which could otherwise give rise to such conflict.

Energy Transition

12.16 Energy transition is the necessary transformation from linear systems of high carbon energy production and consumption (e.g. fossil fuels) towards smart managed systems of low / zero carbon and renewable energy (e.g. wind, biomass, solar, tidal, etc.). Energy transition is part of society's overall pathway towards a carbon neutral future, driven by issues of energy security, market volatility and the globally agreed, urgent need to tackle climate change, including limiting global temperature rises to below 1.5oC.

12.17 The Climate Change (Emissions Reductions Targets) (Scotland) Act 2019 sets a target date for net-zero emissions of Scotland's greenhouse gases by 2045 and supports a transition to low / zero-carbon investment and infrastructure. A major contributor to the journey to net zero will be the rapid delivery of ScotWind and Innovation and Targeted Oil and Gas (INTOG) leasing programmes. ScotWind is the leasing of areas of seabed around Scotland for the development of offshore windfarms with INTOG enabling the decarbonisation of the Oil and Gas extraction process. There is potential for up to 25GW of new generating capacity to be developed over the next 10 years through ScotWind. Such projects offer opportunities within the construction, operation and maintenance, and supply chain sectors generating very significant investment and job opportunities. The Scottish Government estimates that the projects are expected to secure significant funds in supply chain investment for every 1GW of capacity proposed. A considerable number of these projects are within 100 nautical miles of Aberdeen. Aberdeen is ideally placed geographically to capitalise on energy transition opportunities. It also has the skills and workforce to support diversification of the energy sector. Ensuring best use of these regional assets will help to safeguard the city region's economic future. The construction of Aberdeen South Harbour creates the opportunity to accommodate location specific renewable energy transition developments that capitalise on supporting the rapid delivery of offshore developments.

Policy B5 – Energy Transition Zones

Within the areas identified as Energy Transition Zone on the Proposals Map, there will be a presumption in favour of the development, production, assembly, storage and/or distribution of infrastructure required to support renewable energy related industries; this includes offshore wind, tidal, hydrogen and solar.

Infrastructural/transport improvements directly related to the wider Energy Transition Zone will be permitted where they have a functional requirement to be located there. Development proposals will be required to include suitable open space and landscape enhancements for the wellbeing of people and wildlife.

Pipelines, Major Hazards and Explosives Storage Sites

12.18 Within Aberdeen City, there are a number of high-pressure pipelines and sites where hazardous substances or explosives are stored. For each of these sites a consultation zone has been established by the Health and Safety Executive to ensure that only appropriate new or replacement development takes place and that there is no increased risk to public safety.

Policy B6 – Pipelines, Major Hazards and Explosives Storage Sites

Where certain types of new development are proposed within the consultation zones of pipelines, major hazards and explosive storage sites, or within 1 kilometre of an operational quarry, the Council will consult the Health and Safety Executive (HSE) to determine the potential risk to public safety.

The Council will take full account of the advice from the HSE in determining planning applications. In addition to consultation with the HSE, the Council will consult the operators of pipelines where development proposals fall within these zones. Pipeline consultation zones are shown on the Constraints Map.

Glossary

Accessibility
The relative ease, convenience and cost with which a location or service can be accessed. A term used when comparing two or more locations or when considering a change in travel to one particular location or travel by different types of transport to a location.

Active Provision
Fully wired and connected 'ready to use' electric vehicle charge points.

Active Travel
An approach to travel that focuses on physical activity such as walking and cycling.

Active Street Frontage
When a unit frontage creates a level of visual permeability – patrons can see out onto the street and people on the street can see into the unit. It enhances public security and passive surveillance and improves the amenity of the public domain by encouraging pedestrian activity.

Affordable Housing
Housing made available at a cost below full market value, to meet an identified need. It includes social rented housing, subsidised low cost housing for sale (discounted, shared ownership or shared equity) and low-cost housing without subsidy (entry level housing for sale). Private rented accommodation available at lower cost than market rents, (mid- market rent), should also be considered within the affordable housing category.

Air Quality Action Plan
A plan which explores means of reducing levels of air pollution in an Air Quality Management Area.

Air Quality Management Area
An area where the air quality has been assessed and the levels of nitrogen dioxide, a pollutant that occurs from vehicle exhaust emissions, exceed the National Air Quality Objective.

Amenity
The attributes which create and influence the quality of life of individuals or communities.

Amenity Space
Areas of private, or communal shared spaces. This may include gardens, shared private space, balconies and roof terraces or amenity space associated with a specific development not generally used by the public. This differs from Open Space.

Brownfield Land
Brownfield land is defined as land which has previously been developed. The term may include vacant or derelict land; land occupied by redundant or unused buildings; and developed land within the settlement boundary where further intensification of use is considered acceptable. Existing areas of landscaped or amenity urban green space such as private and public gardens, sports and recreation grounds, woodlands etc shall not be considered as brownfield sites for new development.

The grounds of redundant institutions (such as schools or hospitals) shall not be considered as brownfield land.

Bulky Goods
Goods of such a size, weight or shape to require large areas to handle, store or display. Items would normally require to be transported by car, van or by delivery to customers.

Carbon Neutral
Development that limits the amount of energy used and creates as much renewable energy as it uses each year for heating and electrical appliances.

Commercial Centre
A grouping of three or more retail warehouses with associated car parking.

Communications Infrastructure
This broadly covers the following; mobile telecommunications, communications network, telecommunications broadband, digital and telecommunications technologies.

Comparison Goods
Non-food items including clothing, footwear, household goods, furniture and electrical goods which purchasers compare on the basis of price and quality before buying.

Convenience Goods
Goods bought for consumption on a regular basis (e.g. food, drink, newspapers etc).

District Centres
Groups of shops outwith the city centre, usually containing at least one food supermarket or superstore and non-retail services. These may take a variety of forms.

Ecosystems Services
As defined in Scottish Planning Policy, these are the benefits people obtain from ecosystems; including provisioning services such as food, water, timber and fibre; regulating services that affect climate, floods, disease, waste and water quality; cultural services with re creational, aesthetic, and spiritual benefits; and supporting services such as soil formation, photosynthesis and nutrient cycling.

Edge-of-Centre
A location within easy walking distance of one of the locations named in the Hierarchy of Centres Aberdeen Planning Guidance. In defining edge-of- centre, regard shall be had to the following:

- an easy walking distance to the principal retail frontage of the retail location (reflecting poor weather and shoppers encumbered with shopping etc);
- the presence of intervening barriers to pedestrian movement, including the need to cross-roads, the presence of over or under passes and significant gradients;
- whether a site is intervisible with part of the principal retail frontage of the retail location; and
- the extent of intervening non-retail uses between the site and the retail location.

In the special case of the Retail Core, 'edge-of- centre' means any part of the city centre (as defined on the Proposals Map) outwith the Retail Core.

Effective Land Supply
Sites which have no constraints and are available for development.

Energetica
Aberdeen City and Shire's flagship concept to consolidate the region as a global all-energy hub, attract new high value investment and support the export drive of indigenous business and industry. Central to Energetica is a 30-mile corridor between Aberdeen and Peterhead which will create a concentration of energy technology companies, housing and leisure facilities and offer a tremendous opportunity for powerful growth, diversification and continued prosperity building on the solid knowledge and technology developed around the oil and gas industry. Source: 'A Future to Look Forward To – An update on the work of ACSEF', June 2010. ACSEF: Aberdeen City & Shire Economic Future.

Expenditure Leakage
When people shop somewhere other than the area they live – the money they spend is going somewhere else rather than being retained in the area they live.

Food-Growing Spaces
Food-growing spaces are typically recognised as communal areas where food may be grown. This could be a spectrum of spaces including; orchards, allotments, gardens, raised beds. The Council's vision and requirements for food-growing spaces are set out in Granite City Growing: Aberdeen Growing Food Together.

Gigabit Broadband
An internet connection that offers a speed of 1 gigabit per second (1Gb) or more. In order to get gigabit speeds, a Fibre To The Premises (FTTP), or Fibre To The Home (FTTH) connection is needed.

Greenhouse Gas Emissions
Greenhouse gas emissions are the gasses produced from human activity, which include carbon dioxide, methane, nitrous oxide and ozone.

Heat Networks
System for distributing heat generated in a centralised location for residential and/or commercial heating requirements such as space heat and water heating.

Historic Asset / Heritage Asset
A physical element of the historic environment – a building, monument, site, place, area or landscape identified as having cultural significance.

Historic environment
The historic environment is the physical evidence for human activity that connects people with place, linked with the associations we can see, feel and understand.

Houses in Multiple Occupation (HMO)
There is no formal definition of an HMO in current planning legislation. These are generally recognised as properties co-habited by several unrelated persons. Further advice on planning and licensing controls for HMOs are set out in Scottish Government Planning Circular 2/2012.

Informal Recreation
Pursuits such as walking, cycling, horse riding, bird watching and picnicking requiring a pathway, countryside or open space land use.

Key Workers
Key Workers are people who are employed but may struggle to afford normal open-market housing in the area. Such roles may include teachers, NHS workers and emergency services. The proposed accommodation may be marketed specifically to this group as a form of 'affordable housing'.

Low and Zero Carbon Generating Technology
Energy-producing equipment provided on-site or integrated into buildings, which use renewable sources, resulting in low or zero carbon impact. Examples include solar panels, heat pumps, and domestic wind turbines.

Low Emission Zone
Low Emission Zones set an environmental limit on certain road spaces, to improve air quality by allowing access to only the cleanest vehicles, particularly at locations where there is public exposure.

National Development
Designated in the National Planning Framework, these are the Scottish Government's priority projects for the development of Scotland.

Neighbourhood Centres
Primarily convenience shopping facilities serving a local catchment area (i.e. the majority of customers living within 800 metres walking distance). Gross floorspace of these developments would normally be in the range of 500-2000 square metres.

Nestrans
The transport partnership for Aberdeen City and Shire. Its Board is made up of Councillors from Aberdeen City and Aberdeenshire Councils, as well as non-Councillor members appointed by the Minister for Transport.

Net Zero Carbon Emissions
Achieving net zero carbon dioxide emissions by balancing carbon emissions with carbon removal or simply eliminating carbon emissions altogether.

Network of Centres
Consists of a Regional Centre (City Centre including Retail Core), Town Centres, District Centres, Neighbourhood Centres and Commercial Centres. The role of each centre is arranged into a hierarchy as set out in the Hierarchy of Centres Aberdeen Planning Guidance. See Policy VC3.

Noise Action Plan
A plan that provides a framework to manage environmental noise and its effects. It also aims to identify Noise Management Areas and to identify and preserve Quiet Areas.

Noise Management Areas
Areas where people are most likely to be affected by noise, in particular transport noise.

Open Space
Open space in the Local Development Plan refers to public, shared spaces. The Council's Open Space Audit sets out typologies and surveys the City's main areas of open space. The Planning Advice Note PAN65: Planning and open space further explains the role of the planning system in protecting and enhancing existing open spaces and providing high quality new spaces.

Out-of-centre
A location that is neither within nor on the edge of any of the locations listed in the network of centres.

Over-provision and Clustering
An inappropriate number and clustering of some non-retail uses, such as betting offices and high interest money lending premises. There should be an appropriate mix of uses in centres.

Park and Choose
Also called Park and Ride. Sites served by either rail services or express bus links to and from city centres and areas of economic activity.

Passive Provision
Provision of the underlying infrastructure (e.g. power supply and cabling) to enable installation and activation of an electrical vehicle charge point in the future.

Public Realm
The parts of the city (whether publicly or privately owned) that are always available for everyone to see and use without charge including streets, squares, parks, green spaces and other outdoor spaces.

Public Transport Nodes
These are areas where the highest concentrations of activity emerge naturally along principle routes or points of convergence.

Placemaking
Placemaking is a creative, collaborative process that includes design, development, renewal or regeneration of our urban or rural built environments. The outcome should be sustainable, well-designed places and homes which meet people's needs.

Quiet Areas
Areas of quiet and tranquillity which provide a range of benefits to health, wellbeing and the environment.

Regional Centre (City Centre) including the Retail Core
The central area of Aberdeen (as defined on the Proposals Map) which provides a broad range of facilities and services that markets and serves a citywide or regional market.

Retail Core
The area containing the highest concentration of shopping floorspace in the city centre.

Regional Economic Strategy
A document that sets out a vision and long-term plan for the for the economic development of the city region for the next 20 years.

Regional Spatial Strategy
A long-term spatial strategy in respect of the strategic development of an area.

Retail Impact Assessment
A study which assesses the likely effect a new development will have on existing shops.

Retail Warehouses
Large single level stores specializing in the sale of household goods (such as carpets, furniture and electrical goods), clothing, leisure goods and bulky DIY items, catering mainly for car-borne customers and often in out-of-centre locations.

Sequential Approach
This applies a sequential town centre first approach to uses that generate significant footfall, followed by edge of town centre, other centres identified in the plan and then accessible out of centre locations. For major shopping or other facilities serving a citywide or regional market the city centre will assume primacy.

Short Term Lets (STLs)
Sometimes also referred to as 'holiday lets'. There is currently no statutory definition of what constitutes a short-term let in Scotland. STLs can however be characterised in three broad ways; Sharing, Swapping, or Secondary Letting. These are usually residential properties that are let for short period at a time to temporary residents, for example tourists.

Small Data Zones
The boundaries selected for the monitoring of HMO overprovision are Small Data Zones. Data zones are the key geography for the dissemination of small area statistics in Scotland and are widely used across the public and private sector. Data zones also represent a relatively stable geography that can be used to analyse change over time, with changes only occurring after a Census.

Soft Routes
Green routes through development sites for the future provision or connection to a heat network.

Strategic Development Plan (SDP)
Statutory requirement of the Planning (Scotland) Act 1997. Prepared for Scotland's city-regions. Provides a long term vision, spatial strategy and associated policies and proposals which set clear parameters for Local Development Plans. Revoked in Planning (Scotland) Act 2019, to be replaced by Regional Spatial Strategies.

Strategic Infrastructure
This is major investment in large-scale infrastructure. This can include railways or main roads, major junctions, water reservoirs, waste-water treatment works, pumping stations, secondary schools and hospitals.

Strategic Reserve Land

Land that has been reserved for future development beyond the plan period.

Supermarkets
Single level service stores selling mainly food with a trading floorspace of between 500 and 2500 square metres (under 1500 square metres for all supermarkets) with dedicated car parks.

Superstores
Usually single level self-service stores selling mainly food or food and non-food goods, usually with at least 2500 square metres trading floorspace and with dedicated car parking.

Town Centre
Town centres are defined on the proposals map and provide a range of facilities and services that market and serve the town but not a citywide or regional market.

Transport Assessment
An assessment of the amount of traffic and other transport requirements expected to be generated by a proposed development, the impact on the transportation system and measures to mitigate the impact on that system.

Transport Plan
A plan detailing the strategy and actions by which the travel demands of a development are to be reduced particularly as a result of measures not directly covered by other policies in the Local Development Plan such as flexi-time working, subsidies for public transport etc.

Vitality and Viability
Vitality is a reflection of how lively and busy a centre is at different times and in different parts. Viability is a measure of its capacity to attract on-going investment for maintenance, improvement and adaption to changing needs.

Wellbeing
The state of being comfortable, healthy or happy. It is used to refer to the physical, psychological, spiritual, social and economic state of an individual or group. It constitutes a measure of the quality of life with high levels giving a positive experience while low levels give rise to dissatisfaction.

Wheeling
Refers to travelling by wheelchair

Windfall
A site which becomes available for development during the plan period which was not anticipated when the plan was being prepared

Appendices

Appendix 1 – Brownfield Sites

Brownfield sites with potential for housing from the Brownfield Urban Capacity Study 2019

Site	Size (hectares)
OP35: Summerfield House Eday Road - (99)*	1.1
OP37 Woodend Hospital - (213)*	7.1
OP83 Urquhart Building, City Hospital - (25)*	0.28
96- 126 John St - 38	0.4
OP98 VSA Gallowgate - 8	0.08
Water Lane Granary - (6)*	0.06
1 and 2 Springbank Terrace – 6	0.06
OP78 Frederick Street East - 10	0.1
28-32 Marischal Street - 1	0.01
Former Frederick Street School/Training Centre - 24	0.25
OP7 Aberdeen College, Gordon Centre - (122)*	2.21
OP13 AECC Bridge of Don – (498)*	13.15
OP40 Cults Pumping Station - 38	0.69
OP15 Former Carden School - 20	0.37
Former Dutch School - 10	0.18
OP43 Milltimber Primary School – 102	1.85
Ex-BP Car Park – 283	2.44
OP17 Former Bucksburn Primary School - 52	0.94
OP39 Braeside Infant School - 57	1.04
Former Stoneywood Primary School - 39	0.7
OP73 Balgownie Machine Centre - 15	0.2
OP82 Dunbar Halls of Residence – (92)*	1.23
OP27 Greenfern Infant School – 68	0.91
Logie Place (former shops) – 9	0.12
OP103 Former Torry Nursery School – 45	0.6
OP92 St Peter's Nursery - 7	0.09
OP97 Victoria Road School - 55	0.67
OP101 Woodside Congregational Church – (5)*	0.07
Abbey Road North - 113	1.51
Greyhope Road sparkling drinks - 49	0.65
45-47 Constitution Street - 3	0.04
Former Beach Court Nursing Home – 13	0.17
Former Matalan – 51	0.68
60 Frederick St - 7	0.07
Former Accommodation Assessment Unit, Bon Accord Street - 5	0.06
Former Accommodation Assessment Unit, Crown Street - 3	0.04
Kittybrewster Depot - 273	3.64
30-64 Bridge Street - 23	0.24
45-47 Holland Street – (7)*	0.07
133 Union Street - 6	0.02
OP5 Balgownie Centre – (171)*	2.25
Burnside Drive – (31)*	0.57

Newton Terrace - 55	1
OP65 Haudagain Triangle - 300	4
OP87 Pittodrie stadium – (450)*	6
1 Western Road – (22)*	0.07
OP74 Broadford Works – (460)*	3.7
1-5 Salisbury Terrace – (23)*	0.3
9 Pittodrie Place - 10	0.03
67 Jute Street - 2	0.02
Bruce Motors – (2)*	0.02
32-36 Fraser Place – (4)*	0.05
Philip Garage Auchmill Road - 92	1.21
Greyfriars House - 140	0.37
OP116 Froghall Terrace – (206)*	2.75
Total	**57.95**

*Those sites with capacity shown in brackets were identified through the Urban Capacity Study 2020 and as new housing allocations. However there is unresolved uncertainty as to their potential to be deliverable by 2032. Consequently they are not counted as part of the strategic allowance as set out in Chapter 3 of the plan. Nevertheless they are retained in the plan given their urban capacity potential if and when constraints can be resolved.

Appendix 2 Opportunity Sites

Site	Site Name	Site Size	Policy	HRA Required	Other Factors
Bridge of Don & Grandhome					
OP1	Murcar	27.8ha	Land Release Policy and Green Space Network		Strategic Reserve Employment Land for the period 2033-40. This site may be at risk of flooding. Flood Risk Assessment required to accompany development proposals. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.
OP2	Cloverhill	24.8ha	Residential and Green Space Network		Opportunity for 550 homes on former employment land. Primary and secondary education and health capacity issues need to be addressed. Flood Risk Assessment required to accompany future development proposals.
OP45	Berryhill	43.7ha	Business and Industry and Green Space Network		Development Framework approved in 2008 covers this site and land to the north. Land available for development of Use Class 4, 5 and 6. Flood Risk Assessment required to accompany future development proposals. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.
OP3	Findlay Farm, Murcar	16.4ha	Business and Industrial Land		Opportunity to extend the Aberdeen Energy Park. A flood risk assessment will be required. A Drainage Impact Assessment will be required. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.
OP4	North Denmore	1.7ha	Residential		Residential opportunity for up to 30 houses on an

					unused Council owned site.
OP5	Balgownie Centre, Bridge of Don	2.25ha	Residential		Former Aberdeen College building now cleared. Planning Brief available.
OP6	WTR Site at Dubford	0.57ha	Residential and Green Space Network		Brownfield opportunity for residential development that should look to integrate with the neighbouring development at Dubford. A flood risk assessment will be required. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.
OP7	Aberdeen College Gordon Centre	3.1ha	Mixed Use and Green Space Network		Location suitable for residential or mixed-use development. The woodland on site, particularly along the site's boundaries, should be retained. A Drainage Impact Assessment will be required.
OP8	East Woodcroft North	2.2ha	Residential		Council owned site identified for 60 homes. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.
OP9	Grandhome	323ha	Land Release Policy/ Green Space Network		Privately owned site in single ownership identified for 7000 homes and 5 hectares of employment land (Use Class 4 uses). Town Centre identified for Phase 2 of this site. Developers will be required to provide a Flood Risk Assessment in support of any development proposals for this site. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.
OP10	Dubford	4.2ha	Residential and Green Space Network		This is the undeveloped part of the 550 home Dubford development. Any proposal here must comply with the

					Dubford Development Framework. This site may be at risk of flooding. A Flood Risk Assessment will be required to accompany any future development proposals for this site.
OP11	Balgownie Area 4	0.5ha	Residential		Opportunity for residential development of up to 15 houses. A flood risk assessment will be required.
OP12	Silverburn House	4.0ha	Residential		Opportunity for 100 homes on former employment land. Primary and secondary education and health capacity issues need to be addressed. Needs to link into OP2 and OP13 – the AECC site. A flood risk assessment will be required. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.
OP13	AECC Bridge of Don	18.4ha	Mixed Use		Redevelopment opportunity for mixed use development. Masterplan approved. The site will be required to accommodate an expansion of the Park and Choose to 999 spaces and a household waste recycling centre to replace the facility at Scotstown Road. Any residential elements would need to address school capacity issues in the area. This site may be at risk of flooding. A Flood Risk Assessment will be required in order to assess its suitability for redevelopment. Development should respect the landscape setting and amenity of the course of the Royal Aberdeen Golf Club. Ecological surveys to

					assess the presence of and effects on protected habitats and species will be required.
OP75	Denmore Road	4.56ha	Commercial Centre		Opportunity for bulky goods retailing. Pitches lost should be replaced in Bridge of Don by new or upgraded pitches which are of comparable or greater benefit. Drainage Impact Assessment accompanying development proposals should address any surface water flooding issues. A flood risk assessment will be required. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.
Dyce, Bucksburn and Woodside					
OP14	Former Cordyce School	7.9ha	Mixed Use and Green Space Network		Site suitable for a number of uses including housing, a garden centre and health and fitness village. Development should avoid harmful impacts on the community orchard. A Flood Risk Assessment is required. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.
OP15	Former Carden School	0.37ha	Residential		Part of Dyce Primary School deemed surplus to requirements.
OP16	Davidsons Papermill, Mugiemoss Road, Bucksburn	29.5ha	Mixed Use		Former paper mill site and adjoining land. Development Framework and Phase 1 Masterplan approved. A Flood Risk Assessment will be required to accompany any future development proposals for this site. Ecological surveys to assess the presence of and effects on protected habitats and species will

					be required.
OP17	Former Bucksburn Primary School	0.94ha	Residential		Former primary school suitable for residential or other uses compatible with a residential area. Ecological surveys to assess the presence of and effects on protected habitats and species will be required. A flood risk assessment will be required.
OP18	Craibstone North and Walton Farm	20.0ha	Land Release Policy/ Green Space Network		Opportunity for development of 1.5ha of employment and 18.5 hectares of Strategic Reserve employment land or a higher education and research institute in the 2033-40 period. Masterplan required. A Flood Risk Assessment will be required to accompany any future development proposals for this site. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.
OP19	Rowett North	63.9ha	Business Zone/Green Space Network/Airport Public Safety Zone		Site for The Event Complex Aberdeen and complimentary employment uses. Masterplan approved. This site may be at risk of flooding. A Flood Risk Assessment will be required to accompany any future development proposals for this site. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.
OP20	Craibstone South	42.6ha	Land Release Policy/ Green Space Network		Opportunity for 1000 homes. Part of approved Newhills Development Framework. Ecological surveys to assess the presence of and effects on protected habitats and species will be required. A flood risk assessment will be

					required.
OP21	Rowett South	106.85ha	Land Release Policy/ Green Space Network/ Residential		Opportunity for 1940 homes of which 240 homes are phased in the period beyond 2032. Part of approved Newhills Development Framework. Town Centre identified for this site comprising of approx. 7,500 square metres total floorspace (4,000 square metres supermarket, 3,500 square metres other comparison and local shops and retail services.) Ecological surveys to assess the presence of and effects on protected habitats and species will be required. A flood risk assessment will be required.
OP22	Greenferns Landward	69.6ha	Land Release Policy		Opportunity for 1500 homes on Council owned land, of which 500 homes are phased for the period beyond 2032. Part of approved Newhills Development Framework. Burnbrae Moss District Wildlife Site lies adjacent to the southern boundary of this site. Ecological surveys to assess the presence of and effects on protected habitats and species will be required. A flood risk assessment will be required.
OP23	Dyce Drive	65ha	Business and Industrial Land /Green Space Network		This site may be at risk of flooding. A Flood Risk Assessment will be required to accompany any future development proposals for this site. The site lies within a pipeline notification zone. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.
OP24	Central Park, Dyce	0.71ha	New Community Sites and Facilities		Site reserved for a new medical centre. Urban Green Space developed

					here should be replaced through the demolition of the existing medical centre north of Dyce shopping centre. Pedestrian access to the shopping centre car park should be provided. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.
OP25	Woodside	19.1ha	Residential/Green Space Network/ Green Belt		Site capable of accommodating up to 300 homes, including affordable housing as per Persley Den/Woodside Masterplan. Parts of the site may have a risk of flooding and development will have to be avoided in those areas. A Flood Risk Assessment will be required to support any development proposals for the site. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.
OP86	Dyce Railway Station	1.1ha	Land for Transport		Opportunity Site for an expanded car park with associated SuDS and landscaping. Access to the Formartine Buchan Way should be retained and enhanced. Drainage Impact Assessment accompanying development proposals should address any surface water flooding issues.
Kingswells & Greenferns					
OP26	Old Skene Road	1.2ha	Residential	✓	Residential opportunity for 14 houses. This development proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. As part of this

					process an adequate Construction Environmental Management Plan (CEMP) may be required although it is possible that this may be addressed subject to planning conditions.
OP27	Greenfern Infant School	0.91ha	Residential	✓	Brownfield residential opportunity. This development proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. As part of this process an adequate Construction Environmental Management Plan (CEMP) may be required although it is possible that this may be addressed subject to planning conditions.
OP28	Greenferns	13.6ha	Residential		This is an opportunity to provide 120 homes. Joint Development Framework with OP33 Greenferns approved. Site may be at risk of flooding. Flood Risk Assessment required to accompany future development proposals. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.
OP29	Prime Four Business Park	50.0ha	Business Zone/Green Space Network	✓	Opportunity for development of business land which will attract high quality businesses or be suitable for company headquarters. Masterplans and Development Framework prepared. This development proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. As part of this

					process an adequate Construction Environmental Management Plan (CEMP) may be required although it is possible that this may be addressed subject to planning conditions. A flood risk assessment will be required. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.
OP63	Prime Four Business Park Phase 5 Extension	12.7ha	Business Zone	✓	Expansion to existing allocation. Masterplan approved. A Traffic Impact Assessment will be required. The site lies within a pipeline notification zone. This development proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. As part of this process an adequate Construction Environmental Management Plan (CEMP) may be required although it is possible that this may be addressed subject to planning conditions. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.
OP30	Kingsford	24.5ha	Green Belt	✓	New stadium and training facilities. This development proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. As part of this process an adequate Construction Environmental Management Plan (CEMP) may be required although it is possible that this may be

					addressed subject to planning conditions. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.
OP31	Maidencraig South East	29.8ha	Residential/Green Space Network	✓	Opportunity for development of 450 homes. Joint masterplan approved for this site and OP32 Maidencraig North East. This site may be at risk of flooding. Flood Risk Assessment required to accompany development proposals. This development proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. As part of this process an adequate Construction Environmental Management Plan (CEMP) may be required although it is possible that this may be addressed subject to planning conditions. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.
OP32	Maidencraig North East	22.8ha	Residential/Green Space Network	✓	Opportunity for development of 300 homes. Joint masterplan approved for this site and OP31 Maidencraig South East. Drainage Impact Assessment accompanying development proposals should address any surface water flooding issues. This development proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. As part of this

					process an adequate Construction Environmental Management Plan (CEMP) may be required although it is possible that this may be addressed subject to planning conditions. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.
OP33	Greenferns	60.4ha	Land Release Policy/ Green Space Network		Opportunity for development of 1350 homes and 10ha of employment land on a Council owned site. 400 of the homes are phased for the period beyond 2032. Joint Development Framework with OP28 Greenferns approved. This site may be at risk of flooding. A flood risk assessment will be required to accompany any future development proposals for this site. Proposals for an extension to Enermec and a new NHS health centre will need to be accommodated on site. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.
OP34	East Arnhall	1.0ha	Land Release Policy	✓	An opportunity for development of 1 hectares of employment land. A masterplan with Aberdeenshire Council involvement would be desirable given that the site borders the Local Authority boundaries. Site may be at risk of flooding. A Flood Risk Assessment will be required to accompany future development proposals Site lies within a pipeline notification zone. This development proposal

					will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. As part of this process an adequate Construction Environmental Management Plan (CEMP) may be required although it is possible that this may be addressed subject to planning conditions. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.
OP111	Skene Road, Maidencraig	0.9ha	Residential and Green Space Network	✓	Site capable of accommodating around 15 homes. A Flood Risk Assessment will be required to accompany any future development proposals for this site. Development should seek to avoid any adverse impacts on the Den of Maidencraig Local Nature Conservation Site. This development proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. As part of this process an adequate Construction Environmental Management Plan (CEMP) may be required although it is possible that this may be addressed subject to planning conditions. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.
Countresswells					
OP38	Countesswells	165.1ha	Land Release Policy/ Green Space Network	✓	An opportunity for development of 3000 homes and 10 hectares of employment land.

					Development Framework and Phase 1 Masterplan approved. Site may be at risk of flooding. Flood Risk Assessment required to accompany future development proposals. This development proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. As part of this process an adequate Construction Environmental Management Plan (CEMP) may be required although it is possible that this may be addressed subject to planning conditions. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.
Deeside					
OP39	Braeside Infant School	1.04ha	Residential	✓	Former school site with potential to be redeveloped for residential use in future. Development will have to respect residential amenity within and surrounding the area. The Council will seek the retention of the playpark in its current location to the south of site OP39. This development proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. As part of this process an adequate Construction Environmental Management Plan (CEMP) may be required although it is possible that this may be addressed subject to planning conditions.

OP40	Cults Pumping Station	0.69ha	Urban Green Space	✓	Brownfield residential opportunity. Development will have to respect green linkages to the west of the site and the retention of the allotments to the east of the site. Development should seek to avoid any adverse impacts on the Cults Den Local Nature Conservation Site. This development proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. As part of this process an adequate Construction Environmental Management Plan (CEMP) may be required although it is possible that this may be addressed subject to planning conditions. A flood risk assessment will be required. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.
OP41	Friarsfield	5.6ha	Residential and Green Space Network	✓	This is the undeveloped part of the 280 home Friarsfield development. Development Framework approved. This site may be at risk of flooding. A Flood Risk Assessment will be required to accompany any future development proposals for this site. This development proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. As part of this process an adequate Construction Environmental

					Management Plan (CEMP) may be required although it is possible that this may be addressed subject to planning conditions. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.
OP42	Hotel and Equestrian Centre at Hazlehead	9.2ha	Green Belt and Green Space Network	✓	Planning permission granted for a hotel and equestrian centre. This development proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. As part of this process an adequate Construction Environmental Management Plan (CEMP) may be required although it is possible that this may be addressed subject to planning conditions. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.
OP43	Milltimber Primary School	1.85ha	Residential	✓	Milltimber Primary School is likely to become available in the future due to the development at Oldfold providing a new school. Site may be at risk of flooding. Flood Risk Assessment required to accompany future development proposals. This development proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. As part of this process an adequate Construction Environmental Management Plan (CEMP) may be required although it is possible

					that this may be addressed subject to planning conditions.
OP44	North Lasts Quarry	8.01ha	Green Belt	✓	Ongoing mineral extraction. Planning Permission granted in February 2017 to continue hard rock extraction. The site lies within a pipeline consultation zone and all development should conform to the terms of Policy B6 – Pipelines, Major Hazards and Explosives Storage Sites. Site may be at risk of flooding. Flood Risk Assessment required to accompany any future development proposals. This development proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. As part of this process an adequate Construction Environmental Management Plan (CEMP) may be required although it is possible that this may be addressed subject to planning conditions. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.
OP47	Edgehill	4.4ha	Residential/Green Space Network	✓	Opportunity for development of 5 homes. Site may be at risk of flooding. A flood risk assessment may be required. This development proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. As part of this process an adequate Construction Environmental

					Management Plan (CEMP) may be required although it is possible that this may be addressed subject to planning conditions. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.
OP48	Oldfold	48.9ha	Land Release Policy	✓	Opportunity for development of 550 homes and 5 hectares of employment land. A Development Framework and Masterplan have been approved. Site may be at risk of flooding. Flood Risk Assessment required to accompany future development proposals. This development proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. As part of this process an adequate Construction Environmental Management Plan (CEMP) may be required although it is possible that this may be addressed subject to planning conditions. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.
OP49	Grove Nursery, Hazlehead	5.9ha	New Community Facilities	✓	Following a Council resolution this site is identified for social enterprises specialising in nursery, horticulture and/or allotments and other associated uses. Site may be at risk of flooding. A flood risk assessment may be required. This development proposal will be subject to a Habitats Regulations Appraisal (HRA) in order

					to consider potential effects on the qualifying interests of the River Dee SAC. As part of this process an adequate Construction Environmental Management Plan (CEMP) may be required although it is possible that this may be addressed subject to planning conditions. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.
OP50	Skene Road, Hazlehead	49.7ha	Green Belt/ Green Space Network	✓	Land reserved for a phased cemetery development. Site may be at risk of flooding. A flood risk assessment may be required. This development proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. As part of this process an adequate Construction Environmental Management Plan (CEMP) may be required although it is possible that this may be addressed subject to planning conditions. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.
OP51	Peterculter Burn	7.4ha	Residential and Green Space Network	✓	Site capable of accommodating 19 homes, a hydro-electric scheme, fish pass, football pitch, changing facilities and car parking for Culter Youth Football Club and a new pathway opening up access to existing woodland. A Flood Risk Assessment will be required together with a masterplan giving details of access and

					setting out timescales for implementation of the different stages of the overall development. These matters will be reflected in any grant of planning permission. A planning brief will be required for OP51 setting out specific measures needed to avoid damage to, and enhance the Local Nature Conservation Site. This development proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. As part of this process an adequate Construction Environmental Management Plan (CEMP) may be required although it is possible that this may be addressed subject to planning conditions. The proposal should demonstrate that the Culter Burn is protected. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.
OP52	Malcolm Road Peterculter	1.5ha	Residential	✓	Opportunity for 8 houses. Scots Pine trees on western boundary to be retained. Site (or part of) may be at risk of flooding. Flood Risk Assessment may be required in support of any development proposals for this site. This development proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. As part of this process an adequate Construction Environmental Management Plan

					(CEMP) may be required although it is possible that this may be addressed subject to planning conditions. Supporting ecological survey information, including details of the habitats and protected species present and how these will be safeguarded, will also be required. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.
OP54	Craigton, Peterculter	2.45ha	Residential	✓	Housing opportunity for 10 houses. Flood Risk Assessment required. This development proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. As part of this process an adequate Construction Environmental Management Plan (CEMP) may be required although it is possible that this may be addressed subject to planning conditions. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.
OP109	Woodend Peterculter	2ha	Residential	✓	Opportunity for 19 houses. Drainage Impact Assessment required to consider protection of potential wet habitats/woodlands adjacent to the site and the potential requirement for a buffer to prevent any increase in drainage of wet habitats/woodlands. Ancient Woodland to the south of the site is

					to be protected. This development proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. As part of this process an adequate Construction Environmental Management Plan (CEMP) may be required although it is possible that this may be addressed subject to planning conditions. Supporting ecological survey information, including details of the habitats and protected species present and how these will be safeguarded, will also be required. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.
OP112	West of Contlaw Road	12.5ha	Residential	✗	Opportunity for 10 houses. Arboricultural and ecological implications studies required. This development proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. As part of this process an adequate Construction Environmental Management Plan (CEMP) may be required although it is possible that this may be addressed subject to planning conditions. A flood risk assessment may be required. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.
OP113	Culter House Road	2.4ha	Residential	✓	Opportunity for 8 houses. This

					development proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. As part of this process an adequate Construction Environmental Management Plan (CEMP) may be required although it is possible that this may be addressed subject to planning conditions. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.
OP114	Milltimber South	11.5ha	Mixed Use and Green Space Network	✓	Mixed use opportunity with an indicative allocation of 60 dwellings and 1225 square metres of ancillary retail/office space. A Flood Risk Assessment and/or Drainage Impact Assessment may be required. Development proposals will require to take account of links to the green network, effects on landscape and presence of features listed on the Sites and Monuments Record. Ecological surveys to assess the presence of and effects on protected habitats and species will be required. This development proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. As part of this process an adequate Construction Environmental Management Plan (CEMP) may be required although it is possible that this may be addressed subject to planning conditions.

Loirston & Cove					
OP46	Royal Devenick Park	8.36ha	Residential	✓	Housing opportunity for 150 houses. Flood Risk Assessment required. A masterplan is required and proposals should address: i) the definition of the developable area in order to protect woodland, including native woodland, and address the nature conservation interests of the site including the future protection and management of those interests; ii) native planting to establish a new green belt boundary and to reinforce the natural feature of the Leggart Burn; and iii) the detail of how safe and sustainable access and public transport linkages are to be achieved. Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals. This development proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. As part of this process an adequate Construction Environmental Management Plan (CEMP) may be required although it is possible that this may be addressed subject to planning conditions.
OP55	Blackhills Quarry, Cove	32.76ha	Green Belt		Planning permission granted in 2013 to continue hard rock extraction and processing. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.

OP56	St Fittick's Park	18.2ha	Energy Transition Zone, Green Space Network	✓	Energy Transition Zone. This site, along with OP61, will support renewable energy transition related industries in association with Aberdeen South Harbour. Any development at this site must have a functional association with the South Harbour which precludes it being located elsewhere, such as the size of the infrastructure preventing transport from other locations or requiring 'roll on / roll off' level access to the South Harbour. Appropriate environmental assessments will be required, including a Habitats Regulations Appraisal to accompany development proposals in order to avoid adverse effects on the qualifying interests of a range of European sites. This development proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. As part of this process an adequate Construction Environmental Management Plan (CEMP) may be required although it is possible that this may be addressed subject to planning conditions. A Flood Risk Assessment is also required. Other issues which need to be addressed include water quality and habitats associated with the East Tullos Burn, heritage impacts, recreational access, habitat connectivity,

					compensatory planting and landscape buffering with residential areas. Joint Maste plan needed for Op56, OP61 and OP62. The joint masterplan for OP56, OP61 and OP62 should consider the following matters: • The extent of the developable area within the B5 Energy Transition Zone zoning; • Areas which should remain undeveloped and the extent of any buffer zones; • Mitigation measures to ensure the continued viability of linear habitats including the East Tullos Burn, recreation and core path network; • Options for the use of the wastewater treatment plant; • Measures to avoid, minimise, mitigate, and compensate potential impacts on biodiversity / greenspace that will ensure at least no net-loss of biodiversity across the masterplan area. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.
OP57	Craighill Primary School, Kincorth	0.86ha	Residential	✓	Vacant Primary School. Forms part of the Strategic Infrastructure Plan Affordable Housing Programme. This development proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. As part of this process an adequate Construction Environmental Management Plan (CEMP) may be required although it is possible

					that this may be addressed subject to planning conditions.
OP58	Stationfields, Cove	9.8ha	Residential and Green Space Network		Opportunity for 150 homes. Masterplan required. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.
OP59	Loirston	119.2ha	Land Release Policy/ Green Space Network	✓	Opportunity for development of 1500 homes and 11 hectares of employment land. Potential to accommodate supermarket in a new district centre to meet convenience shopping deficiencies in south Aberdeen. Site may be at risk of flooding. Flood Risk Assessment required to accompany future development proposals. Development Framework approved. Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals. This development proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. As part of this process an adequate Construction Environmental Management Plan (CEMP) may be required although it is possible that this may be addressed subject to planning conditions. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.
OP60	Charleston	20.5ha	Land Release Policy and Green Space Network	✓	Opportunity for development of 20.5 hectares of employment land for

					the period 2033-40. Site may be at risk of flooding. Flood Risk Assessment required to accompany future development proposals. This development proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. As part of this process an adequate Construction Environmental Management Plan (CEMP) may be required although it is possible that this may be addressed subject to planning conditions.
OP61	Doonies	16.3ha	Energy Transition Zone, Green Space Network	✓	Energy Transition Zone. This area along with OP56 will support renewable energy transition related industries in association with Aberdeen South Harbour. Appropriate environmental assessments will be required, including a Habitats Regulations Appraisal to accompany development proposals in order to avoid adverse effects on the qualifying interests of a range of European sites. This development proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. As part of this process an adequate Construction Environmental Management Plan (CEMP) may be required although it is possible that this may be addressed subject to planning conditions. Other issues which need to be addressed

					include landscape impact of development, recreational access and habitat connectivity. Joint Masterplan needed for OP56, OP61 and OP62. A flood risk assessment may be required. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.
OP62	Bay of Nigg	55ha	Aberdeen Harbour, Energy Transition Zone, Green Belt and Green Space Network	✓	Aberdeen Harbour expansion. Bay of Nigg Development Framework approved. Requires Flood Risk Assessment and full Transport Assessment. Appropriate environmental assessments will be required including a Habitats Regulations Appraisal to accompany development proposals in order to avoid adverse effects on the qualifying interests of a range of European sites. This development proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. As part of this process an adequate Construction Environmental Management Plan (CEMP) may be required although it is possible that this may be addressed subject to planning conditions. Other issues to be addressed include re-instatement of the coastal path and recreational access. Joint Masterplan needed for OP56, OP61 and OP62.
OP64	Former Ness Tip	20.5ha	Green Belt and Green Space Network	✓	Solar Farm. This development proposal will be subject to a

					Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. As part of this process an adequate Construction Environmental Management Plan (CEMP) may be required although it is possible that this may be addressed subject to planning conditions. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.
OP103	Former Torry Nursery School	0.53ha	Residential	✓	Council owned site surplus to requirements. This development proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. As part of this process an adequate Construction Environmental Management Plan (CEMP) may be required although it is possible that this may be addressed subject to planning conditions.
OP105	Kincorth Academy	3.94ha	Residential	✓	Forms part of the Strategic Infrastructure Plan Affordable Housing Programme. This development proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. As part of this process an adequate Construction Environmental Management Plan (CEMP) may be required although it is possible that this may be addressed subject to planning conditions. Ecological surveys to

					assess the presence of and effects on protected habitats and species will be required.
OP107	East Tullos Gas Holder	3.12ha	Business and Industrial		Former gas holder site and Council owned recycling centre suitable for an energy from waste facility. Drainage Impact Assessment accompanying development proposals should address any surface water flooding issues.
OP115	34-40 Abbotswell Road	1.03ha	Mixed Use	✓	Suitable for residential use. A noise impact assessment will be required. This development proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. As part of this process an adequate Construction Environmental Management Plan (CEMP) may be required although it is possible that this may be addressed subject to planning conditions. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.
City Centre & Urban Areas					
OP35	Summerfield House, Eday Road	1.1ha	Residential	✓	Brownfield residential opportunity. Drainage Impact Assessment required. School capacity issues would need to be addressed. This development proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. As part of this process an adequate Construction Environmental Management Plan

					(CEMP) may be required although it is possible that this may be addressed subject to planning conditions. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.
OP36	Charlie House	1.5ha	Urban Green Space and Green Space Network	✓	Site identified for children's respite centre and interactive garden area. A Flood Risk Assessment is required for this site. This development proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. As part of this process an adequate Construction Environmental Management Plan (CEMP) may be required although it is possible that this may be addressed subject to planning conditions. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.
OP37	Woodend Hospital	7.1ha	Existing Community Sites and Facilities and Green Space Network	✓	Brownfield residential opportunity on part of the hospital site. Site includes listed buildings, trees and open space which require sensitive treatment. Flood Risk Assessment required. School capacity issues will need to be addressed. This development proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. As part of this process an adequate Construction Environmental Management Plan

					(CEMP) may be required although it is possible that this may be addressed subject to planning conditions. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.
OP65	Haudagain Triangle, Middlefield	4.0ha	Mixed use and Land for Transport		Vacant land made available as part of the Haudagain improvements. Site should accommodate a mix of residential, retail, commercial and community uses to support the regeneration of the area. A flood risk assessment will be required.
OP66	Granitehill	4.8ha	Residential		Brownfield opportunity for up to 300 homes which should include a wide range of houses and flats. School capacity issues will need to be addressed. A Drainage Impact Assessment will be required. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.
OP68	1 Western Road	0.07ha	Residential		Capacity for approximately 22 residential units.
OP69	152 Don Street, Old Aberdeen	0.63ha	Residential		Residential opportunity on brownfield site in Old Aberdeen Conservation Area. Drainage Impact Assessment required. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.
OP70	Denburn Valley – City Centre Masterplan Intervention Area	6.5ha	Mixed Use, Urban Green Space, Green Space Network and City Centre Retail Core	✓	New ground floor uses including 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 –

					Use Class 9 (houses) – suitable for apartments. Refurbishment of former Woolmanhill hospital buildings for Pavilion, Use Class 7 (Hotels and Hostels) or Use Class 9 (Houses). Other remaining buildings suitable for Use Class 9 (Houses). A Flood Risk Assessment will be required in order to assess its suitability for redevelopment. Refurbishment of Denburn Court. Upgrade and expansion of Union Terrace Gardens including outdoor amphitheatre, new soft landscaping and high level bridge access. This development proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. As part of this process an adequate Construction Environmental Management Plan (CEMP) may be required although it is possible that this may be addressed subject to planning conditions.
OP72	Aberdon House	0.64ha	Residential		Cleared site which forms part of the Strategic Infrastructure Plan Affordable Housing Programme. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.
OP73	Balgownie Machine Centre	0.2ha	Mixed Use		Land reserved partially for Berryden Road Improvements. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.

OP74	Broadford Works, Maberley Street	3.6ha	Mixed Use	✓	Consent granted for residential and other uses subject to legal agreement. Site may be at risk of flooding. Flood Risk Assessment required to accompany future development proposals. This development proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. As part of this process an adequate Construction Environmental Management Plan (CEMP) may be required although it is possible that this may be addressed subject to planning conditions. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.
OP76	Former Raeden Centre	1.48ha	Residential and Green Space Network	✓	The presence of mature trees means that only a small part of the previously developed area may be suitable for sensitive residential redevelopment. This development proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. As part of this process an adequate Construction Environmental Management Plan (CEMP) may be required although it is possible that this may be addressed subject to planning conditions. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.

OP77	Cornhill Hospital	6.04ha	Existing Community Sites and Facilities	✓	Former hospital site with substantial granite buildings in Rosemount Conservation Area. Redevelopment for mix of uses, residential, office/ business (Use Class 4), community uses. Development underway. This development proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. As part of this process an adequate Construction Environmental Management Plan (CEMP) may be required although it is possible that this may be addressed subject to planning conditions. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.
OP78	Frederick Street	0.1ha	Mixed Use		Small brownfield opportunity. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.
OP79	Crown House	0.04ha	Mixed Use	✓	City centre location suitable for residential use. This development proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. As part of this process an adequate Construction Environmental Management Plan (CEMP) may be required although it is possible that this may be addressed subject to planning conditions.
OP80	Mastrick Clinic	0.12ha	Neighbourhood Centre	✓	Uses that would support the Mastrick neighbourhood centre.

					This development proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. As part of this process an adequate Construction Environmental Management Plan (CEMP) may be required although it is possible that this may be addressed subject to planning conditions.
OP81	Queen's Square – City Centre Masterplan Intervention Area	5.4ha	Mixed Use		Refurbishment of the eastern annex of Marischal College for Use Class 4 (Offices) and class 11 (Assembly and Leisure). Refurbishment of Greyfriars John Knox Church – appropriate uses include 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 could include Use Class 1 (Retail); Use lCass 2 (Financial, Professional and other services) and Use Class 3 (Food and Drink). New upper floor uses could include Use Class 9 (Houses) – suitable for apartments. A Drainage Impact Assessment will be required.
OP82	Dunbar Halls of Residence, Don Street	1.64ha	Residential		Residential or student accommodation opportunity in Old Aberdeen Conservation Area. Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals. Ecological

					surveys to assess the presence of and effects on protected habitats and species will be required.
OP83	Urquhart Building, City Hospital	0.28ha	Existing Community Sites and Facilities		Residential opportunity would allow the re-use of this listed building.
OP84	Resource Centre, City Hospital	0.16ha	Existing Community Sites and Facilities		Small scale retail, commercial or office use.
OP85	King Street/ Beach Esplanade	2.0ha	New Community Facilities		Site is identified by Council resolution for a Mosque, community facilities and open space. Until proposals for these uses are progressed, or if a decision is made not to pursue them, the existing open space use will be protected by Policy NE2 Green and Blue Infrastructure (Urban Green Space). Ecological surveys to assess the presence of and effects on protected habitats and species will be required.
OP87	Pittodrie Park	6.00ha	Residential		Proposed residential development. School capacity issues will need to be addressed. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.
OP88	Shore Porters Warehouse	0.02ha	Mixed Use		Redundant warehouse. Residential will only be considered if suitable amenity can be demonstrated. Noise Impact Assessment required.
OP89	Kaimhill Outdoor Centre	1.5ha	Residential and Green Space Network	✓	Proposal for 35 houses. Play park area should be retained and compensatory recreational provision made in the local community. This development proposal will be subject to a Habitats Regulations Appraisal (HRA) in order

					to consider potential effects on the qualifying interests of the River Dee SAC. As part of this process an adequate Construction Environmental Management Plan (CEMP) may be required although it is possible that this may be addressed subject to planning conditions.
OP90	St Machar Primary School	1.01ha	Residential		Suitable for education use and/or affordable housing. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.
OP91	Union Street West City Centre Masterplan Intervention Area	15.3ha	City Centre Retail Core, Mixed Use and West End Shops and Cafés	✓	New Aberdeen City Rooms for 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 Golden Square. Refurbishment of Bon Accord Square. This development proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. As part of this process an adequate Construction Environmental Management Plan (CEMP) may be required although it is possible that this may be addressed subject to planning conditions. A Drainage Impact Assessment will be required.
OP92	St Peter's Nursery, Spital	0.09ha	Mixed Use	✓	Sensitive residential redevelopment - within a Conservation Area. This development proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to

					consider potential effects on the qualifying interests of the River Dee SAC. As part of this process an adequate Construction Environmental Management Plan (CEMP) may be required although it is possible that this may be addressed subject to planning conditions. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.
OP93	Former Summerhill Academy	3.3ha	Residential		Residential development. A Habitats Regulations Appraisal is required to accompany development proposals in order to avoid adverse effects on the qualifying interests of the River Dee SAC. As part of this process it is likely a Construction Environmental Management Plan will also be required.
OP94	Tillydrone Primary School	2.11ha	Residential		Site of former Tillydrone Primary School. Site will be used for a new primary school. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.
OP95	Station Gateway City Centre Masterplan Intervention Area	4.0ha	City Centre Retail Core, Mixed Use and Land for Transport	✓	Expanded station concourse across two levels to include Use Class 1 (Retail) and Use Class 3 (Food and Drink). New station hotel above concourse. New Trinity Centre entrance and bridge links. Hotel/serviced apartments on Atholl House site – Use Class 7 (Hotels and Hostels).

					To promote enhanced pedestrian and other linkages to Union Street and the wider City Centre in order to support the objectives of the Aberdeen City Centre Masterplan and Delivery Programme.. This development proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. As part of this process an adequate Construction Environmental Management Plan (CEMP) may be required although it is possible that this may be addressed subject to planning conditions. A flood risk assessment will be required.
OP96	Castlegate and Castlehill City Centre Masterplan Intervention Area	2.6ha	City Centre Retail Core, Mixed Use and Residential		Refurbishment of properties on Castlegate and Justice Street. Appropriate ground floor uses include Use Class 1 (retail); Use Class 3 (Food and Drink); and Use Class 11 (Assembly and Leisure). Appropriate upper floor uses include 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 development of approximately 46 apartments. To promote streetscape improvements at

					Castlegate and Justice Street in order to support the objectives of the Aberdeen City Centre Masterplan and Delivery Programme.
OP97	Victoria Road Primary School	0.67ha	Mixed Use		Former Primary School. The site would be suited for sensitive redevelopment. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.
OP98	VSA Gallowgate	0.08ha	Mixed Use		Residential/Mixed use. Listed building. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.
OP99	Old Torry	6.6ha	Mixed Use		Mixed use development. See also Old Torry Masterplan Study. This site may be at risk of flooding. A Flood Risk Assessment will be required in order to assess its suitability for redevelopment. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.
OP100	North Dee City Centre Masterplan Intervention Area	12.7ha	Business Zone, Mixed Use, Urban Green Space, Green Space Network and Land for Transport	✓	New Urban Quarter with a high quality and imaginative approach to the public realm, creating permeable pedestrian linkages between the city centre and the River Dee. Masterplan required showing an appropriate mix of compatible new uses, including Use Class 1 (Retail), Use Class 2 (Financial, Professional and other services), Use Class 3 (Food and Drink), Use Class 4 (Business, including new office development and a Global Energy Hub if required), and Use Class 9 (Residential).

					Refurbishment of the listed smoke houses. Pedestrian bridge linking into OP106 Torry Waterfront This development proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. As part of this process an adequate Construction Environmental Management Plan (CEMP) may be required although it is possible that this may be addressed subject to planning conditions. A flood risk assessment may be required.
OP101	Woodside Congregational Church	0.07ha	Residential		Vacant church building.
OP102	George Street / Crooked Lane	0.96ha	City Centre Retail Core	✓	Opportunity for retail development, enhance George Street, link to John Lewis / extend Bon Accord Centre, address accessibility issues through the centre and address public realm issues. Some Listed Buildings. Existing traditional granite buildings on the St Andrew Street and George Street frontages, and upper floor residential uses, to be retained. This site may be at risk of flooding. A Flood Risk Assessment will be required in order to assess its suitability for redevelopment. This development proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. As part of this

					process an adequate Construction Environmental Management Plan (CEMP) may be required although it is possible that this may be addressed subject to planning conditions. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.
OP106	Torry Waterfront City Centre Masterplan Intervention Area	5.0ha	Mixed Use, Urban Green Space and Green Space Network.	✓	New residential development. New ground floor uses including Use Class 1 (Retail) and Use Class 3 (Food and Drink), Hotel Academy (Use Class 7). Pedestrian bridge linking into OP100 North Dee. Consider improvements to the riverside park and promenade. This development proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. As part of this process an adequate Construction Environmental Management Plan (CEMP) may be required although it is possible that this may be addressed subject to planning conditions. A flood risk assessment may be required.
OP110	Heart of the City – City Centre Masterplan Intervention Area	5.4ha	City Centre Retail Core, Urban Green Space, Green Space Network, Existing Community Sites and Facilities and Mixed Use.	✓	Refurbishment and remodelling of buildings on Union Street. Negligible increase in overall accommodation but increased utilisation of existing floor space. Appropriate uses for ground floors include Use Class 1 (Retail), Use Class 2 (Financial, Professional and other services), and Use Class 3 (Food and

					Drink). Appropriate uses for upper and lower floors include 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. Refurbishment of Mither Kirk including Use Class 10 (Non-residential Institution) and Use Class 11 (Assembly and Leisure). Redevelopment of Aberdeen Indoor Market for appropriate uses such as Use Class 1 (Retail), Use Class 3 (Food and Drink) and Use Class 11 (Assembly and Leisure), Use Class 9 (Houses) and Use Class 7 (Hotels and Hostels). This development proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. As part of this process an adequate Construction Environmental Management Plan (CEMP) may be required although it is possible that this may be addressed subject to planning conditions. A flood risk assessment may be required.
OP116	Froghall Terrace	1.7ha	Mixed Use		Cleared depot. Suitable for residential accommodation. A Drainage Impact Assessment will be required.

Appendix 3 – Masterplans and Development Frameworks

Existing masterplans for the larger sites and/or sites in multiple ownership listed below will be taken forward as Aberdeen Planning Guidance as will a guide for developers on the masterplanning process. Where considered appropriate, we would also intend to take forward as Aberdeen Planning Guidance any revisions or further phased masterplans that may emerge for these sites over the lifetime of the Local Development Plan.

- Countesswells Development Framework and Phase 1 Masterplan
- Dubford Development Framework
- Former Davidson's Mill Development Framework and Masterplan
- Forresterhill Development Framework
- Friarsfield Development Framework
- Grandhome Development Framework
- Greenferns Development Framework and Masterplan
- Kingswells Development Framework and Phase 1 Masterplan (Prime 4)
- Kingswells Prime Four Business Park, Phases Two and Three
- Loirston Development Framework
- Maidencraig Masterplan
- Newhills Development Framework
- Oldfold Development Framework and Masterplan
- Persley Den
- New AECC Site at Rowett North (OP19)
- Existing AECC Site at Bridge of Don (OP13)
- Prime 4 Business Park Phase 5 Extension (OP63)

New Masterplans and/or Development Frameworks for the following developments will be adopted as Aberdeen Planning Guidance.

- City Centre Masterplan and Delivery Programme Intervention Areas
- Joint Masterplan for Aberdeen South Harbour and the Energy Transition Zones at Bay of Nigg (OP56, OP61 and OP62)
- Woodend Hospital (OP37)
- Granitehill (OP66)

Appendix 4 – Aberdeen Planning Policy

Supplementary Guidance
- Planning Obligations

Aberdeen Planning Guidance
The following list of Aberdeen Planning Guidance has been identified in this Plan. However, this list is not exhaustive as it is likely that further topic areas will emerge during the lifetime of the Plan which will need to be dealt with as Aberdeen Planning Guidance.

Health and Wellbeing
- Health Impact Assessments
- Air Quality
- Noise

Transport and Infrastructure
- Transport and Accessibility
- Affordable and Specialist Housing
- Gypsy Traveller Sites

Householder Development
- Householder Development Guide

Townscape and Landscape
- New Development
- Landscape
- Windows and Doors
- Stone Cleaning
- Shops and Signs
- Big Buildings
- Temporary Buildings
- Energetica
- Houses in Multiple Occupation Overprovision

Business
- Harmony of Uses
- Serviced Apartments
- Hierarchy of Centres
- Children's Nurseries

Natural Environment
- Natural Heritage
- Open Space and Green Infrastructure
- Trees and Woodland
- Flooding, Drainage and Water Quality

Resources
- Waste Management Requirements for New Development
- Resources for New Development
- Wind Turbine Development
- Heat Networks and Energy Mapping

Business and Industrial Development

- Aberdeen International Airport

Masterplanning

- A guide for developers on the masterplanning process

Appendix 5 – Schedule of Land Owned by the Local Authority

The following table outlines land in the ownership of the planning authority, as required by Section 15(3) of the Planning etc. (Scotland) Act 2006, which is affected by policies and proposals for development in the Aberdeen Local Development Plan.

All site sizes are approximate. Sites shown on Proposals Map. Details in Appendix 2.

Description of land owned by the planning authority.	OP Site Reference
Proposed Greenfield Development under Aberdeen City Council ownership	
Aberdeen Harbour South. Nigg Bay. Aberdeen City Council's ownership extends to around 50 hectares. Grid Reference NJ964046	OP62
Dyce Railway Station. Land north of Station Road, Dyce. Aberdeen City Council's ownership extends to 1.1 hectares. Grid Reference NJ884128.	OP86
Central Park Dyce. To the south of the shopping centre, Aberdeen City Council owns the whole site covering 0.8 hectares. Grid Reference NJ894125.	OP24
East Woodcroft. Land North-East of Middleton Park. Western perimeter of the site meets Jesmond Drive, with the B997 meeting the East of the site. Aberdeen City Council's ownership of the site extends to 2.85 hectares. Grid Reference NJ928121.	OP8
Greenferns Landward. Land at Newhills, to the West of Bucksburn and approximately 800 metres North West of Bucksburn House. Aberdeen City Council's ownership of the site extends to 70 hectares. Grid Reference NJ880091.	OP22
Greenferns. Land at Greenferns. Site is West of Northfield (Davidson Drive), North of Sheddocksley playing fields and South of Bucksburn House. Aberdeen City Council's ownership site extends to 74 hectares; this does not include land at Bucksburn House. Grid Reference NJ892082 Reference NJ894083.	OP33 and OP28
Grove Nursery, Hazlehead. Land north of Hazledene Road. Aberdeen City Council's ownership extends the whole site, 5.9 hectares. Grid Reference NJ899054.	OP49
Rowett North. Land north of the A96 Aberdeen City Council own the whole site of 63.9 hectares. Grid Reference NJ885105.	OP19
Loirston. Land near Lochside Academy. Site is to the south of Lochside Academy. Aberdeen City Council's ownership of the site extends to 5.7 hectares. Grid Reference NJ935012.	OP59
Maidencraig North. Land at Sheddocksley/Maidencraig. Site is West of Sheddocksley (Lewis Road) and North of the Lang Stracht. The site extends 500 metres West of Lewis Road and Aberdeen City Council's ownership is 5.98 hectares in total. Grid Reference NJ886071.	OP32
Rowett South. Land between Christie Grange and Newhills Parish Church. Aberdeen City council ownership extends to 1.66 hectares. Grid Reference NJ 875095	OP21
Skene Road Hazlehead. Land between Skene Road and the	OP50

crematorium. Aberdeen City Council's ownership extends to 49.7 hectares. Grid Reference NJ884058.	
Woodside. Site identified for 400 residential homes and sports facilities. Aberdeen City Council's ownership is bounded by the railway to the south, an unnamed access road to the north, electricity sub-station to the east and as far as the sports pavilion to the west. The total ownership extends to 3.92 hectares. Grid Reference is NJ915092.	OP25
St Fittick's Park. Site identified as an Energy Transition Zone. The site extends to 18.3ha and the Council owns that part of it outwith the waste water treatment works.	OP56
Doonies. Site identified as an Energy Transition Zone. The Council owns all of the 16.1ha site.	OP61
Proposed Brownfield Development under Aberdeen City Council ownership	
Aberdeen Exhibition and Conference Centre. East of Ellon Road. Aberdeen City Council's ownership extends to the whole site, 18.4 hectares. Grid Reference NJ 948105	OP13
Aberdon House. Former Elderly persons home on Coningham Road, Tillydrone. Aberdeen City Council's ownership extends to 0.64 hectares. Grid Reference NJ934088.	OP72
Balgownie Machine Centre. Derelict land and buildings on Great Northern Road. The site is west of, and beside the Kittybrewster Depot. Aberdeen City Council's ownership extends to 0.20 hectares. Grid Reference NJ931078.	OP73
Braeside Infant School on Braeside Place. Aberdeen City Council's ownership extends to 1.04 hectares. Grid Reference NJ911041.	OP39
Cordyce. Former school. Aberdeen City Council's ownership extends to 7.9 hectares. Grid Reference NJ89101.	OP14
Craighill Primary School, Kincorth bordered by Hetherwick Road, Gardner Road and Gardner Drive. Aberdeen City Council's ownership extends to 0.86 hectares. Grid Reference NJ930029.	OP57
Cults Pumping Station. Aberdeen City Council own the eastern part (allotments and car park) of the site to the north of the Cults Hotel and south of the Tennis Club. Ownership extends to 0.26 hectares. Grid Reference NJ895031.	OP40
North Denmore. Aberdeen City Council ownership extends over the whole site, 1.7 hectares. Grid Reference NJ941120	OP4
Denmore Road Parcel of land to the east of Denmore Road. Aberdeen City Council's ownership extends to the whole site, 4.56 hectares. Grid Reference NJ945115.	OP75
Former Bucksburn Primary School. Aberdeen City Council owns the whole site, 0.94 hectares. Grid Ref NJ896095	OP17
Former Carden School situated on Gordon Terrace, Dyce. Aberdeen City Council's ownership extends to 0.37 hectares. Grid Reference NJ890127.	OP15
Former East Tullos Gas Holder. Greenwell Road. Aberdeen City Council's ownership extends to 3.12 hectares. Grid Reference NJ954040	OP107

Former Kincorth Academy, located on Kincorth Circle. Aberdeen City Council's ownership extends to the whole site, 3.94 hectares. Grid reference NJ395031	OP105
Former Ness Tip. Part of area between the Coast Road and East Tullos Industrial Estate. Aberdeen City Council's ownership extends to 20.5 hectares. Grid Reference NJ961040.	OP64
Former Torry Nursery School, located on Oscar Road. Aberdeen City Council's ownership extends to the whole site, 0.53 hectares. Grid Reference NJ946048	OP103
Former St Peter's Nursery, Spital. Aberdeen City Council's ownership extends to 0.09 hectares. Grid Reference NJ939077.	OP92
Former Summerhill Academy site on Stronsay Drive. Aberdeen City Council's ownership extends to 3.3 hectares. Grid Reference NJ902066.	OP93
Granitehill. Cleared site west of Granitehill Road. Aberdeen City Council's ownership extends over the southern half of the site, 2.5ha. Grid Reference NJ906084	OP66
Greenfern Infants School. Springhill Road meets the perimeter of the site to the east, Maidencraig Place to the south and Sheddocksley Road to the West. Aberdeen City Council's ownership extends to 0.91 hectares. Grid Reference NJ897069.	OP27
Haudagain Triangle. Land for road improvements and proposed mixed use. Aberdeen City Council's ownership extends to, 4 hectares. Grid Reference is NJ912090.	OP65
Kaimhill Outdoor Centre. Ramsay Gardens Garthdee. Aberdeen city Council own the whole site, 1.5 hectares. Grid Reference NJ917034	OP89
King Street/Beach Esplanade Site is south of the River Don. Aberdeen City Council's ownership extends to 2 hectares. Grid Reference is NJ946092.	OP85
Milltimber Primary School, located in Monearn Gardens. Aberdeen City Council's ownership extends to the whole site, 1.85 hectares. Grid Reference NJ862018	OP43
Pittodrie Park. Part of Aberdeen Football Club's car park, north of Pittodrie. Aberdeen City Council's ownership extends to 0.19 hectares. Grid Reference NJ946077.	OP87
Raeden. Aberdeen City Council owns the whole site, 1.48 hectares. Grid Reference NJ915066.	OP76
St Machar Primary School, former primary school located on Coningham Road, Tillydrone. Aberdeen City Council's ownership extends to 1.01 hectares. Grid Reference NJ934087.	OP90
Stationfields, Cove. Aberdeen City Council owns a small parcel of land located to the East of Coast Road. Grid Reference NJ953015.	OP58
Tillydrone Primary School (site of). Land is now vacant and is located on Harris Drive, Tillydrone. Aberdeen City Council's ownership extends to 2.11 hectares. Grid Reference NJ933087.	OP94
The Waterfront, Torry. Aberdeen City Council's site ownership extends to 1.74 hectares. Grid Reference NJ954052.	OP99

Torry Waterfront City Centre Masterplan Area (CCMP). Aberdeen City Council owns two parts of the site covering 0.46 hectares. Grid Reference NJ946052.	OP106
Denburn Valley CCMP Area. Aberdeen City Council own parts of the site, including the library, HMT and Union Terrace Gardens covering 1.6 hectares. Grid Reference NJ937064.	OP70
Heart of the City CCMP Area. Aberdeen City Council own parts of the site including the Kirkyard and St Nicholas Centre covering 1.83 hectares. Grid Reference NJ941062.	OP110
Queens Square CCMP Area. Aberdeen City Council owns several parts of the site including the Arts Centre, Lemon Tree, Town House and Archibald Simpson House, covering 0.78 hectares. Grid Reference NJ943064.	OP81
Union Street West CCMP Area. Aberdeen City Council owns several parts of this area including Golden Square, the Music Hall and Bon Accord Baths, covering 1.05 hectares. Grid Reference NJ936059.	OP91
Station Gateway CCMP Area. Aberdeen City Council owns 3 very small pockets of land in this area covering around 0.1 hectare. Grid Reference NJ940060.	OP95
Castlehill CCMP Area. Aberdeen City Council owns parts of this area, mainly at the Castlegate, covering 0.47 hectares. Grid Reference NJ945063.	OP96
North Dee CCMP Area. Aberdeen City Council owns parts of this area covering 0.58 hectares. Grid Reference NJ943055.	OP100

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Appendix 4 – Statutory Adoption Process

1. Publish a notice in one or more local newspapers stating the Council's intention
   - To adopt the proposed Plan;
   - Stating that the Plan has been modified following examination; and
   - Where and at what times the Plan and modifications may be inspected.

2. Make copies of the proposed plan (as modified) and the modifications available to inspect at the planning office, in all public libraries and on the internet;

3. Notify people who made representations on the proposed Plan prior to the examination that the Plan has been published in the form in which we propose to adopt it, and where and when it can be viewed.

4. Within 3 months of receiving the Examination Report, section 19(12) of the Act requires authorities to send to the Scottish Ministers:
   - The modifications made following receipt of the Examination Report;
   - The Plan the Council wish to adopt;
   - The report of the examination;
   - The advertisement of the intention to adopt the Plan; and
   - Any environmental assessment carried out into the proposed plan as modified.

5. 28 days after this, the Council can adopt the plan unless directed not to by the Scottish Ministers. Following this 28 day period we will:

   - Send 2 copies to Scottish Ministers;
   - Publish it, including electronically;
   - Place copies in public libraries;
   - Notify people who made representations on the proposed or modified plan of its publication and its availability in public libraries; and
   - Advertise its publication and availability in a local newspaper

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ABERDEEN CITY COUNCIL

COMMITTEE	Council
DATE	14 December 2022
EXEMPT	No
CONFIDENTIAL	No
REPORT TITLE	Aberdeen Local Development Plan 2023 – Draft Aberdeen Planning Guidance and Supplementary Guidance
REPORT NUMBER	COM/22/284
DIRECTOR	Gale Beattie
CHIEF OFFICER	David Dunne
REPORT AUTHOR	David Berry
TERMS OF REFERENCE	11. The approval of the Local Development Plan

1. PURPOSE OF REPORT

1.1 This report presents draft Aberdeen Planning Guidance and Supplementary Guidance to the emerging Aberdeen Local Development Plan 2023 for approval and consultation.

2. RECOMMENDATION

That Council:-

2.1 Approve the draft Aberdeen Planning Guidance and Supplementary Guidance documents set out in Appendix 1 and instruct the Chief Officer – Strategic Place Planning to publish them, subject to any minor drafting changes, for a six-week period of public consultation;

2.2 Instruct the Chief Officer – Strategic Place Planning to report the results of the public consultation and any proposed revisions to the draft Aberdeen Planning Guidance and Supplementary Guidance documents to Members at a subsequent meeting of Full Council within 12 months of the consultation ending;

2.3 Instruct the Chief Officer – Strategic Place Planning to consult the Strategic Environmental Assessment (SEA) Gateway on associated SEA Screening Reports for the draft Aberdeen Planning Guidance documents, and to publicise the result of the Screening Determinations via a public notice;

2.4 Adopt the draft Aberdeen Planning Guidance and Supplementary Guidance documents as Interim Planning Advice from the date of adoption of the Aberdeen Local Development Plan 2023; and

2.5 Instruct the Chief Officer – Strategic Place Planning to make any minor technical drafting updates which may be required to other existing non-statutory planning guidance.

3. CURRENT SITUATION

3.1 Report COM/22/283 to this Council meeting recommends that Members agree to adopt the Aberdeen Local Development Plan 2023. The Local Development Plan focuses on the vision, spatial strategy and key policies and proposals for the future development of Aberdeen. The Council can also adopt additional supporting guidance in connection with the Local Development Plan and this can be used to provide more detail on how its policies and proposals will be implemented. At present, this guidance can either be statutory or non-statutory. Statutory guidance, known formally as Supplementary Guidance, has the same status as the Local Development Plan for the purposes of planning decision making. The Local Development Plan must contain a specific statement to confirm any topics that are proposed to be covered by statutory Supplementary Guidance. Non-statutory guidance, whilst not part of the statutory development plan, can nevertheless be treated as a material consideration in planning decisions and is a more flexible type of guidance which can be more readily prepared and updated to reflect changing circumstances.

3.2 The 2017 Local Development Plan was accompanied by a suite of policy-based Supplementary Guidance documents that were grouped into seven topic areas (Townscape and Landscape; Modifications to Existing Buildings; Retail and Commercial; Planning Obligations, Affordable and Specialist Housing; Transport, Air Quality and Noise; Natural Environment; and Resources). It was also accompanied by a suite of site-based Supplementary Guidance. Under current planning legislation, these Supplementary Guidance documents are only valid for the lifespan of the 2017 Local Development Plan. As such, these documents will 'fall' when the new 2023 Local Development Plan is formally adopted. The 2017 Supplementary Guidance will therefore need to be replaced with a new suite of supporting guidance for the 2023 Local Development Plan.

3.3 Under the terms of the recent Planning (Scotland) Act 2019, local authorities will no longer be able to produce statutory Supplementary Guidance to support future development plans. With one notable exception outlined in paragraph 3.6 below, it is therefore considered appropriate to respond to this emerging legislation change by replacing the 2017 Supplementary Guidance with a suite of non-statutory Aberdeen Planning Guidance to support the 2023 Local Development Plan.

3.4 The proposed Aberdeen Planning Guidance is set out in Appendix 1. It comprises a suite of policy-based guidance documents that are grouped into eight topic areas (Health and Wellbeing; Placemaking by Design; Vibrant City; Supporting Business and Industrial Development; Meeting Housing and Community Needs; Delivering Infrastructure, Transport and Accessibility; Protecting and Enhancing the Natural Environment; and Sustainable Use of Resources). It also includes a suite of site-based guidance documents. For the most part, the proposed Aberdeen Planning Guidance documents carry forward the content of the 2017 Supplementary Guidance subject to only minor technical changes (for instance to reflect the most up to date legislation and guidance). However, some of the documents include more substantive content changes and a small number of entirely new guidance documents are also

proposed. A summary of the key changes in the proposed Aberdeen Planning Guidance is outlined in the table below:

Title of Aberdeen Planning Guidance (APG) Document	Key Changes from 2017 Supplementary Guidance
Topic Area: Health and Wellbeing	
Health Impact Assessment (New – to follow)	Pending – New guidance. A draft of this APG will be produced once national guidance on this topic has been published.
Air Quality	Inclusion of new guidance on City Centre Low Emission Zone. More detailed guidance on requirements from developers to support planning applications.
Noise	No significant change – main content carried forward.
Topic Area: Placemaking by Design	
Energetica	No significant change – main content carried forward subject to minor wording updates.
Temporary Buildings	No significant change – main content carried forward subject to minor wording updates. Addition of a number of explanatory drawings.
Amenity (New)	New guidance to ensure amenity provision within developments and to establish minimum floor areas for residential developments.
The Sub-Division and Redevelopment of Residential Curtilages	No significant change – main content carried forward subject to minor wording updates.
Conversion of Buildings in the Countryside	No significant change – main content carried forward subject to minor wording updates.
Development Along Lanes	No significant change – main content carried forward subject to minor wording updates.
Materials: External Building Materials and Their Use in Aberdeen	No significant change – main content carried forward subject to minor wording updates.
Aberdeen Placemaking Process	New title – previously called Aberdeen Masterplanning Process. Minor changes to reflect the introduction of Local Place Plans.
Big Buildings	Minor changes to existing text and some re-ordering of sections. Addition of a number of images and accompanying text to illustrate key concepts.
A Guide to Planning Consents for the Aberdeen Inner City Multis	No significant change – main content carried forward.
Landscape	Main content carried forward. Inclusion of additional technical advice and a summary of key landscape characteristics / sensitivities to be taken into account in new development, based on recent Aberdeen Landscape Character Assessment.
Stonecleaning	No significant change – main content carried forward.
The Repair and Replacement of Windows and Doors	No significant change – main content carried forward.
Shops and Signs	Inclusion of further guidance on design elements, encouraging more traditional shop fronts and signs.

Title of Aberdeen Planning Guidance (APG) Document	Key Changes from 2017 Supplementary Guidance
	Moving away from digital signage in interests of public safety and amenity.
Repair and Reinstatement of Cast Iron Railings	No significant change – main content carried forward.
Topic Area: Vibrant City	
Hierarchy of Centres	Main content carried forward, subject to minor changes for consistency with new LDP policies VC3 and VC9 and glossary definitions regarding sequential approach and hierarchy of centres. Previous content of a separate Technical Advice Note on Retail Impact Assessments now also included.
Harmony of Uses	Main content carried forward with minor reformatting. Inclusion of reference to 'agent of change' principle.
Serviced Apartments	Main content carried forward with minor reformatting. Inclusion of reference to 'agent of change' principle.
Topic Area: Supporting Business and Industrial Development	
Aberdeen International Airport	No significant change – main content carried forward.
Topic Area: Meeting Housing and Community Needs	
Householder Development Guide	Main content carried forward subject to minor technical changes. Additional guidance added on annexes / ancillary accommodation. Section on conversion to Houses in Multiple Occupation (HMOs) moved into a new more detailed stand-alone APG (see below).
Affordable and Specialist Housing	Main content carried forward. Strengthening of hierarchy of affordable housing types, with on-site social rented accommodation as first preference. New requirement for student housing developments to contribute towards affordable housing. New requirement for proportion of affordable homes to be provided as wheelchair accessible.
Houses in Multiple Occupation and Overprovision (New)	New guidance document which aims to limit proportion of HMOs to 12% of the total residential properties in any Small Data Zone in the City. Includes indicative mapping to show current areas of concern where this threshold is exceeded and where new HMOs are unlikely to be accepted.
Children's Nurseries	No significant change – main content carried forward.
Gypsy Traveller Sites	Main content carried forward subject to technical updates to reflect recent Scottish Government guidance.
Student Accommodation	Main content carried forward. New requirement for student housing developments to contribute towards affordable housing.
Topic Area: Delivering Infrastructure, Transport and Accessibility	
Transport and Accessibility	No significant change – main content carried forward. May require more substantive update in

Title of Aberdeen Planning Guidance (APG) Document	Key Changes from 2017 Supplementary Guidance
	future depending on upcoming review of parking and EV standards by the Council's Roads Team.
Topic Area: Protecting and Enhancing the Natural Environment	
Open Space and Green Infrastructure	No significant change – main content carried forward on interim basis. Will require more substantive update following upcoming review of existing Open Space Audit and Strategy by the Council's Natural Environment Policy Team.
Natural Heritage	Re-organisation of content and more robust natural heritage standards, including principle that all development proposals should make provision to achieve an overall biodiversity gain on their site. Additional technical advice provided, including guidance on survey requirements.
Flooding, Drainage and Water Quality	Stronger focus on, and more robust standards for, blue green infrastructure and natural surface water management solutions. More detailed guidance on requirements from developers to support planning applications. Removal of references to regional SuDS and contributions towards them.
Trees and Woodland	Main content carried forward. More robust position on approach that Council will take where there is evidence of deliberate clearing of sites prior to submission of a planning application.
Food Growing (New)	New guidance document with advice and standards for provision of food growing spaces within new developments.
Outdoor Access (New)	New stand-alone guidance document with advice and requirements for protection of existing outdoor access routes and provision of new / enhanced routes within new developments.
Topic Area: Sustainable Use of Resources	
Waste Management Requirements for New Developments	Minor updates on waste collection but no significant change.
Resources for New Developments (To follow)	Pending – A draft of this APG will be produced following the release of updated Building Standards Technical Handbooks.
Wind Turbine Development	No significant change – main content carried forward subject to minor changes to existing text and some re-ordering of sections.
Heat Networks and Energy Mapping (New – to follow)	Pending – Additional technical advice is currently awaited on this topic, and a draft of this APG will be produced once it has been received.
Site Based Guidance	
Countesswells Development Framework and Phase One Masterplan	No significant change – main content carried forward.
Dubford Development Framework	No significant change – main content carried forward.
Former Davidson's Mill Development Framework and Masterplan	No significant change – main content carried forward.

Title of Aberdeen Planning Guidance (APG) Document	Key Changes from 2017 Supplementary Guidance
Friarsfield Development Framework	No significant change – main content carried forward.
Grandhome Development Framework	No significant change – main content carried forward.
Maidencraig Masterplan	No significant change – main content carried forward.
Newhills Development Framework	No significant change – main content carried forward.
Oldfold Development Framework and Masterplan	No significant change – main content carried forward.
Persley Den/Woodside Masterplan	No significant change – main content carried forward.
Rowett North AECC Development Framework	No significant change – main content carried forward.
Bridge of Don AECC Development Framework	No significant change – main content carried forward.

3.5 As outlined in the table above, Members should note that three of the proposed Aberdeen Planning Guidance documents are still under preparation and will follow at a later date. These will cover health impact assessments, resources for new developments, and heat networks and energy mapping. Additional national planning guidance and / or technical advice is currently awaited for these topics. These additional proposed Aberdeen Planning Guidance documents will be completed as soon as practicable following publication of the national guidance / technical advice, and they will be reported to Members for approval under separate cover. One of the key benefits of non-statutory guidance is that the process for preparing these documents is relatively streamlined and, as such, further Aberdeen Planning Guidance documents beyond those listed in the table above may also be prepared, if necessary, during the lifetime of the new Local Development Plan.

3.6 In addition to the suite of Aberdeen Planning Guidance listed above, one piece of statutory Supplementary Guidance is also proposed. This will cover the topic of planning obligations (also referred to as 'developer contributions'). Scottish Government Circular 6/2013 makes it clear that levels of planning obligations and the methodologies used for their calculation are suitable topics for Supplementary Guidance. It is therefore appropriate to retain statutory Supplementary Guidance on this issue. In order to enable this, the new Local Development Plan includes a specific statement to confirm that statutory Supplementary Guidance will be prepared on this topic. The proposed Planning Obligations Supplementary Guidance is set out in Appendix 1. This carries forward established thresholds, types and methodologies for seeking contributions from the 2017 Supplementary Guidance and updates the level of contributions to reflect changes in costs. Other changes include refining the way developer contributions will be managed, including proposals to increase the time period for the Council to spend future contributions from 7 years to 10 years, and to ensure that all future contributions are index linked to the rates set at the date of adoption of the Supplementary Guidance.

3.7 Subject to Member approval, a 6-week period of public consultation will be undertaken on the draft Aberdeen Planning Guidance and Supplementary Guidance documents. This is expected to commence in early 2023. The consultation documents will be made available for inspection online and in locations across the City in accordance with relevant legislation. The consultation will also be publicised through means such as newspaper notice, the Local Development Plan newsletter, and the Council's website and social media platforms. Interested parties will be able to submit comments using the Council's consultation hub (Citizen Space), email or post. All comments will be reviewed and taken into account to help formulate final versions of the Aberdeen Planning Guidance and Supplementary Guidance documents, which will be reported back to Members for approval at a future meeting.

3.8 In order to avoid any gap in planning guidance until final versions are reported back to Members for approval, Members are also asked to adopt the draft Aberdeen Planning Guidance and Supplementary Guidance documents as Interim Planning Advice from the date of adoption of the 2023 Local Development Plan.

3.9 In addition to the guidance documents noted above, there is also an existing suite of non-statutory planning documents which were developed prior to adoption of the 2017 Local Development Plan. These documents, which still remain valid, are currently known as Local Planning Advice and are listed below:

- Aberdeen Harbour Development Framework
- Balgownie Centre, Bridge of Don Planning Brief
- Bon Accord Baths Planning Brief
- Broadford Works Design Brief
- Conservation Area Character Appraisals and Management Plan
- Denburn Valley Planning Brief
- River Don Corridor Framework
- RGU City Centre Planning Brief
- St Peters Nursery Site Redevelopment Brief

3.10 There are also three further Development Frameworks - the Greenferns Development Framework and Masterplan (adopted as Interim Planning Advice at Council on 5 March 2018), the Loirston Development Framework (approved as Aberdeen Planning Guidance at the Planning Development Management Committee on 10 December 2020), and the revised Prime Four Business Park Development Framework (approved as Aberdeen Planning Guidance at the Planning Development Management Committee on 21 April 2022).

3.11 In order to ensure consistent terminology across all of the guidance documents that will ultimately support the 2023 Local Development Plan, it is proposed that the Local Planning Advice noted in paragraph 3.9 and the Greenferns Development Framework and Masterplan be renamed as Aberdeen Planning Guidance. As noted in recommendation 2.5, approval is also sought to make any minor technical drafting updates which may be required to other existing non-statutory planning guidance. This will involve undertaking a solely technical review of all the existing non-statutory guidance documents to ensure

that, for example, all planning policy references are up to date. Since this review will be solely technical in nature and will not include any substantive content changes, it is not considered necessary to undertake any further public consultation on these documents.

4. FINANCIAL IMPLICATIONS

4.1 There are no direct financial implications arising from this report as the cost of preparing Aberdeen Planning Guidance and Supplementary Guidance is met through existing staff time and resource budgets.

4.2 As a major landowner in the City, proposals for the development of land and assets owned by Aberdeen City Council and any planning applications for development undertaken by or on behalf of the City Council will, where applicable, be subject to assessment against the proposed Aberdeen Planning Guidance and Supplementary Guidance. This may have financial implications for the Council as a developer.

5. LEGAL IMPLICATIONS

5.1 There are no direct legal implications arising from this report. Whilst the proposed Aberdeen Planning Guidance will no longer form part of the statutory development plan, it is important that this guidance is retained in a new non-statutory form, and it will still be a material consideration to inform decisions on future planning applications in Aberdeen. Any person who is aggrieved by the content of the final adopted supplementary guidance may submit an application to the Court of Session to question its validity and to request that it be quashed in whole or in part.

6. ENVIRONMENTAL IMPLICATIONS

6.1 An up-to-date Local Development Plan and supporting guidance will have positive environmental implications by helping to ensure that all new developments in the City are appropriately sited and designed to avoid adverse impacts on the environment. The draft Aberdeen Planning Guidance documents have themselves been subject to a Strategic Environmental Assessment (SEA) screening process in accordance with relevant legislation, and the SEA screening reports will be subject to consultation with statutory consultation bodies. The Planning Obligations Supplementary Guidance was assessed within the Environmental Report: Strategic Environmental Assessment and Habitats Regulation Appraisal for the Local Development Plan.

7. RISK

Risk Appetite

7.1 The assessment of risk contained within the table below is considered to be consistent with the Council's Risk Appetite Statement.

Management Of Risk

7.2 The Local Development Plan is reviewed on a statutory basis. Aberdeen Planning Guidance and Supplementary Guidance also needs to be reviewed to coincide with the adoption of the next Local Development Plan. This will ensure continuity in the provision of up to date and relevant planning frameworks.

Category	Risks	Primary Controls/Control Actions to achieve Target Risk Level	*Target Risk Level (L, M or H) *taking into account controls/control actions	*Does Target Risk Level Match Appetite Set?
Strategic Risk	Ensuring up to date and relevant supporting planning guidance to coincide with adoption of the new Local Development Plan.	Adopt draft Aberdeen Planning Guidance and Supplementary Guidance on an interim basis following adoption of new Local Development Plan. Ensure that robust and transparent consultation is undertaken in a timeous manner on the draft guidance documents, and ensure that final versions of the guidance are adopted timeously.	L	Yes
Compliance	Ensuring that current adopted Supplementary Guidance is replaced with new Aberdeen Planning Guidance and Supplementary Guidance to comply with relevant planning legislation.	Adopt draft Aberdeen Planning Guidance and Supplementary Guidance on an interim basis following adoption of new Local Development Plan. Ensure that robust and transparent consultation is undertaken in a timeous manner on the draft guidance documents, and ensure that final versions of the guidance are adopted timeously.	L	Yes

Operational	Ensuring timeously published and adopted supporting guidance for the new Local Development Plan to avoid delays in the issuing of planning application determinations.	Adopt draft Aberdeen Planning Guidance and Supplementary Guidance on an interim basis following adoption of new Local Development Plan. Ensure that robust and transparent consultation is undertaken in a timeous manner on the draft guidance documents, and ensure that final versions of the guidance are adopted timeously.	L	Yes
Financial	Not having timeously published and adopted supporting guidance for the new Local Development Plan could lead to uncertainty at planning application stage and potentially lead to more staff time being spent processing applications. It may also reduce the ability to secure developer contributions from future planning applications.	Adopt draft Aberdeen Planning Guidance and Supplementary Guidance on an interim basis following adoption of new Local Development Plan. Ensure that robust and transparent consultation is undertaken in a timeous manner on the draft guidance documents, and ensure that final versions of the guidance are adopted timeously.	L	Yes
Reputational	The planning authority has consistently reviewed the	Adopt draft Aberdeen Planning Guidance and Supplementary Guidance on an	L	Yes

	Local Development Plan and supplementary guidance within the statutory review period. Failure to continue this could damage the Council's reputation as a planning authority.	interim basis following adoption of new Local Development Plan. Ensure that robust and transparent consultation is undertaken in a timeous manner on the draft guidance documents, and ensure that final versions of the guidance are adopted timeously.		
Environment / Climate	Ensuring that planning frameworks take into consideration the relevant environmental and climate change legislation at the point of their development and production.	Ensure that robust and transparent consultation with statutory agencies is undertaken on the draft guidance documents. Carry out Strategic Environmental Assessment Screening Reports for all relevant guidance documents.	L	Yes

8. OUTCOMES

COUNCIL DELIVERY PLAN 2022-2023	
	Impact of Report
Aberdeen City Council Policy Statement **Working in Partnership for Aberdeen**	The proposed Aberdeen Planning Guidance and Supplementary Guidance within this report will support the delivery of many aspects of the policy statement – primarily under the headings of 'A City of Opportunity', 'A Vibrant City', 'Building a Greener and Sustainable City', 'Greener Transport, Safer Streets, Real Choices', 'Homes for the Future', 'An Active City', and 'A Prosperous City'. It will particularly support the following aspects of the policy statement:- • Review and invest in our school estate, ensuring all of Aberdeen's schools are fit for

	the educational needs and the challenges of the 21st century • Improving cycle and active transport infrastructure • Work with partners to produce a ten-year plan to increase the stock and variety of Council and social housing • Expand Aberdeen's district heating network • Repeal the guidance that exempts student accommodation developers from affordable housing contributions • Back Sport Aberdeen in their efforts to invest in and improve sporting facilities • Work with partners to stimulate sustainable economic development
Aberdeen City Local Outcome Improvement Plan	
Prosperous Economy Stretch Outcomes	The proposed Aberdeen Planning Guidance and Supplementary Guidance will help to support the Stretch Outcome 'No one will suffer due to poverty by 2026.' The guidance will help to support sustainable economic growth and create a framework for the delivery of new energy efficient homes which will help reduce fuel poverty for residents.
Prosperous Place Stretch Outcomes	The proposed Aberdeen Planning Guidance and Supplementary Guidance will support Place Stretch Outcomes 13 – 15 by providing guidance to ensure that new developments within the City are designed to achieve high standards of energy efficiency, encourage sustainable methods of travel, and to achieve net gains for biodiversity wherever possible.
Regional and City Strategies	The proposed Aberdeen Planning Guidance and Supplementary Guidance will directly support the Strategic Development Plan and the Local Development Plan. It will also support the Regional Economic Strategy and the Regional Transport Strategy by setting out guidance to help deliver sustainable economic development and to ensure that new developments have proper regard to their impacts on the transport network. Through the proposed Planning Obligations Supplementary Guidance, contributions will also be sought where appropriate from new developments towards infrastructure enhancements such as schools and other community facilities. This will support delivery of the Council's Estates and Assets Strategies.

9. IMPACT ASSESSMENTS

Assessment	Outcome
Integrated Impact Assessment	A full integrated impact assessment has been undertaken. It concludes that the draft Aberdeen Planning Guidance and Supplementary Guidance documents are not expected to have any significant adverse impacts on any protected groups, and that any significant impacts are expected to be positive in nature.
Data Protection Impact Assessment	Not required
Other	N/A

10. BACKGROUND PAPERS

10.1 None

11. APPENDICES

11.1 Appendix 1: Proposed Draft Aberdeen Planning Guidance and Supplementary Guidance - available to view via the online document library here.

12. REPORT AUTHOR CONTACT DETAILS

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Notice of Motion by the Lord Provost

That the Council:

(1) Agrees that this Council confers the Freedom of the City of Aberdeen on the Aberdeen Football Club team who won the European Cup Winners' Cup in 1983 and also on Aberdeen Football Club who have been in the city since 1903.

(2) Agrees that the achievement of this team, which culminated in winning the final in Gothenburg, Sweden in May 1983 by beating Real Madrid, was worthy of recognition.

(3) Agrees that the conferment ceremony should be planned to take place as part of the weekend celebration of the 40th Anniversary of the win from 12th to 14th May 2023 currently being organized by Aberdeen Football Club and instructs the Interim Chief Officer Governance to make any necessary arrangements on behalf of the Council in this regard.

Signatures:

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7. Derek Davidson
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19. J. Mennie
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22. J.J. Bonsell
23. Sandra Macdonald
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Exempt information as described in paragraph(s) 8, 10 of Schedule 7A of the Local Government (Scotland) Act 1973.

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of the Local Government (Scotland) Act 1973.

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