

ABERDEEN CITY COUNCIL

COMMITTEE	Planning Development Management
DATE	4 November 2021
EXEMPT	No
CONFIDENTIAL	No
REPORT TITLE	Proposed Aberdeen Local Development Plan 2020 – Draft Aberdeen Planning Guidance (Masterplans and Development Frameworks)
REPORT NUMBER	PLA/21/256
DIRECTOR	Gale Beattie
CHIEF OFFICER	David Dunne
REPORT AUTHOR	Donna Laing
TERMS OF REFERENCE	4

1. PURPOSE OF REPORT

- 1.1 This report presents draft Aberdeen Planning Guidance to the Proposed Aberdeen Local Development Plan 2020 for approval and consultation.

2. RECOMMENDATIONS

That the Committee:-

- 2.1 Note that currently adopted Supplementary Guidance will be classed as Aberdeen Planning Guidance under the next Local Development Plan;
- 2.2 Approve the Draft Aberdeen Planning Guidance documents;
- 2.3 Instruct the Interim Chief Officer – Strategic Place Planning to, subject to any minor drafting changes, publish twelve Aberdeen Planning Guidance documents for a six week, non statutory, public consultation;
- 2.4 Instruct the Interim Chief Officer – Strategic Place Planning to make any minor technical drafting updates which may be required to other existing non-statutory planning guidance in order to ensure all planning policy references are up-to-date and consistent;
- 2.5 Instruct the Interim Chief Officer – Strategic Place Planning to report the results of the public consultation and any proposed revisions to the Draft Aberdeen Planning Guidance to a subsequent Planning Development Management Committee by September 2022, and;

- 2.6 Instruct the Interim Chief Officer – Strategic Place Planning to consult the Strategic Environmental Assessment (SEA) Gateway on associated SEA Screening Report and to publicise the result of the Screening Determinations via a public notice following the above six-week consultation process.

3. BACKGROUND

- 3.1 The Proposed Aberdeen Local Development Plan 2020 (Proposed Plan), Proposed Delivery Programme, Environmental Report and associated background documents were approved by Full Council on 2 March 2020. The documents were published as part of a statutory period of representation in public which took place between 20 May 2020 and 31 August 2020.
- 3.2 On 22 July 2021 the Proposed Aberdeen Local Development Plan was formally submitted to the Scottish Ministers for Examination in public. The Examination is being co-ordinated by the Planning and Environmental Appeals Division (DPEA) of the Scottish Government. The DPEA are currently reviewing and processing documentation and a Reporter is expected to be appointed in due course.
- 3.3 The Proposed Aberdeen Local Development Plan 2020 comprises a vision, the spatial strategy and key policies and proposals. Aberdeen Planning Guidance can be adopted by the planning authority in connection with a Local Development Plan and contains more detailed policy guidance.

4. STATUS OF PLANNING GUIDANCE

- 4.1 The Masterplans and Development Frameworks before Committee today were adopted as statutory Supplementary Guidance documents in March 2017 to support the extant Aberdeen Local Development Plan. Under the Planning etc (Scotland) Act 2006, Supplementary Guidance documents are valid for the five year lifespan of a Local Development Plan. As such, these documents are required to be readopted with each new Local Development Plan. The current Supplementary Guidance documents will remain in force until the Aberdeen Local Development Plan 2017 is replaced by the next Aberdeen Local Development Plan in 2022.
- 4.2 The Planning etc (Scotland) Act 2019 Part 9 repeals the ability to produce and adopt Supplementary Guidance, therefore the Planning Authority now wish to initiate the process to approve such documents as non-statutory Aberdeen Planning Guidance, to sit alongside the next Local Development Plan once it is adopted.
- 4.3 Although the documents listed below were prepared and adopted under the previous Aberdeen City and Shire Strategic Development Plan 2014, and the current Aberdeen Local Development 2017, their content remains relevant and valid. No text changes have been made to these documents other than a statement which sets out that these documents were produced before the

Aberdeen City and Shire Strategic Development Plan 2020 had been adopted and the production of the Proposed Local Development Plan.

4.4 The following documents are proposed for approval for public consultation:

- Countesswells Development Framework and Phase One Masterplan
- Dubford Development Framework
- Former Davidson's Mill Development Framework and Masterplan
- Friarsfield Development Framework
- Grandhome Development Framework
- Maidencraig Masterplan
- Newhills Development Framework
- Oldfold Development Framework and Masterplan
- Persley Den/Woodside Masterplan
- Rowett North AECC Development Framework
- Bridge of Don AECC Development Framework
- Bay of Nigg Development Framework

4.5 A 6-week period of consultation in public will be undertaken in Winter 2021/2022. The consultation will be undertaken electronically with documentation available for inspection via the Council website. The consultation will be communicated via an advertisement in a regional newspaper and also through the Council's website, the Local Development Plan newsletter and social media platforms.

4.6 Comments on the consultation will be submitted using the Council's consultation hub (Citizen Space), email or by post. These comments will be reviewed, synthesized and reported by to a later Planning Development Management committee meeting.

4.7 Alongside the Masterplans and Development Frameworks noted in paragraph 4.4, there are a number of existing non-statutory planning documents known as Local Planning Advice. The documents are listed below:

- Aberdeen Harbour Development Framework
- Balgownie Centre Bridge of Don
- 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

4.8 There are two further Development Frameworks. The Greenferns Development Framework and Masterplan was adopted as interim Planning Advice at Full Council on 5 March 2018. The Loirston Development Framework was approved as Aberdeen Planning Guidance at Planning Development Management Committee on 10 December 2020. It is proposed that the Local Planning Advice noted in paragraph 4.7, and the Greenferns Development Framework and Masterplan be renamed Aberdeen Planning Guidance to ensure consistency amongst documents. As noted in Recommendation 2.4 it is asked that Members instruct Interim Chief Officer – Strategic Place Planning to undertake

a solely technical review of the existing non-statutory planning guidance noted in paragraph 4.7 and the Greenferns Development Framework and Masterplan, and Loirston Development Framework, in order to ensure that, for example, all planning policy references are up-to-date. This review would be undertaken over the coming months, and the updated documents directly uploaded onto the Council's website in preparation for the adoption of the next Aberdeen Local Development Plan. Given the minor drafting nature of the changes proposed, officers feel that no public consultation exercise is required to support this process.

4. FINANCIAL IMPLICATIONS

- 4.1 There are no direct financial implications arising from this report as the cost of preparing Aberdeen Planning Guidance is met through existing staff time resourcing budget. As the consultation will be carried out online there are no printing or venue costs.
- 4.2 As a major landowner in the city, proposals for the development of land and assets owned by Aberdeen City Council will, where this is applicable, be subject to assessment in line with the principles and standards set out in Aberdeen Planning 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. The Planning etc (Scotland) Act 2019 repeals the ability to produce and adopt statutory guidance. Whilst the guidance will no longer have a statutory basis, it is still important that it is retained in a new form, non-statutory guidance, this still informs decisions on such development in Aberdeen.

6. MANAGEMENT OF RISK

- 6.1 The Local Development Plan is reviewed on a statutory basis. Aberdeen Planning Guidance and Local Planning Advice should also be reviewed and should be done so 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	Risk	Low (L) Medium (M) High (H)	Mitigation
Strategic Risk	Ensuring up to date and relevant planning frameworks for the adoption of the Local Development Plan.	L	Ensure that consultation on updated versions of Masterplans, development frameworks and Local Planning Advice is undertaken early in the

			examination process of the Proposed Local Development Plan and there is flexibility to respond to consultation comments.
Compliance	Ensuring that current adopted Supplementary Guidance is replaced with Aberdeen Planning Guidance to comply with relevant Planning Legislation.	L	Ensure that robust and transparent consultation is undertaken in a timeous manner on Aberdeen Planning Guidance.
Operational	Ensuring timeously published and adopted planning frameworks to avoid delays in the issuing of planning application determinations.	L	Ensure that consultation on updated versions of Masterplans, development frameworks and Local Planning Advice is undertaken early in the examination process of the Proposed Local Development Plan and there is flexibility to respond to consultation comments.
Financial	Not having timely published versions of Masterplans and Development Frameworks could lead to uncertainty at Planning application stage and potentially lead to more staff time being spent processing applications on these sites and a greater number of planning application appeals.	L	Consult on the updated versions of Masterplans, development frameworks and Local Planning Advice parallel to the examination of the Proposed Local Development Plan to ensure that the Local Development Plan and supporting documents are up to date and relevant at the date of adoption.
Reputational	The planning authority has consistently reviewed the Local Development Plan, Masterplans and Development Frameworks within the statutory review period.	L	Ensure that consultation on updated versions of Masterplans, development frameworks and Local Planning Advice is undertaken early in the examination process of the Proposed Local Development Plan and there is flexibility to respond to consultation comments.

Environment / Climate	<p>Ensuring that planning frameworks take into consideration the relevant environmental and climate change legislation at the point of their development and production.</p>	<p>L</p>	<p>Consult on the updated versions of Masterplans, development frameworks and Local Planning Advice parallel to the examination of the Proposed Local Development Plan to ensure that the Local Development Plan and supporting documents are up to date and relevant at the date of adoption. Carry out Strategic Environmental Assessment Screening Reports.</p>
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7. OUTCOMES

<u>COUNCIL DELIVERY PLAN</u>	
	Impact of Report
Aberdeen City Council Policy Statement	The proposals within this report support the delivery of People Policy Statement 10 and the delivery of Council homes. The development framework for new housing land will enable the delivery of new social and affordable housing complementary to the Council's delivery of new homes.
Aberdeen City Local Outcome Improvement Plan	
Prosperous Economy Stretch Outcomes	The proposals within this report will help to support the Stretch Outcome 'No one will suffer due to poverty by 2026.' The development proposals contained within the Aberdeen Planning Guidance help to create a framework for the delivery of new energy efficient homes which will help reduce fuel poverty for residents.
Prosperous Place Stretch Outcomes	The proposal within this report will support different ways for active travel through the creation of a network of active travel corridors through the development frameworks.
Regional and City Strategies	
	The proposals within this report support the Strategic Development Plan and Regional Transport Strategy by recommending the use of the masterplanning process to deliver large scale housing and employment land allocations.
UK and Scottish Legislative and Policy Programmes	
	The report sets out the how the consultation of Aberdeen Planning Guidance rather than Supplementary Guidance conforms with Part 9 of the Planning etc (Scotland) Act 2019.

8. IMPACT ASSESSMENTS

Assessment	Outcome
Impact Assessment	Full impact assessment required.
Data Protection Impact Assessment	Not required

9. BACKGROUND PAPERS

Aberdeen Local Development Plan – Proposed Plan 2020

10. APPENDICES

Link to all of the documentations. [Planning guidance link to documents.](#)

11. REPORT AUTHOR CONTACT DETAILS

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