

ABERDEEN CITY COUNCIL

COMMITTEE	Planning Development Management Committee
DATE	21 April 2022
EXEMPT	No
CONFIDENTIAL	No
REPORT TITLE	Aberdeen Planning Guidance: Draft Prime Four Business Park Development Framework 2021
REPORT NUMBER	PLA.22.045
DIRECTOR	Gale Beattie
CHIEF OFFICER	David Dunne
REPORT AUTHOR	Laura Robertson
TERMS OF REFERENCE	6. develop and adopt non-statutory development management guidance (supplementary planning guidance)

1. PURPOSE OF REPORT

- 1.1 This report presents the updated Prime Four Business Park Development Framework, the findings of the public consultation, proposed changes to the draft document and seeks approval to adopt the document as Aberdeen Planning Guidance (non-statutory planning guidance).

2. RECOMMENDATION(S)

That Committee:-

- 2.1 Approve the responses proposed by Officers to those consultation representations that were received on the Draft Prime Four Business Park Development Framework, as approved for public consultation by the Planning Development Management Committee on 9 December 2021 (Appendix 2); and
- 2.2 Approve the revised content of the Draft Prime Four Business Park Development Framework 2021 (Appendix 1) as Aberdeen Planning Guidance (non-statutory planning guidance)

3. BACKGROUND

- 3.1 Appendix 1 contains the draft Prime Four Business Park Development Framework. A summary of the representations received, Officers' responses to these representations, and details of any resulting action as a result of the consultation is contained in Appendix 2. Full, un-summarised copies of representations are provided in Appendix 3. The IIA is contained in Appendix 4.
- 3.2 On 13 September 2011 the OP40 Kingswells Business Park Development Framework and Phase 1 Masterplan were agreed at the Enterprise Planning and Infrastructure Committee as Interim Planning Advice then was adopted as

Supplementary Guidance to the Aberdeen Local Development Plan (2012). It was then subsequently taken forward as Supplementary Guidance in the Aberdeen Local Development Plan 2017. Subsequent Phase 2 and Phase 3 Masterplans, as well as a Development Framework for OP63, were also all adopted as Supplementary Guidance to the 2017 plan. Given the age of these documents and the fact that a large part of the site is now built out, the Developer has taken the decision to update, refresh and collate the existing document into this Revised Prime Four Business Park Development Framework 2021 document. The general principles, aspirations and design quality across the site will remain the same and are a key part of this development.

3.3 The current documents which are to be refreshed by this Revised Development Framework are:

- The Development Framework and Phase 1 Masterplan - found [here](#),
- Phases 2 and 3 Masterplans - found [here](#),
- OP63 Development Framework - found [here](#).

Once the Proposed Local Development Plan is adopted, and once Supplementary Guidance ceases to hold the status afforded to it (as described below) this document shall supersede that Supplementary Guidance.

3.4 On the 9th December 2021 Members of the Planning Development Management Committee approved the content of the Draft Prime Four Business Park Development Framework for a consultation exercise and agreed to report back to the same committee within the next 6 months (PLA/21/316). Public consultation ran from 17 December 2021 until 31 January 2022 for a total of 6 weeks. The additional 2 weeks, beyond what would normally be carried out, were added to allow for the Christmas break. The consultation responses from this 6 week period are the basis of this report.

Local Planning policy

3.4 Though originally allocated in a previous Local Development Plan, the Proposed Local Development Plan (PLDP) continues the specialist employment allocation for Prime 4 and the plan has submitted to the Department for Planning and Environmental Appeals (DPEA) to consider via the Examination Process, which is due to start on 1st December.

3.5 Although the provision is not yet in force, the Planning etc (Scotland) Act 2019 (Part 9) will repeal the ability to produce and adopt new Supplementary Guidance. In the meantime Supplementary Guidance under the current plan continues to hold the status as forming part of the development plan. However, in anticipation of this forthcoming change, the Planning Authority now proposes 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. This document in its updated form, is proposed to be taken forward as said Aberdeen Planning Guidance.

- 3.6 The Aberdeen Local Development Plan (2017) allocates two Opportunity Sites as follows:
- OP29 Prime Four Business Park Kingswells: 50ha of employment.
 - OP63 Prime Four extension: 13ha of employment.
- 3.7 Of the original 63 hectares of employment land that was allocated across the two sites there is around 32 hectares remaining undeveloped and which this Development Framework relates to.

Public Consultation

- 3.8 Stakeholder, the public and other interested parties have been given the opportunity to comment on the Development Framework and a number of other documents and planning applications for Prime Four Business Park over the last 10 years. This includes the Aberdeen Local Development Plans preparation processes, a programme of consultant-led community and stakeholder engagement on Masterplans and Development Frameworks, and through the statutory planning application process.
- 3.9 The public consultation for the Draft Prime Four Business Park Development Framework ran for a period of 6 weeks from 17 December 2021 to 31 January 2022. The draft document was publicised and available as follows:
- Publication of document on Aberdeen City Council 'Consultation Hub' <https://consultation.aberdeencity.gov.uk/>
 - Press release on the Council's website advertising the consultation period, how to view and comment on the Draft Framework,
 - Notification (email) of the consultation issued to statutory consultees such as Community Councils,
 - Press advert placed in the P&J newspaper to advertise the consultation period.
- Unfortunately given the Covid pandemic it was not possible to have hard copies but these were available on request, but no requests were received.
- 3.10 A total of 8 responses were received to the consultation, primarily from agencies and statutory consultees. Full, un-summarised copies of the representations received are provided in Appendix 3.

Summary of key issues arising from engagement and consultation

- 3.11 A full and detailed list of comments received to the consultation is contained in Appendix 2, including Officer's responses and recommended changes to the matters raised. A summary of key issues is outlined below:
- Welcome dedicated section to the historic environment,
 - Reference to the wrong Sewers for Scotland edition,
 - A90 including the AWPR have no easily accessible fuel stop between Ellon to the north and Stracathro/ Bridge of Fiddes to the south. The south-west corner of the site would make a good refuelling stop or the redevelopment of the Five Mile Garage site.

- Any new development should provide refuelling, electric vehicle charging and preferably hydrogen refuelling facilities,
- Any development should enhance mixed use walking and cycling path,
- Woodland network not as extensive as previous Framework document showed,
- Support key principles and in particular, in relation to the Green Space Network and using footpath and cycling connections to encourage sustainable travel to and around the site,
- Benefit in carrying out an assessment on the impact and success of previous Framework,
- Incorporation of blue-green infrastructure within the development,
- Strongly support identification of design principles, particularly in relation to the active travel path network, active frontages, public spaces, the integration of existing natural features and opportunities to incorporate enhancements to biodiversity into the design,
- Pedestrian and cycle links should be prioritised over vehicles, particularly between office buildings, shops etc,
- Consider that the principles protecting natural features, biodiversity and improve wildlife should be strengthened,
- Improve cycle connections to A944, make the plans clear,
- The heights of the existing buildings in Prime Four should be used as a guide for any new development,
- Strongly support the inclusion of the buffer and localised areas of open space in relation to the ancient woodland,
- Welcome recognition of amenity opportunity presented by the SUDS basin,
- The protection and integration of key landscape features, such as the ancient woodland to create, a sense of place is supported.

3.12 As a result of the representations received, several actions and amendments were recommended to the Prime Four Business Park Development Framework. A full and detailed list of actions and recommended amendments is contained in Appendix 2 however a summary is provided below:

- Ensure correct policy and guidance is referenced in the document,
- Consider further to the tree belts around the Friends Burial Ground and the western boundary per the previous Framework and update fig 24 accordingly,
- Incorporate the reference to Blue- Green infrastructure in a number of locations throughout the Development Framework including figure 16, figure 24 and within the key principles,
- Add in an extra “proposed cycle network” dashed line alongside the “proposed footpath network” dashed line between the A944 frontage and the western hub in order to allow this link between these areas to be both pedestrian and bike ,
- Add text to state any proposal will include and be informed and shaped by (but not exclusive to) Landscape Visual Impact Assessments, 3D visuals, boundary treatment assessments and sections through the site.

On completion of the changes to the Development Framework it is proposed the document is adopted as Aberdeen Planning Guidance.

Strategic Environmental Assessment

3.13 A Strategic Environmental Assessment (SEA) for the Prime Four site has been undertaken as a part of the Aberdeen Local Development Plan process

4. FINANCIAL IMPLICATIONS

4.1 The Draft Framework has been produced by planning and design consultants Halliday Fraser Munro (HFM) on behalf of the landowners (DRUM), who have met the cost for its preparation, including all consultation and engagement to date.

5. LEGAL IMPLICATIONS

5.1 There are no direct legal implications arising from the recommendations in this report.

6. MANAGEMENT OF RISK

Category	Risk	Low (L) Medium (M) High (H)	Mitigation
Strategic Risk	Not having an up-to-date Framework could result in longer timescales to manage and process planning applications for the area and affect the planning authority's obligation to determine applications within a set time period.	L	Agree the content of a Development Framework for the area to publicly agree acceptable forms of development upfront and in advance of planning applications being submitted.
Compliance	N/A		
Operational	N/A		
Financial	N/A		
Reputational	The absence of an approved Framework may mean that development could be piecemeal and result in missed opportunities to maximise development potential in a cohesive way.	L	Agree the content of a Framework to guide future development and maximise land use efficiency.
Environment / Climate	In the absence of a Framework there would not be set principles for the	L	Agree the content of a Framework to guide future development and maximise land use efficiency.

	landscaping, protection of the environment or drainage provision.		
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7. OUTCOMES

<u>COUNCIL DELIVERY PLAN</u>	
	Impact of Report
Aberdeen City Council Policy Statement	The proposals in this report have no impact on the Council Policy Statement
Aberdeen City Local Outcome Improvement Plan	
Prosperous Economy Stretch Outcomes	The Prime Four site is allocated for 62.7 ha with this revised Draft Framework identifying around 33 ha still to be developed, thereby supporting a ready supply of employment land which would result in job creation (Key Driver 2.1, 2.2).
Prosperous People Stretch Outcomes	The Framework has been designed to include a series of green spaces to support health and well-being of all ages (Key Driver 11.3).
Prosperous Place Stretch Outcomes	The Draft Framework supports the delivery of an attractive landscape network, including green spaces and the development would support active travel options (Key Driver 13.2 and 15.2). All new development is required to reduce emissions and the development included electrical charging points to future proof. The Development provides walking and cycling routes and is next to the Park and Ride. (Key Driver 14.1).
Locality Plan – North	
Economy	The proposal will deliver employment land and as such will result in job creation. (Income and Employment)
People	The site provides cycle and pedestrian routes through the site and through open space provision (Physical health)

8. IMPACT ASSESSMENTS

Assessment	Outcome
Impact Assessment	Stage 1 Impact Assessment completed; Stage 2 impact assessment not required.

Data Protection Impact Assessment	Not Required
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9. BACKGROUND PAPERS

- 5.2 Aberdeen Local Development Plan 2017
<https://www.aberdeencity.gov.uk/services/planning-and-building/local-development-plan/aberdeen-local-development-plan>
- 5.3 Proposed Aberdeen Local Development Plan 2020
<https://www.aberdeencity.gov.uk/sites/default/files/2020-05/Proposed%20Aberdeen%20Local%20Development%20Plan%202020.pdf>
- 5.4 Technical Advice Note: Aberdeen Masterplanning Process
<https://www.aberdeencity.gov.uk/services/planning-and-building/local-development-plan/aberdeen-local-development-plan/supplementary-guidance-and-technical-advice>

10. APPENDICES

Appendix 1: Draft Prime Four Business Park Development Framework

Appendix 2: Summary of Consultation Responses

Appendix 3: Full consultation responses

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