

ABERDEEN CITY COUNCIL

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COMMITTEE	Enterprise, Planning & Infrastructure
DATE	31 January 2012
DIRECTOR	Gordon McIntosh
TITLE OF REPORT	Technical Advice Note: Retail Impact Assessments
REPORT NUMBER:	EPI/12/042

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1. PURPOSE OF REPORT

- 1.1 The Planning etc. (Scotland) Act 2006 paragraph 22 (1) states that a planning authority may adopt and issue guidance in connection with a local development plan. Aberdeen City Council has already prepared a number of draft Supplementary Guidance documents and a number of these have been adopted or are proposed for adoption as Interim Planning Guidance, pending adoption of the Local Development Plan.
- 1.2 The purpose of this report is to obtain Committee approval for a new item of draft Technical Advice, on Retail Impact Assessments, to be issued for public consultation. Please see appendix 1 for a copy of the Technical Advice Note. The document has been prepared in support of the Aberdeen Local Development Plan (LDP). The document provides guidelines for applicants on what the Council expects a Retail Impact Assessment to cover within Aberdeen. Technical Advice Notes do not carry the same weight as Supplementary Guidance when adopted as part of the Local Development Plan.

2. RECOMMENDATION(S)

- 2.1 It is recommended that the Committee:
  - (a) Approve the Retail Impact Assessment Technical Advice Note document for public consultation.
  - (b) Agree that following completion of the relevant consultation, any comments received and subsequent amendments to the draft Advice be presented to a future meeting of the Committee.

3. FINANCIAL IMPLICATIONS

- 3.1 There are no direct financial implications arising from this report, other than costs incurred through consultation and publicity related to the proposed guidance. Any such expenses incurred can be met through existing budgets. The implication for the priority based budgeting is positive. Detailed topic-based advice has value in reducing officer time spent on pre-application discussions, and will therefore prove fruitful in reducing cost. This relates to PBB option EPI PSD02 - Rationalise planning application management.

#### 4. OTHER IMPLICATIONS

- 4.1 There are no known legal or equipment implications arising from this report.
- 4.2 As a major landowner in the city, proposals for the development of land and assets owned by Aberdeen City Council will be subject to assessment in line with the principles and standards set out in the Guidance, where applicable.
- 4.3 The progression of the Advice document will provide a clear framework for decision making, allowing comprehensive guidance for both applicants and officers, thereby making a significant contribution towards the Council's aim of promoting and achieving sustainable development.
- 4.4 The proposed Technical Advice Note on Retail Impact Assessments provides clear information regarding when repair of windows and door is expected and where replacement is required the styles and finishes that are expected.
- 4.5 The draft Advice will be incorporated when finalising the Strategic Environmental Assessment (SEA) environmental report at the end of the Local Development Plan process.

#### 5. BACKGROUND/MAIN ISSUES

- 5.1 The Council agreed the content of the Proposed Plan on 18 August 2010. The Proposed Plan was a critical stage in the plan preparation process and was the result of a significant amount of assessment and public consultation.
- 5.2 The Retail Impact Assessment guidance document proposed in this report is a Technical Advice Note. The information provided within it is not deemed to have the same weight as Supplementary Guidance or an adopted Local Development Plan. However, it does provide information and guidance which is considered a material consideration when analysing a planning application.

5.3 The purpose of the Advice document is to provide guidelines for applicants on what the Council expects a Retail Impact Assessment to cover for retail development proposals within Aberdeen. This will help to ensure that Retail Impact Assessments submitted as part of planning applications for retail development contain all the relevant information required. This will ensure that there is a consistent approach relating to retail developments.

## 6. IMPACT

6.1 The Local Development Plan continues to support the vision of Aberdeen becoming an even more attractive place to live and in which to do business and will ensure that high quality employment opportunities exist. This process aspires to improve the access that the people of Aberdeen have to high quality services that meet their needs. The development and refinement of fit for purpose guidance to assist the Aberdeen Local Development Plan is paramount to supporting this vision and achieving the goals that Aberdeen aspires to.

6.2 The vision for Aberdeen is to be a city which is vibrant, dynamic and forward looking – an even better place to live and work, where people can expect high-quality services that meet their needs. This means making a visible difference to the quality of the city's urban and natural environment by promoting high quality development and providing an effective infrastructure to make us a world class strategic location.

6.3 To do this we must think strategically, facilitate development, engage positively with communities and the business sector and be open and transparent in our decision making. We also have a key role in delivering the vision for the City and Shire as expressed through regional plans and strategies. Planning and Sustainable Development is tasked with seeing that Aberdeen stays at the forefront of planning for the future.

6.4 The guidance represented in this report relates to the following Single Outcome Agreement objectives: 1- We live in a Scotland that is the most attractive place for doing business in Europe; 2- We realise our full economic potential with more and better employment opportunities for our people; 10- We live in well-designed, sustainable places where we are able to access the amenities and services we need; 12- We value and enjoy our built and natural environment and protect it and enhance it for future generations; 13- We take pride in a strong, fair and inclusive national identity; and 15- Our public services are high quality, continually improving, efficient and responsive to local people's needs.

6.5 The guidance represented in this report meets the vision of the Community Plan in promoting a strong image of the City and a sense of civic pride.

6.6 The guidance represented in this report supports the Council's 5 year Business Plan in terms of protecting and enhancing our high quality natural and built environment,

7. BACKGROUND PAPERS

- Aberdeen Local Development Plan – Proposed Plan  
[http://www.aberdeencity.gov.uk/Planning/ldp/pla\\_aldp\\_document\\_map.asp](http://www.aberdeencity.gov.uk/Planning/ldp/pla_aldp_document_map.asp)
- Appendix 1 – Technical Advice Note: Retail Impact Assessments

8. REPORT AUTHOR DETAILS

Louise MacSween  
Planning Trainee  
[lmacsween@aberdeencity.gov.uk](mailto:lmacsween@aberdeencity.gov.uk)  
01224 523326