

ABERDEEN CITY COUNCIL

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COMMITTEE	Enterprise, Planning & Infrastructure
DATE	31 May 2012
DIRECTOR	Gordon McIntosh
TITLE OF REPORT	Technical Advice Note: Retail Impact Assessments
REPORT NUMBER:	EPI/12/106

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1. PURPOSE OF REPORT

- 1.1 The purpose of this report is to obtain Committee approval of Technical Advice Note on Retail Impact Assessments (Appendix 1). This is following a six week public consultation in which we received no representations. The document has been prepared in support of the Aberdeen Local Development Plan 2012 (LDP) and 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)

- 3.1 It is recommended that the Committee approve the Retail Impact Assessment Technical Advice Note.

3. FINANCIAL IMPLICATIONS

- 3.2 There are no direct financial implications arising from this report, other than costs incurred through consultation and publicity. 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.

## 5. BACKGROUND/MAIN ISSUES

5.1 The Council agreed the content of the Aberdeen LDP on 25 January 2012 and it was formally adopted on 29 February 2012.

5.2 The Retail Impact Assessment Technical Advice Note does not have the same weight as Supplementary Guidance or the Aberdeen LDP. However, it does provide information and guidance which is considered a material consideration when determining planning applications.

5.3 The purpose of the Technical Advice Note 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 methodology applied for retail impact assessments.

## 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 2012  
<http://www.aberdeencity.gov.uk/nmsruntime/saveasdialog.asp?IID=42278&SID=9484>
- 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