

ABERDEEN CITY COUNCIL

COMMITTEE	Communities, Housing & Infrastructure
DATE	20 January 2016
DIRECTOR	Pete Leonard
TITLE OF REPORT	Draft Nigg Bay Development Framework: Consultation Results
REPORT NUMBER:	CHI/15/307
CHECKLIST COMPLETED	Yes

1 PURPOSE OF REPORT

- 1.1 To record the scope and findings of the public consultation on the Draft Nigg Bay Development Framework and Environmental Report (SEA), approved for public consultation by CHI Committee on 27 August 2015.
- 1.2 Present a summary of the representations received, officers' responses to these representations, and details of any resulting action as a result (Appendix 1). Full, un-summarised copies of representations are provided in Appendix 2.
- 1.3 The Draft Development Framework can be downloaded and viewed at the webpage:
www.aberdeencity.gov.uk/masterplanning
- 1.4 Should Committee agree the following recommendations the Framework would be revised and updated accordingly by 31 March 2016.
- 1.5 Copies of the consultation responses received on the Environmental Report (Strategic Environmental Assessment) are contained in Appendix 3. The revisions to the Environmental Report are highlighted for ease of reference; the document (Appendix 4) can be downloaded from webpage above.

2 RECOMMENDATIONS

- 2.1 It is recommended that the Committee:
 - (a) Note the representations received on the Draft Nigg Bay Development Framework (Appendix 2);

- (b) Approve Appendix 1, which provides the list of recommended revisions to the Draft Framework, as well as, officers' responses to representations received;
- (c) Approve officers to progress the revised Draft Development Framework as Interim Planning Advice, and to be taken forward alongside the emerging Aberdeen Local Development Plan;
- (d) Note the representations received on the Environmental Report (SEA), contained in Appendix 3; and
- (e) Approve the finalised Environmental Report (SEA) (Appendix 4) and for officers to publish the Report on the Council's website.

3 FINANCIAL IMPLICATIONS

- 3.1 The costs associated with the 6 week public consultation undertaken have been met within existing Planning and Sustainable Development service budgets and Council owned community facilities were used for the consultation drop-in events.
- 3.2 The land covered by the Draft Framework, which is extensive and includes parts of East Tullos and Altens, is in multiple ownership. The area of and around the proposed harbour site is predominantly owned by Aberdeen City Council, with the remainder owned by private organisations and Aberdeen Harbour Board. As such the Council has a financial interest in the planning designations, decisions and future development of the Draft Framework area.
- 3.3 The Draft Nigg Bay Development Framework has been produced by planning and design consultants Barton Wilmore on behalf of Aberdeen Harbour Board, who have met the cost for the preparation of the Draft Development Framework.

4 OTHER IMPLICATIONS

- 4.1 A Development Framework is undertaken at the beginning of the development process to co-ordinate usually strategic issues for large sites, such as ownership, phasing, delivery and other complex needs.
- 4.2 The purpose of preparing a Development Framework is to provide greater public awareness of proposed development proposals, to seek to front-load planning matters, to reduce the risk of piecemeal development and promote efficient use of land, ensuring development and design principles are agreed from the outset etc.
- 4.3 The Draft Framework document is subject to Strategic Environmental Assessment and Habitats Regulations Appraisal, in accordance with Environmental Assessment (Scotland) Act 2005, and, Conservation

(Natural Habitats, & c.) Regulations 1994 respectively. The Draft Framework document will require revisions to incorporate the outcomes of these assessments.

5 BACKGROUND / MAIN ISSUES

Planning Policy Context

- 5.1 The principle of the new harbour facility is established in Scottish Planning Policy through the *National Planning Framework 3 (NPF3) A Plan for Scotland: Ambition, Opportunity, Place* – where the expansion of ‘Aberdeen Harbour’ is identified as a National Development under the ‘a connected place’ priority.
- 5.2 *Aberdeen City and Shire Strategic Development Plan: Main Issues Report* identifies Aberdeen as an area for expansion of deep-water berths. Alongside Peterhead Harbour, it is designated as the ‘subsea cluster’, recognising the importance of both harbours to serving the energy sector.
- 5.3 The Nigg Bay site is identified in the Proposed Aberdeen Local Development Plan 2015 as Opportunity Site (OP62), “capable of accommodating Aberdeen Harbour expansion”. To support any development proposals for the site, a Development Framework/Masterplan, Flood Risk Assessment and full Transport Assessment are required. The Draft Framework has been prepared following the Council’s adopted Aberdeen Masterplanning Process.

Site Description

- 5.4 The Draft Nigg Bay Development Framework covers the NPF3 boundary for the proposed new harbour at Nigg Bay (part of which is also allocated as OP62 in Proposed Aberdeen Local Development Plan 2015); the predominately industrial areas at Altens and East Tullos, the eastern edge of Torry, a proportion of the Coast Road, Ness and East Tullos landfill sites, and, areas of coastal/green space. The study area is illustrated on page 4 of the Draft Framework.
- 5.5 Comments have been received during the consultation on the name of the bay, suggesting that it is more accurately known as ‘Bay of Nigg’, however, it has been confirmed that it is not the intention of Aberdeen Harbour Board to change the name of the document and it will remain the ‘Nigg Bay Development Framework’. The First Edition Ordnance Survey map 1867 has the bay labelled as ‘Nigg Bay’, with other maps, charts and signs for the area, along with NPF3, also referring to it as ‘Nigg Bay’.
- 5.6 The Draft Development Framework includes creation of a new harbour facility at Nigg Bay, brought about as a result of an expressed increased demand experienced by the buoyancy of the current

Aberdeen Harbour facilities, and is not proposed as a replacement of the existing harbour. As such Aberdeen Harbour Board anticipates no decrease or change to activity within the existing harbour facility, and the new harbour at Nigg Bay will emulate current activities of the existing harbour.

Connection with the proposed new harbour consenting regime

5.7 The harbour proposals at Nigg Bay will be subject to three separate but closely related consenting regimes (as outlined below). Different aspects of the harbour construction will require consideration under each of the relevant consent processes. Applications for the below consents were submitted to the relevant consenting authority on 4 November 2015 and the process is being led by Barton Wilmore on behalf of Aberdeen Harbour Board.

- A Harbour Revision Order (HRO) to deliver and construct the harbour, under the Harbours Act 1964 which is submitted to Transport Scotland for approval by Scottish Parliament;
- Marine Licences under the Marine (Scotland) Act 2010 (consulted upon jointly with the HRO); and;
- Planning Permission in Principle (PPiP) for ancillary and temporary works related to the construction of the harbour, and further applications for Matters Specified in Conditions and/or detailed planning permission under the Town and Country Planning (Scotland) Act 1997 as amended.

5.8 An Aberdeen City Council statutory consultee response was submitted on Friday 14 December as per Planning Development Management Committee decision 10 December 2015 (Item 2.1). This Committee meeting considered and agreed to submit a detailed response to Scottish Ministers, per Transport Scotland, on the Harbour Revision Order and Marine Licence, subject to the resolution of outstanding issue, as detailed in that report and in relation to:

- Draft Harbour Revision Order
- Economic Development
- Roads & Transportation
- Historic Environment
- Environmental & Landscape Impact

5.9 The Nigg Bay harbour expansion project will progress ahead and independently of the Draft Framework, as its consenting processes are considered separately, with the principle for development of a harbour at Nigg Bay already established in National and Local Planning Policy. The Development Framework helps to publicise the proposal and gather views to inform the development process, in line with proposed Local Development Plan.

Public Consultation and Stakeholder Involvement

- 5.10 Stakeholders, interested parties and the public have had the opportunity to get involved in and influence the proposed harbour development as part of the strategic site allocation as part of the following planning policy processes:
- National Planning Framework 3 (NPF3) A Plan for Scotland: Ambition, Opportunity, Place
 - Aberdeen City and Shire Strategic Development Plan: Main Issues Report
 - Proposed Aberdeen Local Development Plan 2015 (including Main Issues stage)
- 5.11 The preparation of the Draft Development Framework has been informed by a programme of consultant-led community and stakeholder engagement, which has helped inform the content of the Draft Framework and topics covered through the 'development and design principles'. Details of the consultant-led consultation and a summary of key issues raised during this process can be found on Pages 26-29 of the Draft Framework. A comprehensive report of this engagement has also been produced as part of the formal consenting process for the harbour, contained within the Pre-Application Consultation Report which can be viewed and downloaded online via the associated planning application in principle:
<http://planning.aberdeencity.gov.uk/docs/showimage.asp?j=151742&index=165125>
- 5.12 In addition to the consultations undertaken by the design consultants, and following approval by CHI Committee on 27 August 2015, a **6 week period of public consultation** was undertaken on the Draft Framework and associated Environmental Report (SEA). The public consultation exercise ran from 09:00 on Wednesday 30 September 2015 until 17:00 on Wednesday 11 November 2015.
- 5.13 Three public drop-in events were scheduled, as detailed below:

Date	Time	Venue	Attendees
Thursday 8 October 2015	6-9pm	East Tullos Learning Centre	6
Saturday 10 October 2015	10am-1pm	Torry Library	13
Wednesday 14 October 2015	3-7pm	Torry Library	4

- 5.14 Information about the public consultation, including the public consultation drop-in events, were publicised via the following methods:

- Planning notice/advert publicising the consultation period, including the public drop-in events was published in the Aberdeen Citizen 'noticeboard' section on Wednesday 30 September 2015 (1 week prior to the first consultation drop-in event)
- Press Release issued by ACC Media Team, which was subsequently picked up by the following sources, as identified by the Media Team:
 - Press and Journal
 - Evening Express
 - BuildScotland.co.uk
 - Planner.co.uk
 - Aberdeen Business News
 - Dredging News Online
 - Aberdeen & Grampian Chamber of Commerce
 - Scottish Construction Now
 - Dredging Today
- Planning notice/advert placed in the Aberdeen Citizen 'noticeboard' section on Wednesday 30 September 2015 to advertise the consultation on the draft documents and the public consultation drop-in events
- Published on Aberdeen City Council: Current Consultations and Masterplanning webpages, at the weblinks detailed below
 - 1) www.aberdeencity.gov.uk/consultations
 - 2) www.aberdeencity.gov.uk/masterplanning
 - 3) www.aberdeencity.gov.uk/planning_environment/planning/planning_sustainable_development/pla_devframework_nigg_bay.asp
- Draft Development Framework and Environmental Report documents available in the Council office at Marischal College, alongside a facility for public to drop in and ask planning officers questions on the documents
- Updates about the consultation and drop-in events published on Aberdeen City Council and the Aberdeen Local Development Plan social media pages. Posted 2 October 2015 on ALDP twitter and Facebook pages:
 - 1) www.facebook.com/pages/Aberdeen-Local-Development-Plan/121238731367123
 - 2) <https://twitter.com/AberdeenLDP>
- Letters and consultation material (including hard copy of document and consultation poster) publicising the event sent to:
 - Torry, Kincorth, Central, Ferryhill and Cove Libraries
 - Altens, Balnagask, Kincorth, Loirston Annexe, Old Torry Community Centres

- Tullos Learning Centre; Torry Youth and Leisure Centre; Torry Outdoor Sports Centre; Tullos Swimming Pool; Balnagask Golf Course; Nigg Bay Golf Club
- Walker Road School, Tullos School and Torry Academy
- Letters publicising the consultation were sent to 7 local churches, Torry Heritage Society and Bay of Nigg Community Group.
- Information regarding the consultation issued to all Community Councils
- Paper copies of the consultation information, including letter, consultation poster and copy of the Draft Development Framework document sent to Torry, Cove & Altens, Kincorth & Leggart, and Nigg Community Councils
- Email correspondence sent to key consultees, including; Scottish Environment Protection Agency, Scottish Natural Heritage, Transport Scotland, Aberdeenshire Council, Scottish Water, Historic Scotland and NESTRANS
- Information about the consultation was publicised via the Aberdeen Local Development Plan Newsletter (issued on 30 October 2015 to approx. 220 subscribers)
- Letter publicising the consultation distributed to Elected Members
- Series of consultation boards were developed for the purposes of the consultation drop-in events
- An informative leaflet which explained the differences in the consenting processes for the harbour and how the public could submit comments to other processes was produced to aid the consultation exercise

Summary of key issues arising from public consultation

- 5.15 The following sections of this report provides a summary of the issues raised from the public and statutory consultees during the 6 week statutory consultation undertaken by Aberdeen City Council (planning authority) on the Draft Nigg Bay Development Framework.
- 5.16 Full details of consultation responses, officer responses and recommended actions (including revisions to the Framework) are contained within Appendix 2 for Committee approval, as per the recommendations of this report.
- 5.17 A number of the representations received contained near identical written responses; therefore some of the officer responses in Appendix 2 do subsequently contain some repetition.

- 5.18 The comments received as part of the consultation on the Draft Framework has also influenced the Aberdeen City Council consultation response to the Harbour Revision Order and Marine Licence (as per section 5.8 of this report).

Transport, access and infrastructure

- 5.19 No clear hierarchy, schedule or detail for how the traffic impact will be managed to ensure no net detriment to the surrounding road network.
- 5.20 Road infrastructure requires upgrading to service the proposed development (construction and operational stages), however it is unclear what upgrades will be delivered. This includes:
- Car parking management – large parts of Torry currently have no car parking restrictions by means of permits, therefore to introduce permit parking restrictions would add a significant financial burden on residents
 - Assurance that the route north along Greyhope Road and north-west along St Fitticks Road would be restricted use to avoid HGV harbour traffic
 - What traffic management measures are proposed for implementation are part of the development?
 - How public access around the coastal headland (construction and operation) will be maintained, managed against the needs of all-potential users
 - Which existing bus routes will be redirected to ensure that the proposed new harbour meets sustainable/active travel policy objectives?

Landscape and visual impact

- 5.21 Current imagery and 3D visualisations produced to date do not give an accurate representation of the likely built form and scale of the proposed harbour, including potential impact on the setting of Girdleness lighthouse.
- 5.22 Boundaries to the harbour will be very visible and impact on the surrounding landscape.

Environment

- 5.23 Loss of valued green/open space and the impact this will have on locals' leisure pursuits, health and wellbeing, and that Torry will be a place surrounded by industrial sites. There must be a greater recognition of the value and use of existing open space and other green infrastructure and in doing so mitigation and compensatory measures are required to appropriately respond to impact locally and further afield.

- 5.24 Interest groups and agencies have expressed concern over adverse impact on local wildlife and habitat loss, both marine and onshore; including – loss of newly created wetlands; permanent impact on dolphins; negative impact on bird species; loss of rare plant species and woodlands/trees.
- 5.25 There are potential for negative effects on designated and un-designated sites. Of particular sensitivity is the scheduled monument St Fittick's Church. With the adjacency of important historic sites, it is essential to adequately consider in detail the effects to the historic environment. Further work will be required to address this, design appropriately, and include suitable detailed mitigation.

Social Impact

- 5.26 The social impact of the proposed new harbour facility remains undefined and there does not appear to be sufficient assessment of the character of the area for leisure, tourism, recreational pursuits; as a gateway to the City; the social and health values of green space; or the impact on amenity, well-being and quality of life from the resultant loss of open/green space.
- 5.27 As a result of the public consultation, concern was raised that the size of the affected population was not considered an accurate representation. The assessment of impact was geographically focussed too closely on the bay; however, the actual impacts are much wider, especially in social and environmental terms.
- 5.28 Unclear how the proposed new harbour will work with the local community to realise their community and regeneration objectives and what compensation there will be to offset the loss of open/green space.

Timescales and engagement

- 5.29 Although some support for the proposed harbour facility was expressed, there was confusion from the local community regarding the need for the new harbour, in a climate of declining oil prices.
- 5.30 The proposed timescale for the development is unclear; particularly regarding understanding of the length of time construction would take.
- 5.31 Recommended that further engagement and publicity is required throughout the project as it develops, ensuring continued public engagement and awareness, and forming part of the mitigation.

Other

- 5.32 The potential for a formal memorial, perhaps linked with coastal viewing point, should be explored in acknowledgement of the concern that people have scattered ashes into the bay.

Summary of key actions and recommended revisions to the Draft Development Framework

- 5.33 The following section contains a summary of the proposed key actions and revisions to the Draft Framework document.
- 5.34 Full details of proposed actions and recommended revisions are contained within Appendix 2 for Committee approval, as per the recommendations of this report.

Transport, access and infrastructure

- 5.35 Rewording text in the Framework to provide clarity regarding the anticipated direction of traffic movement; levels of control (including idea of traffic management measures); infrastructure improvements and anticipated locations of upgrades. However, details of traffic movements and upgrades are as yet to be confirmed which will be determined alongside the forthcoming Harbour Masterplan and detailed consents.
- 5.36 The Framework must expand on the proposed public service routes connecting the city centre to the proposed harbour.
- 5.37 Additional point added to Objective 6, Infrastructure and Access for Nigg Bay Development and Design Principles (page 39), to state “early engagement with infrastructure operators is required”.
- 5.38 Revised wording added to Development Framework (Nigg Bay Objective 3) confirming commitment that existing and/or affected core path(s)/routes around the Bay and adjacent headlands will be re-routed/extended and improved to satisfaction of ACC.
- 5.39 The relevant graphics and text illustrating the East Tullos road link should be revised accordingly in the Framework document, to outline that any such route would be subject to future assessments and in line with Local Development Plan review.

Landscape and visual impact

- 5.40 Additional development and design principle added to page 40 under ‘Environment’ which specifically refers to landscape impact assessment, including mitigating impact of harbour structures, consideration of key views/vistas and boundary treatments.
- 5.41 3D visuals within the Framework should be replaced with those which more accurately represent the activities of the harbour proposal, or removed. The 3D visuals will most likely be removed, because at this stage and until the ‘design and build’ contract is approved, more accurate visuals cannot be produced.

Environment

- 5.42 Clarification required from the design consultants regarding proposed construction timings and the interaction with breeding seasons, to be outlined in the forthcoming Harbour Masterplan.
- 5.43 Addition should be made to 'Objective 1 public space and access' for Nigg Bay section in Framework which clearly identifies the key areas which will require detailed assessment regarding impact on historic assets and local places of importance.
- 5.44 Reference and understanding of the value of use of existing space to be incorporated into the Framework document – including East Tullos Burn project.
- 5.45 Additional objective added to Development Framework Section 01 to read along lines of “protect and enhance the natural environment and biodiversity”.
- 5.46 Add policy references to 'Existing Policy & Regulations' section and add reference to importance of woodland protection and UK forestry standard to the design and development principles for the 3 areas (page 38 onwards).

Social impact

- 5.47 Aberdeen City Council (neighbourhood planning) has recently facilitated consultation events within the immediately-affected community, called 'Shaping Torry'. The result of this engagement shortlisted 10 community projects, which will be taken forward and reported to Council Committees in the near future, along with further focussed community consultation. Potential links with this initiative should be incorporated into the Development Framework document.
- 5.48 Further information and clarification should be added to the Development Framework regarding commitment to the need for community benefits, in the form of mitigation/compensatory measures, which are to be explored and established as part of the proposal.

Timescales and engagement

- 5.49 The 'development table' on page 36 of the Draft Framework should be augmented to offer clear information regarding the length of time for key harbour construction phases and milestones.
- 5.50 Advise applicant that further engagement and publicity of the project as it develops is essential.

Other

- 5.51 Concerns to be passed onto Aberdeen Harbour Board for consideration alongside the proposed harbour facility; reference added to the Framework acknowledging this concern and that potential memorial options will be discussed and progressed alongside the forthcoming Harbour Masterplan.

Environmental Assessments

- 5.52 A Strategic Environmental Assessment (SEA) Screening Report was undertaken on the proposals within the Draft Framework which confirmed that the Nigg Bay Development Framework did have the likelihood of significant environmental effects and therefore an SEA Environmental Report on the Framework is required.
- 5.53 A Draft Environmental Report was completed based on the SEA Scoping Report, which was informed by consultation responses received on the Scoping Report from the 3 statutory agencies (Scottish Natural Heritage, Scottish Environment Protection Agency, and Historic Environment Scotland). The Draft Environmental Report was consulted on for a period of 6 weeks, in tandem with the Draft Nigg Bay Development Framework.
- 5.54 Copies of the consultation responses received on the Draft **Environmental Report** are contained in Appendix 3 of this Committee Report. The Environmental Report was revised in accordance with the consultation responses received from the statutory agencies and the final report (Appendix 4) is available to download from: www.aberdeencity.gov.uk/masterplanning
- 5.55 A summary of the key amendments is provided below and the revised text is underlined in the Environmental Report for ease of reference.
- Environmental questions for the ‘cultural heritage’ SEA Topic clarified for the ‘Framework for assessing environmental effects’ (Table 6.1), so that assessment of setting is considered in both a landscape context and individual setting of any historic asset
 - Cultural heritage considerations incorporated in the Proposed Mitigation Measures (Table 8.1) and Monitoring Plan (Table 9.1)
 - Re-assessed scoring for Option 1 and 2 under ‘Material Asset’ SEA topic (Table 6.2)
 - The requirement for all development of roads infrastructure to incorporate sustainable urban drainage systems (SUDS) in order to avoid the release of pollutants into the water environment considered alongside SEA Topic ‘water’ (Table 6.3, Pages 84, 129 and 170) for ‘Assessment of the Content of the Framework’

- Updated reference in Appendices, Table 12.1 – River Basin Management Plan for Scotland (2009) to be superseded by 2015 edition when published (expected 22/12/2015), and 12.10 updated reference to 2014 SEPA Indicative River & Coastal Flood Maps

5.56 The Draft Framework has also been subject to a Habitats Regulations Appraisal (HRA). The consultation process with Scottish Natural Heritage is complete and the appraisal has been revised accordingly. To summarise the findings of this appraisal; the Draft Framework is likely to have significant individual and in-combination effects on qualifying interests of River Dee Special Area of Conservation (SAC), Moray Firth SAC, Isle of May SAC and Berwickshire and North Northumberland Coast SAC. These qualifying interests include grey seals, dolphins, otters and Atlantic Salmon. We are however, able to address the adverse effects of the proposal on the integrity of the protected species when we apply mitigation measures in the National Planning Framework 3, Aberdeen City & Shire Strategic Development Plan, and Aberdeen Local Development Plan to the Draft Framework. The Draft Framework would therefore require modification to include these higher-tier mitigation measures as well as those to be proposed by SNH following the consultation.

5.57 A full Environmental Impact Assessment for the harbour construction proposals has also been completed, and has been subject to consultation, scrutiny and review as part of the Harbour Revision Order application process. Aberdeen City Council statutory consultee response, which included comments on the Environmental Statement (EIA) was submitted on Friday 11 December as per Planning Development Management Committee decision 10 December 2015 (Item 2.1).

6 IMPACT

6.1 **Improving Customer Experience** - The Development Framework sets out development and design principles for the Nigg Bay area, including site of proposed new harbour facility. It also sets out the hierarchy of further tiered masterplans which are required and highlights what further detailed assessments are required as the project develops. In doing so the Framework provides certainty for the public, agencies and development industry. The Draft Development Framework and forthcoming harbour proposals offer opportunities for continued partnership working with other organisations, specifically Scottish Enterprise and Aberdeen Harbour Board, to ensure successful implementation.

6.2 **Improving Staff Experience** - The Development Framework will contribute to efficiencies in determining future planning applications

and a reduction in Council staff time to assess future detailed proposals.

- 6.3 **Improving our use of Resources** - By demonstrating acceptable forms and uses of new development on the site, it allows more informed decision making to be made earlier, saving time and resources for staff, applicants and the public. The Development Framework also highlights the expected improvements required to infrastructure, services and resources as a result of the proposed development.
- 6.4 **Corporate** – the proposal contributes to the following Single Outcome Agreement *Priorities*: 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 and enhance it for future generations.

The proposal contributes to the 5 Year Corporate Business Plan in terms of objective – Communication and Community Engagement: sharing our plans and aspirations for the city, and ongoing dialogue with our partners and the city’s business community; encouraging future economic and business development; delivering an up-to-date development plan, facilitating new development projects to improve Aberdeen’s living environment and, supporting an integrated transport network.; regeneration of strategically important parts of the city; work with partners to promote the city region as a place to invest, live, work and export from; and, develop a harbour masterplan to promote ferry links with greater business and tourism opportunities.

The proposal contributes towards the Aberdeen City Council vision for Aberdeen: 2012 – 2017: Aberdeen – the Smarter City. In particular creating a City which is a great place to live, bring up a family, do business and visit. It specifically contributes to the follows objectives: *Governance* – encouraging citizens to participate in design and development; *Environment* – promotes energy efficient design and construction; *Economy* – improve access to range of affordable housing; work with partners to promote the city as a place to invest, live, work and export from; *Mobility* – develop ferry links from the city to the UK and rest of the world.

The proposal is consistent with the Council’s Corporate Plan with regard to maintaining an up-to-date planning framework.

The proposal is consistent with the Planning and Sustainable Development Service Plan, in particular engaging the community in the

planning process, and the delivery of Masterplans/Development Frameworks in line with the Aberdeen Masterplanning Process.

- 6.5 **Public** – Due to the scale and significance of the proposals, including a proposed new harbour facility at Nigg Bay, the Draft Development Framework will be of interest to local communities, wider general public, the business community, environmental interest groups/organisations, and the press.

An EHRIA has been carried out on the Draft Nigg Bay Development Framework. It considered that approval of the Draft Framework for public consultation does not negatively impact on Equality and Human Rights matters.

Upon completion of the 'screening questions' it is concluded that a Privacy Impact Assessment (PIA) is not required.

7 MANAGEMENT OF RISK

- 7.1 Should the Committee be minded to not approve this Report by not progressing the Draft Development Framework as Interim Planning Advice, that action may affect the potential to establish wider design and development principles for the area, through a Development Framework.
- 7.2 Irrespective of whether the Draft Nigg Bay Development Framework is in place, the programme for implementing/constructing the harbour will not be affected. Subject to Scottish Parliament approval, the harbour could proceed without the Development Framework, however, the Development Framework informs the future detail of areas of interest to Aberdeen, particularly the proposed harbour's interface, movement. Connectivity implications and impact on the environment and local regeneration needs.
- 7.3 There is a risk that if development does go ahead in the absence of a co-ordinating Development Framework, it will take place in the absence of appropriate compensatory mitigation and environmental improvements, and could result in potential opportunities to maximise the benefits of this significant investment in the new harbour facility being missed.

8 BACKGROUND PAPERS

- 8.1 The Draft Nigg Bay Development Framework (July 2015) high resolution version can be viewed by accessing the following webpage: www.aberdeencity.gov.uk/masterplanning
- 8.2 Draft Nigg Bay Development Framework: Committee Report CHI/15/188 (article 4, Communities, Housing and Infrastructure Committee Minute, 27/08/15)


<http://councilcommittees.acc.gov.uk/ieListDocuments.aspx?CId=503&MId=3621&Ver=4>

- 8.3 Aberdeen Harbour Expansion Project, Nigg Bay (Consultation on HRO and Marine Licence) (item 2.1, Planning Development Management Agenda, 10/12/15)
<http://committees.aberdeency.gov.uk/ieListDocuments.aspx?CId=348&MId=3609&Ver=4>
- 8.4 National Planning Framework 3: A Plan for Scotland: Ambition, Opportunity, Place
<http://www.gov.scot/Topics/Built-Environment/planning/NPF3-SPP-Review/NPF3>
- 8.5 Aberdeen City and Shire Strategic Development Plan: Main Issues Report
<http://www.aberdeencyandshire-sdpa.gov.uk/nmsruntime/saveasdialog.asp?IID=899&slD=38>
- 8.6 Proposed Aberdeen Local Development Plan 2015
http://www.aberdeency.gov.uk/planning_environment/planning/local_development_plan/pla_2016_proposed_plan.asp
- 8.7 Proposed Aberdeen Local Development Plan: Environmental Report
<http://www.aberdeency.gov.uk/nmsruntime/saveasdialog.asp?IID=62558&slD=26040>
- 8.8 Aberdeen Local Development Plan 2012
<http://www.aberdeency.gov.uk/nmsruntime/saveasdialog.asp?IID=42278&slD=9484>
- 8.9 Aberdeen Masterplanning Process 2008 (article 22, Planning Committee Minute, 6/11/08)
http://www.aberdeency.gov.uk/planning_environment/planning/planning_sustainable_development/pla_masterplan_process.asp
- 8.10 Aberdeen Masterplanning Process: Update Report EPI/12/231 (agenda item 1.1, article 4, Enterprise, Planning and Infrastructure Committee, 6/11/12)
<http://committees.aberdeency.gov.uk/ieListDocuments.aspx?CId=140&MId=2523&Ver=4>

9 REPORT AUTHOR DETAILS

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10 APPENDICES

- Appendix 1 Summary of consultation responses, officer responses and actions, including recommended revisions to the Draft Framework
- Appendix 2 Full, un-summarised copies of consultation responses received (redacted)
- Appendix 3 Consultation responses from statutory agencies on Environmental Report (SEA)
- Appendix 4 Finalised Environmental Report (SEA) with revisions underlined, available to download and view from:
www.aberdeencity.gov.uk/masterplanning