

ABERDEEN CITY COUNCIL

COMMITTEE	Capital Programme Committee
DATE	23 January 2019
REPORT TITLE	Aberdeen Local Development Plan 2022 – Main Issues Report Consultation
REPORT NUMBER	PLA/19/151
DIRECTOR	Steve Whyte
CHIEF OFFICER	Gale Beattie
REPORT AUTHOR	Andrew Brownrigg
TERMS OF REFERENCE	<i>2. The Committee, in relation to major infrastructural planning, will oversee and monitor the Local Development Plan, subject to a final approval being given by Council.</i>

1. PURPOSE OF REPORT

1.1 This report presents the Aberdeen Local Development Plan Main Issues Report and background documents and seeks authorisation to publish the Main Issues Report for consultation.

2. RECOMMENDATIONS

That the Committee:-

2.1 note the outcomes of the pre-Main Issues Consultation;

2.2 note the contents of the Aberdeen Local Development Plan Main Issues Report;

2.3 Instructs the Chief Officer Strategic Place Planning to publish the Aberdeen Local Development Plan Main Issues Report (subject to minor drafting corrections), along with the supporting documents which will inform the consultation and listed in the Appendices to this report, for a 10-week consultation period, with the outcomes to be reported to Council with the Proposed Plan in early 2020; and

3. BACKGROUND

3.1 At the 16 January 2018 Communities, Housing and Infrastructure Committee, members agreed to the preparation of a Main Issues Report, taking into consideration the comments received from a pre-main issues consultation that took place earlier 2018 this year. This is the first stage in producing a revised Local Development Plan that will eventually replace the current Plan which was adopted in 2017. This report summarises the outcomes of the pre-main issues consultation, presents the Aberdeen Local Development Plan Main Issues Report and background documents and informs Committee of the next steps. The Main Issues Report is attached in Appendix 1.

3.2 A Main Issue Report should set out potential new policies and proposals for new development in the area and is the key document in engaging with the local community on future development in Aberdeen.

3.3 The Main Issues Report is not a draft version of the plan but rather presents a preferred option and reasonable alternatives for development, informed by a sound evidence base. Scottish Government Circular 6/2013 on Development Planning states that the publication of the Main Issues Report should come before the Council has reached a firm view as to the strategy that should be followed, and the authority's approach should not be one of defending their proposals but one of genuine openness to different ideas. It is not until the publication of the Proposed Plan, which is programmed for February 2020, that the Council is expected to have reached a view.

3.4 The report recommends that Committee agree only that the Main Issues Report be issued for public consultation at this stage.

Pre-Main Issues Engagement

3.5 The formal Pre-Main Issues Report Consultation on the future development in Aberdeen City ran between 19 March and 28 May 2018, although workshops/meetings have been ongoing with Elected Members, Community Council Forum, Key Agencies, Developers and Landowners and internal services.

3.6 The consultation took the form of 4 distinct exercises, 'drop in' events, development bids, 'Place Standard' tool and a questionnaire. 56 representations and 359 'Place Standard' responses were received and these have helped to inform the Main Issues Report and determine what the main issues should be. More details on the consultation can be found in the Monitoring Statement (Appendix 2). Engagement took place with key agencies and infrastructure providers, the Scottish Government, the Strategic Development Planning Authority and Aberdeenshire Council. This engagement will continue through to the Proposed Plan.

Development Bids

3.7 Developers and landowners submitted 146 development bids, promoting sites for inclusion in the Main Issues Report (although 1 has been withdrawn). These are available to view on the Council's website but are discussed in more detail in the Settlement Strategy section below. An assessment of all these proposals against a sustainability checklist has been undertaken. A report of the assessments has been produced and can be seen in Appendix 3.

Contents of the Main Issues Report – Spatial Strategy

3.8 There are two core sections in the Main Issues Report - the Spatial Strategy and the Main Issues. The Spatial Strategy suggests where new development should go. It has been written to comply with the Proposed Strategic Development Plan which has been agreed by both Aberdeen City and Aberdeenshire Council's. This indicates how much new housing and employment land is needed. The Spatial Strategy explains that there is a limited amount of new housing land required (640 units) and that no further employment land is needed for now.

3.9 The Proposed Strategic Development Plan expects the Council to prioritise brownfield sites. Any greenfield housing allocations should be small scale, have limited impacts on the environment and infrastructure and should not be extensions to existing sites identified in the 2017 Local Development Plan. On that basis the proposal is to identify the 15 sites identified in the Main Issues Report as the officer's 'preferred' housing allocations (without commitment) to be included in the next LDP. Those bids which are not favoured are regarded as alternatives for the preferred options in the Main Issues Report.

3.10 The Spatial Strategy also identifies a number of other new proposals that could be included in the next LDP. These have emerged from the Development Bids, an updated Brownfield Urban Potential Study and the City Centre Masterplan. In addition, the report seeks views on three new healthcare facilities which NHS Grampian are looking to provide in the north west of the City.

The Main Issues

3.11 During the Pre-MIR stakeholder engagement, a number of broad themes emerged which people were interested in or concerned about. 12 main issues were identified from these themes (summarised below) and views are sought on them. There are also 28 questions on other related issues which views are sought on.

Prosperous Place

- Encouraging City Centre Living
- A 24 hour city
- Supporting and growing visitor attractions
- Minimum space standards for residential development

Prosperous Economy

- Promoting electric vehicle charging
- Low and zero carbon technologies
- Supporting heat networks
- West End Office Area

Prosperous People

- Sustainable Mixed Communities, focussing on;
 - Inclusive Housing Mix (Housing for the Elderly and Accessible Housing)
 - Residential Care Facilities
 - Student Accommodation
 - Houses in Multiple Occupation

Next Steps

3.12 The public consultation on the Main Issues Report should begin in late February 2019 and will run for 10 weeks, to allow time for the community and development industry to respond. To maximise community engagement a number of consultation events will be carried out which will be publicised through community networks, including community councils and the Council's website. The Main Issues Report will

be published on the Council website and copies will be made available in all the City's libraries and at Marischal College.

4. FINANCIAL IMPLICATIONS

4.1 There will be costs associated with printing the Main Issues Report and some of the supporting documents. There will also be costs associated with running public events, advertising, publicity and printing material. In total these costs should amount to no more than £20,000 and can be met from the Development Plan budget.

4.2 It is likely that an Examination into the Proposed Local Development Plan will take place in 2021. Based on past experience, the cost of the Examination could be in the region of £50,000 to £100,000. It is expected that these costs can be met from existing budgets.

5. LEGAL IMPLICATIONS

5.1 Scottish local authorities are required to prepare Local Development Plans every 5 years under the Town and Country Planning (Scotland) Act (1997). In doing so, Section 17 of the Act requires planning authorities to first compile a Main Issues Report which must set out our general proposals for development in the area. The Main Issues Report is the key document in the early stage of effectively engaging with the local community on future development in Aberdeen. The detailed legal requirements for preparing a Local Development plan are set out in Circular 6/2013 Development Planning. By publishing the Main Issues Report for consultation at the end of February 2019, this will ensure the Council meets the statutory timeframes for the next Local Development Plan.

5.2 Scottish Ministers have a power under the Act (section 16(7)) to direct a planning authority to prepare and submit a report as to why it has failed to replace its LDP within five years. A direction from the Scottish Ministers would result in additional officer time and expense in preparing the report.

6. MANAGEMENT OF RISK

	Risk	Low (L), Medium (M), High (H)	Mitigation
Financial	Not having an up to date Local Development Plan could lead to more costly appeals-led planning decisions.	L	A Development Plan Scheme, setting out the delivery actions and timescales for the Local Development Plan has been agreed by the Council. This will be updated annually.
Legal	Failure to deliver an up-to-date Local	L	Consulting on the Main Issues Report will allow us to progress with a Local

	Development Plan in line with legislation.		Development Plan in line with the statutory requirement to replace it at least every 5 years
Employee	N/A		
Customer	Not delivering a Local Development Plan would increase uncertainty of developers, the public and investors.	L	Consulting on the Main Issues Report will allow us to progress with a Local Development Plan in line with the statutory requirement to replace it at least every 5 years
Environment	N/A		
Technology	N/A		
Reputational	Failure to deliver a Local Development Plan could negatively affect the Council's current good reputation in terms of keeping development plans up to date.	L	A Development Plan Scheme, setting out the delivery actions and timescales for the Local Development Plan has been agreed by the Council. This will be updated annually.

7. OUTCOMES

Local Outcome Improvement Plan Themes	
	Impact of Report
Prosperous Economy	The Local Development Plan will provide certainty for the public, development industry and businesses as to where and when development is intended to be focused over the next 10 years.
Prosperous People	The Local Development Plan will help to cement the continued intention to develop sustainable mixed communities for the benefit of the whole population.
Prosperous Place	The Local Development Plan will commit the Strategic Development Plan vision to be an even more attractive, prosperous, resilient and sustainable place, and will support the projects identified in the City Centre Masterplan.
Enabling Technology	The Local Development Plan will encourage opportunities for greater digital connectivity across the Aberdeen.

Design Principles of Target Operating Model	
	Impact of Report
Customer Service Design	The Main Issues Report is a consultation document and is the main focus for consultation on the next Local Development Plan.
Partnerships and Alliances	Although led by Aberdeen City Council, the project benefits from the input of a wider client group, including representatives from local and national key agencies and partners. This input will continue through the LDP process.

8. IMPACT ASSESSMENTS

Assessment	Outcome
Equality & Human Rights Impact Assessment	<i>Completed</i>
Data Protection Impact Assessment	<i>Completed</i>
Duty of Due Regard / Fairer Scotland Duty	<i>Completed as part of the Equality and Human Rights Impact Assessment</i>

9. BACKGROUND PAPERS

Circular 6/2013 Development Planning

<https://www.gov.scot/publications/planning-series-circular-6-2013-development-planning/pages/6/>

Scottish Planning Policy (Scottish Government)

<https://www.gov.scot/binaries/content/documents/govscot/publications/publication/2014/06/scottish-planning-policy/documents/00453827-pdf/00453827-pdf/govscot%3Adocument>

National Planning Framework 3 (Scottish Government)

<https://www.gov.scot/publications/national-planning-framework-3/>

Proposed Aberdeen City and Shire Strategic Development Plan 2018 (SDPA)

[file:///C:/Users/abrownrigg/Downloads/Proposed Strategic Development Plan 2018%20\(1\).pdf](file:///C:/Users/abrownrigg/Downloads/Proposed_Strategic_Development_Plan_2018%20(1).pdf)

Aberdeen Local Development Plan 2017 (Aberdeen City Council)

<https://www.aberdeencity.gov.uk/services/planning-and-building/local-development-plan/aberdeen-local-development-plan>

10. APPENDICES

A number of background documents have been prepared to support and inform the Main Issues Report. The Main Issues Report is Appendix 1.

Because of their size, the following Appendices will be made available separately.

A Monitoring Statement forms part of the evidence base for the plan. As the current Local Development Plan was adopted in 2017 and is fairly up to date, the Monitoring Statement concentrates on the policy changes required by the new Aberdeen Local Development Plan (see Appendix 2).

The Development Options Assessment examines the 146 development bids (Appendix 3)

In order to meet the Proposed Strategic Development Plan requirements for housing the Brownfield Urban Potential Study was updated in 2018. This will be updated again next year (see Appendix 4).

The Environmental Assessment (Scotland) Act 2005 requires a Strategic Environmental Assessment (SEA) of all plans, programmes and strategies to be undertaken. An Environmental Report has been produced and will be published for consultation alongside the Main Issues Report. The SEA provides an assessment of the impact of the sites and policies on the environment. For any identified impacts on the environment mitigation measures are proposed, and a framework of how these impacts will be monitored is included in the Environmental Report (see Appendix 5).

A Strategic Flood Risk Assessment has been undertaken to satisfy the requirements placed on local authorities under section 1 of the Flood Risk Management (Scotland) Act 2009. This requires local authorities to exercise their flood risk related functions with a view to reducing overall flood risk and promoting sustainable flood risk management. The Assessment looks at a number of potential sources of flood risk which may be relevant for development in Aberdeen (see Appendix 6).

An Onshore Wind Spatial Framework (which is a requirement of Scottish Planning Policy) has been prepared to assess the opportunities for identifying areas suitable for wind turbine developments. The countryside surrounding Aberdeen within the local authority boundary is limited and together with the presence of Aberdeen Airport there is little scope to identify suitable sites for large scale wind farms. The Local Development Plan will continue to support the principle of a wide range of renewable or low-carbon energy developments and a criteria-based policy for assessing proposals is the most appropriate method for dealing with applications for wind turbines and other renewable developments (see Appendix 7).

11. REPORT AUTHOR CONTACT DETAILS

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