

ABERDEEN CITY COUNCIL

COMMITTEE	Planning Development Management Committee
DATE	9 December 2021
EXEMPT	No
CONFIDENTIAL	No
REPORT TITLE	Aberdeen Planning Guidance: Draft Prime Four Business Park Development Framework 2021
REPORT NUMBER	PLA/21/316
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 an update to the Prime Four Business Park Development Framework and seeks approval to consult on the Draft Framework over a 6-week period.

2 RECOMMENDATION(S)

That the Committee: -

- 2.1. Approves the content of the Draft Prime Four Business Park Development Framework (2021) (Appendix 1);
- 2.2. Instructs the Interim Chief Officer Strategic Place Planning to publish the Draft Prime Four Business Park Development Framework (2021) for a 6-week public consultation period; and,
- 2.3. Instructs the Interim Chief Officer Strategic Place Planning to report the outcomes of the public consultation on the Draft Framework back to a future meeting of this Committee, within the next 6 months.

3 BACKGROUND

- 3.1. 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.
- 3.2. 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.

Local Planning Policy

- 3.3. 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.
- 3.4. 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.
- 3.5. 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.

The Draft Framework

3.9 The document has been prepared in accordance with Aberdeen City Council’s Masterplanning process. There are few changes between the previously approved Frameworks and Masterplans (2017) and the updated Draft Framework (2020). The main change is the streamlining of the documents and collating them into one high level Development Framework. Much of the background information has been stripped out, though is still available if required. The developed areas have been excluded from the document leaving only the future developable area. The main format and content of the document is as follows:

- Explains the history and evolving context of the site
- Reiterates the previously agreed principles including the high-quality landscaping and connected footpath, cycle and road networks encouraging sustainable travel.
- Reiterates the vision of an “innovative, desirable, high quality development opportunity....”
- Sets out the remaining developable area.
- Sets out a clear access strategy including pedestrian and cycle connections.
- Looks at views from and too the site, including the AWPR, how buildings and parking could sit within the site and shows sections to demonstrate the challenging topography.
- Takes account of, and sensitively addresses, the Friends Burial Ground and the Ancient Woodland,
- Sets out a clear landscape framework that enhances the existing and that developed in the first phase of the development.
- Considers a high-level drainage strategy and sets sustainability and infrastructure principles.

For clarity the changes in the proposed in the Draft Framework are identified in the table below:

<p>Wording adjusted to allow more flexibility in site uses</p>	<p>A couple of plots remain undeveloped in the earlier phase that could be developed for a mix of uses complementary to the existing developed plots. This could include business/office use but also potentially research, appropriate industrial or storage and distribution uses, training centre, small-scale complementary service or food and drink uses, medical use or high-tech industries.</p> <p>Other parts of the remaining site could include similar alternative employment uses or an expansion/replacement of the existing uses already on site (including refuelling/recharging stations). Proposed non-business use should be of a nature and appropriate scale that can be designed to sit contextually alongside the existing Prime Four Business Park uses.</p>
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	All development should be in accordance with the general design principles set out in the Framework. Any proposed non-business use should ensure that impact on the road network is acceptable generally through an appropriate Transport Assessment or equivalent.
AWPR	Although the AWPR was previously included within the transport assessment it had not been constructed when the previous documents were produced. Text relating to the change in this position has been included in the document.

3.10 Comments received as part of the public consultation period in 2017 have also been considered as part of the review.

Next Steps - Public Consultation

3.11 As per legislation and ACC Processes, stakeholders and other interested parties have had the opportunity to comment on the development, including the various documents and planning applications for the Prime Four site, at many stages of the planning and design processes over the past decade. This included the Aberdeen Local Development Plan preparation processes, a programme of consultant-led community and stakeholder engagement, and through statutory planning application consultation. All of the public and stakeholder consultation to date has helped to shape and inform the content of the Draft Framework and development vision for Prime Four.

3.12 This report seeks approval to proceed with public consultation on the Draft Prime Four Business Park Development Framework (2020) over a 6-week period. The consultation will be undertaken electronically with documentation made available via the Council's website. The consultation will be communicated via an advertisement in a newspaper and also through the Council's website, the Local Development Plan newsletter and social media platforms.

3.13 The Draft Framework would be made available as follows:

- Publication of document on Aberdeen City Council 'Consultation Hub' <https://consultation.aberdeencity.gov.uk/>
- Issue of a press release on the Council's website advertising the consultation period, how to view and comment on the Draft Framework
- Advert placed in the Evening Express newspaper to advertise the consultation period.
- Notification (email) of the consultation will also be issued to statutory consultees such as Community Councils.

- Email reminders to be sent w/c 3 Jan 2022, (given the period has been extended to 6 weeks instead of the usual 4 weeks)

3.14 Subject to Committee approval, the results of the public consultation will be reported back to a future meeting of this Committee (within the next 6 months) including any recommended revisions to the Draft Framework.

Next Steps - Strategic Environmental Assessment and Habitats Regulation Appraisal

3.15 A Strategic Environmental Assessment (SEA) for the Prime 4 site has been undertaken as a part of the Aberdeen Local Development Plan process (Report Ref. CH/16/157).

3.16 Subject to Committee approval, an Integrated Impact Assessment will be produced prior to the consultation responses being reported back to Committee.

4 FINANCIAL IMPLICATIONS

4.1 There is no direct cost to the Council for approval to proceed to public consultation on the Draft Framework other than the administration costs which can be met by the existing Strategic Place Planning budget.

4.2 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.

4.3 The public consultation process will front-load any planning issues as a result of the revisions proposed and ultimately benefit Officer involvement and time in evaluating forthcoming planning applications.

5 LEGAL IMPLICATIONS

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

6 MANAGEMENT OF RISK

	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	L	Draft and agree the content of a Development Framework for the area to publicly agree acceptable forms of development upfront and in advance of

	planning authority's obligation to determine applications within a set time period.		planning applications being submitted.
Compliance	N/A		
Operational	N/A		
Financial	N/A		
Reputational	<p>Delaying consultation could affect the potential for public comment on the Prime 4 Framework.</p> <p>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.</p>	L	<p>Proceed with consultation on the Draft Framework as part of the review process.</p> <p>Draft and agree a Development Framework to guide future development and maximise land use efficiency.</p>
Environment/ Climate	In the absence of a Framework there would not be set principles for the landscaping, protection of the environment or drainage provision.	L	Draft and agree a Development Framework to guide future development and maximise land use efficiency.

7 OUTCOMES

Council Delivery Plan

Aberdeen City Council Policy Statement	
	The proposals in this report have no impact on the Council Policy Statement

Local Outcome Improvement Plan Themes	
	Impact of Report
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	<p>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).</p> <p>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).</p>

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	Subject to committee approval of this application the Integrated Impact Assessment will be carried out prior to the consultation responses and the Draft Development Framework being reported back.
Data Protection Impact Assessment	Not required
Duty of Due Regard / Fairer Scotland Duty	Not applicable

9 BACKGROUND PAPERS

- 9.1 Aberdeen Local Development Plan 2017
<https://www.aberdeencity.gov.uk/services/planning-and-building/local-development-plan/aberdeen-local-development-plan>
- 9.2 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

11 REPORT AUTHOR CONTACT DETAILS

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