

APPENDIX 4 - SUMMARY OF CHANGES MADE TO THE DRAFT DEVELOPMENT FRAMEWORK FOLLOWING CONSULTATION



SECTION NO.	SECTION	CHANGES MADE TO DRAFT DEVELOPMENT FRAMEWORK CONTENT
1	INTRODUCTION	
	Vision & Objectives	<ul style="list-style-type: none"> • Vision statement simplified and reflective of earlier Council decision.
1.1	Development Framework	<ul style="list-style-type: none"> • Additional content to explain Development Framework Phases 1 & 2 following Council decision. • Images updated to reflect updated text i.e. Development Framework Phase 1 & 2 boundaries.
1.2	Strategic Environmental Assessment	<ul style="list-style-type: none"> • Text added that SEA Report is available separately on Council website.
1.3	Habitat Regulation Assessment	<ul style="list-style-type: none"> • Text updated to reflect HRA process commencing and likely Appropriate Assessments required.
2	POLICY CONTEXT	
2.2	Net Zero & Sustainability Policies	<ul style="list-style-type: none"> • Aberdeen’s Net Zero and Sustainability Routemap front cover now added to page.
2.3	City Centre Masterplan Context	<ul style="list-style-type: none"> • Text and content updated to reflect decisions in relation to City Centre and Beachfront Masterplan. • Organogram diagram added to show relationships and highlight relevance between projects in the city.
2.4	Aberdeen Local Development Plan 2023	<ul style="list-style-type: none"> • Text content updated to reflect LDP 2023 and condensed.
2.5	National Planning Framework 4	<ul style="list-style-type: none"> • New section to cover NPF4 relevant content.
2.6	Other Key Policies, Guidance & Information	<ul style="list-style-type: none"> • Text condensed and simplified.
2.7	Relevant Transport Projects	<ul style="list-style-type: none"> • New sub-section added and moved from elsewhere in document, to highlight relevant transport projects in more detail.
3	CONSULTATION & ENGAGEMENT	
3.1-3.6	Entire Section	<ul style="list-style-type: none"> • Section updated to reflect consultation processes undertaken in September and October 2022, and to reflect papers previously submitted to Council relating to outcomes and feedback received. • Specific reference added in relation to the drop-in sessions at the Beach Ballroom, Children & Young People engagement at local schools, and questionnaires. • Photos added from the children and young people engagement and drop-in consultation events at the Beach Ballroom.
4	THE SITE	
4.1 - 4.6	Full Section	<ul style="list-style-type: none"> • Full reorganisation of section. Section 4 now covers: site description, approach to site, setting & existing landscape areas, site inventory & analysis, site constraints, and existing transport networks.
4.1	Site Description	<ul style="list-style-type: none"> • Revised aerial map of Aberdeen’s beachfront area with Development Framework red line boundary highlighted. • References to Development Framework here now mention Phase 1.

4.2	Approach to Site	<ul style="list-style-type: none"> • Selection of photos revisited to construct a more ‘approach to site’ orientated narrative, renamed from ‘Site Images’ to ‘Approach to Site’.
4.3	Setting & Existing Landscape Areas	<ul style="list-style-type: none"> • Graphical updates to plans and diagrams for clarity and consistency.
4.4	Site Inventory & Analysis	<ul style="list-style-type: none"> • Former Section 4.4 ‘Environmental Baseline’ section removed as is covered in SEA available separately. • Former Section 4.5 ‘Existing Drainage’ removed as is covered in SEA. • Former Section 4.6 ‘Existing Utilities & Infrastructure’ removed as is covered in SEA. • All site analysis imagery updated to have a consistent aerial underlay. • Topographical map updated to be clearer and show wider site boundary area. • Additional sub-section added relating to existing Leisure and Ice Arena. • ‘Visual Analysis’ diagram updated to show location of the existing buildings.
4.5	Constraints	<ul style="list-style-type: none"> • Section moved from 4.9 to 4.5. • Text updated to reflect wider section changes. • Diagram updated for clarity and consistency with information added/removed. • Redline boundary added to diagram to show extents of the Development Framework Phase 1 area.
4.6	Existing Movement Network	<ul style="list-style-type: none"> • Formerly Section 4.7. • All site analysis imagery updated to have a consistent aerial underlay. • Text condensed and clarified following feedback received at consultation events.
4.6.1	Existing Pedestrian Situations	<ul style="list-style-type: none"> • Formerly Section 4.7.1. • All site analysis imagery updated to have a consistent aerial underlay. • New image added to show existing pedestrian situation at Justice Street roundabout and its severance/constraints. • Text condensed and clarified following feedback received at consultation events.
4.6.2	Existing Cycling Situation	<ul style="list-style-type: none"> • Formerly Section 4.7.2. • All site analysis imagery updated to have a consistent aerial underlay. • Locations of ShareBike now added to diagram and mentioned in text. • Text condensed and clarified following feedback received at consultation events.
4.6.3	Existing Parking Situation	<ul style="list-style-type: none"> • Text condensed and refined following on from information received at consultation events. • The text and diagram explain in further detail the existing parking provision at Aberdeen’s beachfront.
4.6.4	Existing Public Transport, Services, and Facilities	<ul style="list-style-type: none"> • Formerly Section 4.7.3. • Former Section 4.7.4 ‘Traffic Modelling’ now removed and information merged into Existing Public Transport, Services and Facilities. • Text condensed and clarified following feedback received at consultation events. • Additional map detail added, and travel distances added. • Former Section 4.7.5 ‘Associated Transport Projects’ removed and any relevant text moved to Section 2.7 Relevant Transport Projects.

5	VISION, OPPORTUNITIES & DESIGN	
5.1	Vision	<ul style="list-style-type: none"> • Leisure/Stadium reworded to 'Leisure Facilities and Potential New Stadium' (and throughout doc).
5.2	Approach	<ul style="list-style-type: none"> • CGI of potential development removed as too early in document. • Additional text added relating to public space and lighting strategy, and information on the inclusive design approach (with accompanying images). • Drainage, Utilities, and NZC text moved from Appendices into 5.2.
5.3	Opportunities	<ul style="list-style-type: none"> • Diagram updated as text was not previously clear and easy to read. Aerial underlay added to maintain consistency in diagrams. • Redline boundary added to diagram to show extents of the Development Framework area. Anything outwith the proposed redline boundary has been removed from the diagram. • Diagram updated to highlight water usage by sporting activities and now shows the preferred Leisure and Potential New Stadium option.
5.4	Initial Design Concepts	<ul style="list-style-type: none"> • Masterplan concept sketches - red line boundaries corrected.
5.6	Rope Works - Design Development	<ul style="list-style-type: none"> • Section 5.6 & 5.7 condensed to one page to simplify. • Diagram updated to show preferred Leisure and Potential Stadium option, and optioneering re continuity of ice provision for the city while replacement facilities are constructed. • Text adjusted to suit the diagram change relating to preferred options and options re continuity of ice provision.
5.8	Rope Works - Leisure and Potential New Stadium	<ul style="list-style-type: none"> • Diagram updated to show preferred Leisure and Potential Stadium option, and optioneering re continuity of ice provision for the city while replacement facilities are constructed. • Text adjusted to suit the diagram change relating to preferred options and options re continuity of ice provision.
6	THE DEVELOPMENT FRAMEWORK	
6.1	Introduction & Purpose	<ul style="list-style-type: none"> • Minor text updates. • Proposed Development Framework plan changed to illustrative aerial image to maintain consistency in imagery throughout the document.
6.2	Development Structure	<ul style="list-style-type: none"> • Aerial underlay added to all diagrams to maintain consistency throughout document. • Reorganisation, renaming and condensing of sections within 6.2. • 'Potential Enhanced Connection to Beach' added to Arrival & Connections diagram. • Arrival points updated following review of transport section. • Text added to 6.2.3 Architectural Interventions that notes potential uses for proposed buildings. Additional text relating to the potential for satellite changing and W/C facilities in the Phase 2 development. • Blue Network details and illustration updated relation to surface water.

6.3	Active Travel Strategy	<ul style="list-style-type: none"> • Reworking and reordering of previous 6.5 Proposed Transport Network section, and consolidating other transport-related pages/info into one section. • Consolidation and updating of images to ensure consistency of approach. • Active Travel Strategy removed and replaced with separate diagrams re 6.3.1 Pedestrian Network and 6.3.2 Cycling Network. • Section 6.2.5 Cycling Network added to identify the proposed cycling strategy in direct response to existing network provided earlier. Additional text and annotations added to reflect Council's instructions for segregated cycle lanes. • Further clarity added to Section 6.3.3 Public Transport Strategy regarding potential location for bus layover/turning area at beachfront, and potential reconnecting to Footdee. • Text and image within Section 6.3.5 Traffic and Network Interventions refreshed for additional clarity. • Text amended in Section 6.3.5 Future Parking Situation to reflect feedback provided at consultation events. Clarity added to acknowledge that that a number of trips to the area will continue to be made by car and that some users will find it impractical to make their trip by other means. Clarity provided that there will be some minor adjustments to parking arrangements immediately adjacent to the Urban Park, but the overall supply of parking spaces throughout the Beachfront area will remain largely unchanged, including commitment to increase number of accessible bays in the area.
6.3	Active Travel Strategy	<ul style="list-style-type: none"> • Section 6.3.6 'Site Servicing Strategy' has now become 'Delivery, Servicing and Emergency Access'. Text/diagram updates to explain the emergency service and controlled routes throughout the proposed development, plus commitment to continue to working with all relevant services and identification of suitable exemptions. • Section 6.3.8 'Traffic Modelling Outcomes' removed - too detailed and ongoing process. • Update to various graphics to remove through road (Links Road to Esplanade) adjacent to Codonas site boundary due to design/levels constraints. Active travel route to remain. • Potential Stadium Strategy now moved to Section 6.12 Leisure and Potential New Stadium Character Area. Additional paragraph added here to discuss ticket discount for fans travelling to Aberdeen FC games.
6.5	Landscape, Ecology, Nature & Conservation	<ul style="list-style-type: none"> • Section expanded to provide additional detail relating to proposals and wider ACC policies and projects.
6.6	Proposed Character Areas	<ul style="list-style-type: none"> • Character Area sections condensed and reorganised, and images updated, to provide further clarity and simplicity to the content. Early indicative design detail removed as Development Framework to remain high level.
6.9	The Beach and Esplanade	<ul style="list-style-type: none"> • Text added in reference to future studies and surveys to be undertaken as part of sea defences considerations. Additional text also explains potential future development of satellite interventions located along the beachfront esplanade. • Note in text that any future proposals for the Boardwalk will need to be designed with awareness of locations of concern for suicide risk.

6.1	Beach Boulevard	<ul style="list-style-type: none"> • More detail added in Section 6.10 (Beach Boulevard Character Area) to include reference to segregated cycle lanes. • Beach Boulevard Roundabout section moved and condensed into 6.10.2. • Updates to images and sections for Active Travel proposals.
6.11	Broad Hill	<ul style="list-style-type: none"> • Text and diagrams refined to reference potential for three viewing platforms and to ensure that woodland is permeable and safe to travel through.
6.12	Leisure and Potential New Stadium	<ul style="list-style-type: none"> • Text update to reference Potential New Stadium. • Design concepts have been updated to reflect updated discussions and potential for stand-alone developments. Shells concept retained and alternative Sails concept introduced with accompanying text and concept sketches. Precedents updated to suit new concept proposals. • Design concepts updated to accommodate optioneering re continuity of ice provision for the city while replacement facilities are constructed.
6.13	Beach Village	<ul style="list-style-type: none"> • Section condensed and simplified. Additional text has been added to highlight ongoing discussions stakeholders and considerations of Satellite facilities as part of a Phase 2 of the Development Framework.
7	PHASING & DELIVERY	
N/A	N/A	No changes
	APPENDICES	
N/A	Moved within body of DF	Moved within body of DF.