



# Development Plan Scheme

# 4

## Aberdeen Local Development Plan

January 2012

Development Plan Team  
Planning and Sustainable Development  
Enterprise, Planning and Infrastructure  
Aberdeen City Council  
Marischal College  
Broad Street  
Aberdeen  
AB10 1AB  
T: 01224 523330  
F: 01224 523180  
E: [ldp@aberdeencity.gov.uk](mailto:ldp@aberdeencity.gov.uk)  
[www.aberdeencity.gov.uk](http://www.aberdeencity.gov.uk)

# **Aberdeen City Council**

## **Local Development Plan Scheme 4: January 2012**

### **Introduction**

The Planning etc (Scotland) Act 2006 requires all Councils to prepare a Development Plan Scheme at least annually. This Development Plan Scheme sets out Aberdeen City Council's programme for preparing and reviewing its Local Development Plan. This is our fourth Local Development Plan Scheme and replaces the third which was published in March 2011.

This document provides information on the following issues;

- The development plans we have now
- Why we need to continue to progress a new Local Development Plan
- The timetable for engaging people in the preparation of the plan and how we will do this (the participation statement)
- The timetable for preparing this plan (the project plan)

### **What Development Plans do we have now?**

The Aberdeen City and Shire Structure Plan was approved by Scottish Ministers in August 2009. It covers both Aberdeen City and Aberdeenshire Council areas and looks at development up to 2030. It sets out in general terms how much development can happen and where it should be carried out. It replaced the 2001 Structure Plan North East Scotland Together.

The Aberdeen City and Shire Strategic Development Plan Main Issues Report has just concluded its consultation period and a Proposed Plan is currently being drafted.

Local Development Plans set out more detailed policies on where development should be allowed and they have to comply with the structure plan. They cover smaller areas within the area covered by the structure plan. The current local plan for Aberdeen is the Aberdeen Local Plan which was adopted in June 2008 and which covers the whole City Council area.

### **Why we need to prepare a new Local Development Plan**

Under the new planning system, strategic development plans and local development plans for the Aberdeen City region will replace structure plans and local plans. Because we now have a new structure plan, it is important that our local development plan is brought up to date as soon as possible and in line with the new structure plan.

The structure plan specifies how land will be used up to 2030 to make sure there is a continuous supply of development land. Putting the new structure plan into practice will be achieved through new local development plans. This is why we intend to replace the 2008 Aberdeen Local Plan (which complies with the old structure plan) with a new Aberdeen Local Development Plan which will comply with the new structure plan and which will also cover the whole of the Aberdeen City area.

## **Preparing the Aberdeen Local Development Plan**

Our first Development Plan Scheme set out a number of stages in preparing a new Aberdeen Local Development Plan, the first three of which have been completed

### **Stage 1: Publishing the Local Development Plan Scheme (COMPLETE)**

The Development Plan Scheme should contain a Participation Statement saying when, how and with whom consultation will take place and a timetable saying when the various stages of the Local Development Plan will be published and submitted to Scottish Ministers. The Act requires the adopted Development Plan Scheme to be published (including electronically), two copies to be sent to Scottish Ministers and copies to be placed in all libraries. We will also send it to, or inform, the key agencies and consultees.

### **Stage 2: Preparing the Main Issues Report (COMPLETE)**

In October 2009 we published a Main Issues Report. This is a discussion document that summarises the main planning issues facing Aberdeen. It discusses how much land is required for development and provides a number of options on where it could be located. In doing so it takes into account the requirements of the structure plan. It also outlines the major differences in approach to the current adopted Aberdeen Local Plan.

The Main Issues Report links closely to the process of Strategic Environmental Assessment (SEA). The alternative proposals put forward in the Main Issues Report were environmentally appraised and a draft environmental report was published alongside it.

Prior to its publication we invited people to submit options for development for the Main Issues Report. A development options form and a sustainability checklist were posted on the Council's website with a closing date for proposals of 16 March 2009. A newsletter outlining the development options process was sent to developers, landowners, agencies and community councils. All submissions were assessed against the sustainability criteria agreed by the Planning Committee and, following further consultation, informed the content of the Main Issues Report.

We published a Monitoring Statement with the Main Issues Report which looks at:

- Changes in the principal physical, economic, social and environmental characteristics of the area that have occurred since the preparation of the existing local plan; and
- The impact of the policies and proposals of the existing local plan.

We also published the following documents alongside the Main Issues Report:

- A Development Options Assessment Report which details our assessment of the development options submitted to us in early 2009.
- A Brownfield Urban Potential Study which looks at brownfield housing development opportunities.
- An Equalities and Human Rights Impact Assessment of the Main Issues Report.

### **Stage 3: Preparing and publishing the Aberdeen Local Development Plan – Proposed Plan (COMPLETE)**

The Aberdeen Local Development Plan – Proposed Plan was written by the Council and responded to matters raised at earlier engagement and participation stages. The proposed plan contains a spatial strategy (a plan showing where development should and should not go) and policies to guide the development of Aberdeen up to 2023. Where appropriate, there are indicative policies showing how Aberdeen may develop in the longer term up to 2030. The proposed plan also includes a detailed proposals map which shows land allocations (zones) where development of particular kinds (such as housing or business) is supported in principle. It also includes a schedule of land owned by the Council which will be affected by any of the policies and proposals.

In addition we were required to publish a proposed Action Programme alongside the proposed Local Development Plan. The Action Programme sets out how we propose to implement the local development plan through:

- A list of actions required to deliver each of the plan's policies and proposals
- The name of who is to carry out each action
- The timescale for carrying out each action

The regulations do not specify particular types of action that should be included, however we included:

- The delivery of key infrastructure
- Preparation of supplementary guidance

Actions are not limited to those by the planning authority. Whilst preparing the proposed Action Programme, we consulted and considered the views of the key agencies and consultees, Scottish Ministers and anyone the Council proposes specifying by name in the Action Programme.

#### Stage 4: Preparing for the Examination of the proposed Aberdeen Local Development Plan (COMPLETE)

The Proposed Plan was sent to Scottish Ministers with no notifiable modifications in May 2011. Four Reporters were assigned to carry out the Examination of the Plan. There were a number of requests for additional information and one request for a written statement on Issue 90: Infrastructure and Developer Contributions but no Hearings were organised. We are awaiting an update regarding the Reporter's Report.

Stage 5: Adoption of the Aberdeen Local Development Plan Depending on the outcome of the Examination, this is the stage at which we would expect the Local Development Plan to be adopted (see Participation Statement in Appendix 1).

## Development Plan Scheme Programme

<b>STAGE 1 (COMPLETE)</b>	TIMEFRAME
• Report Development Plan Scheme to Planning Committee	19 <sup>th</sup> March 2009
• Publish Development Plan Scheme	March 2009
• Process and Assess Development Options	March to June 2009

<b>STAGE 2 (COMPLETE)</b>	TIMEFRAME
• Draft Main Issues Report and Strategic Environmental Assessment Scoping Report	March to August 2009
• Draft Monitoring Statement	March to August 2009
• <b>Publish Main Issues Report and issue to persons and key agencies</b>	Published October 2009
• Publish Monitoring Statement	Published October 2009
• Send Strategic Environmental Assessment Scoping Report to consultation authorities	October 2009

<b>STAGE 3 (COMPLETE)</b>	
• Process comments and Objections to the Main Issues Report	December 2009 to March 2010
• Prepare and publish Local Development Plan Scheme 2 and issue to Scottish Government	February to March 2010
• Prepare Proposed Aberdeen Local Development Plan	April to August 2010
• Prepare draft Action Programme	April to August 2010
• Prepare Environmental Report	April to August 2010
• Report to Full Council	August 2010
• Printing Proposed Aberdeen Local Development Plan	August/September 2010
• <b>Publish Proposed Aberdeen Local Development Plan and notify to persons and key agencies</b>	September 2010 (12 week consultation period begins)

<ul style="list-style-type: none"> <li>• Publish Proposed Action Programme</li> </ul>	September 2010
<ul style="list-style-type: none"> <li>• Publish Environmental Report and send to SEA Gateway under 2004 Regulations</li> </ul>	September 2010
<ul style="list-style-type: none"> <li>• Notification of Neighbours</li> </ul>	September 2010
<ul style="list-style-type: none"> <li>• Objection and representation period</li> </ul>	September 2010 to January 2011

<b>STAGE 4 (COMPLETE)</b>	
<ul style="list-style-type: none"> <li>• Consider Objections to Proposed Plan and draft Environmental Report</li> </ul>	September 2010 to April 2011
<ul style="list-style-type: none"> <li>• Response to representations</li> </ul>	April 2011
<ul style="list-style-type: none"> <li>• Report of Conformity with Participation Statement</li> </ul>	April 2011
<ul style="list-style-type: none"> <li>• Publish Aberdeen Local Development Plan</li> </ul>	May 2011
<ul style="list-style-type: none"> <li>• Submit Proposed Plan, Action Programme and Statement of Conformity with Participation Statement (as modified if relevant) with Note of Representations and how taken account of to Ministers.</li> <li>• Publicise submission of plan</li> <li>• Request Scottish Ministers to appoint an Examination of the Proposed Plan and Environmental Report</li> <li>• Advertise Examination of Proposed Plan and serve Notice on known interested parties</li> </ul>	May 2011
<ul style="list-style-type: none"> <li>• Examination in Public</li> </ul>	June onwards
<ul style="list-style-type: none"> <li>• Receive the Report of Examination</li> </ul>	December 2011

<b>STAGE 5</b>	
<ul style="list-style-type: none"> <li>• Consider recommendations and report to the Council</li> </ul>	January 2012
<ul style="list-style-type: none"> <li>• Publish Modifications and Proposed Plan as modified.</li> </ul>	January 2012
<ul style="list-style-type: none"> <li>• Advertise 'intention to adopt'</li> <li>• Notify each person who made representations of publication and intention to adopt</li> </ul>	January 2012

<ul style="list-style-type: none"> <li>• Notify Scottish Ministers of our intention to adopt the Local Development Plan</li> </ul>	January/ February 2012
<ul style="list-style-type: none"> <li>• <b>The Aberdeen Local Development Plan is constituted as the local development plan (28 days after notification to Scottish Ministers) and Environmental Report</b></li> </ul>	February 2012
<ul style="list-style-type: none"> <li>• Send two copies of the Aberdeen Local Development Plan and Environmental Report to Scottish Ministers</li> </ul>	March 2012
<ul style="list-style-type: none"> <li>• Deposit copies of the Aberdeen Local Development Plan in libraries, notify each person who made representations and advertise it</li> </ul>	March 2012
<ul style="list-style-type: none"> <li>• Publish Action Programme and Environmental Report Post Adoption Statement (within 3 months of adoption)</li> </ul>	May 2012

## Appendix 1: The Participation Statement

Aberdeen City Council is strongly committed to encouraging interest and wide public involvement in the preparation of the new Local Development Plan. The preparation of a participation statement as part of the Local Development Plan Scheme is a requirement of the 2006 Planning etc. (Scotland) Act where we have to explain how local communities and other stakeholders are engaged and have the opportunity to be involved in the preparation of the Local Development Plan. In line with the Planning Advice Note on Community Engagement and the National Standards on Community Engagement, Aberdeen City Council will continue to ensure that:

- arrangements for participation are inclusive, open and transparent;
- information is provided in a manner which allows for full consideration of its implications;
- communication is provided through a range of formats and locations, including easily understood jargon-free formats;
- all representations are fully considered;
- feedback is provided promptly on the conclusions drawn; and
- we add to our consultation list anyone who wishes to be involved with this process.

The selection of participants is representative of the public, private, voluntary, academic and community sectors and of the various equality groups. Regulation 28 of the 2006 Act defines the following key agencies as:

- Scottish Natural Heritage;
- Scottish Environmental Protection Agency;
- Scottish Water;
- Health Boards;
- NESTRANS; and
- Scottish Enterprise

While legislation cannot specify them individually, guidance suggests that the following bodies should have the same level of involvement in the development plan process:

- Historic Scotland;
- Transport Scotland; and
- The Forestry Commission

We have also involved the following groups at the same level:

- Aberdeenshire Council;
- Aberdeen City and Shire Strategic Development Planning Authority;

- Health and Safety Executive; and
- Community Councils

In addition, community groups and the general public have been involved in the Local Development Plan process. A list of stakeholder groups appears in Appendix 2. We will continue to email newsletters to developers, agents and those who have expressed an interest in the Aberdeen Local Development Plan. We can add contacts to this list on request.

This participation statement highlights the methods of consultation which are used to ensure full and effective engagement with the community and stakeholders. Efforts have been made to reach beyond the constituency of organisations normally involved in planning consultations to a wider range of public interests such as young people, pensioners, ethnic minorities and the disabled.

The schedules below set out in as much detail as is known at this stage when, how and with whom we have and will engage, and the steps taken to involve the public. The schedules will be kept up to date on the Local Development Plan webpages of the Council's website so that stakeholders and the public know exactly how the preparation process for the Local Development Plan is to be conducted and what opportunities they will have to participate and engage with it.

The Local Development Plan preparation process involves 5 stages, the first four of which we have completed. Engagement with stakeholders and the public began early in the first two stages.

#### Stage 1: Publishing the Local Development Plan Scheme

This document raises awareness and understanding of the development plan review process and how long it will take. When the first Scheme was approved in March 2009 we:

- Sent it to Scottish Ministers
- Made copies available in all the City's libraries and at St Nicholas House
- Published it on our website [www.aberdeencity.gov.uk](http://www.aberdeencity.gov.uk), all in accordance with the 2006 Act.

In addition we also:

- Told other Council services about it
- Informed the Land Use and Environment Forum
- Sent copies to or informed the groups and agencies in Appendix 2
- Emailed a newsletter about it to agencies, developers and those who expressed an interest in the Local Development Plan.

We also did the same for the subsequent Development Plan Schemes and will carry out the above for the Development Plan Scheme 4.

## Stage 2: Preparing the Main Issues Report

The Council released a Main Issues Report in October 2009. This is a discussion document that summarises the main planning issues facing Aberdeen. In preparing the Main Issues Report we:

- Involved Council services
- Held meetings and workshops with community groups and other stakeholders. We held these in different localities around the city. These were evening meetings which were open to all interested parties. In addition we held an open event in conjunction with an Aberdeen Equalities Action Network event as part of the Aberdeen City Alliance's Diversity and Equalities programme of events. We also discussed the Report with representatives of the Civic Forum and Youth Council.
- Made a presentation to the Land Use Forum which was also attended by representatives from the Homes and Environment Forums.
- Ensured that the Local Development Plan webpages of the Council's website continued to provide immediate access to Local Development Plan publications and allow responses to the Main Issues Report to be submitted
- Continued to use the telephone and email enquiry point allowing people to contact the Local Development Plan team
- Ran participation exercises and workshops for both stakeholders and Councillors throughout the Development Plan process where display material and Local Development Plan team members were available
- Emailed a newsletter about it to agencies, developers and those who expressed an interest in the Local Development Plan

When it was published we:

- Sent it to, or informed, the groups and agencies in Appendix 2
- Made copies available in all the City's libraries and at St Nicholas House
- Published it on our website [www.aberdeencity.gov.uk](http://www.aberdeencity.gov.uk)
- Advertised it in newspapers
- Sent it to Scottish Ministers, in line with the new Act.

After its publication, there was an eight week period for representations on its content. Representation forms were made available in the libraries and at all consultation meetings, as well as online. Regular news releases were made to all local media during this period to publicise the consultation events and advise people of the process.

## Stage 3: Preparing and publishing the proposed Aberdeen Local Development Plan

Following the consultation period on the Main Issues Report, we received around 1000 representations. The proposed Aberdeen Local Development Plan was written by the Council and responded to the matters raised in those representations. We also prepared a proposed Action Programme. In preparing and publishing the proposed Plan we:

- Notified any person who commented on the Main Issues Report that the Local Development Plan has been produced and send them the information contained in the notice

- Informed community groups and other stakeholders
- Made a presentation to the Land Use Forum and invited other Forums to this
- Sent it to, or informed, the groups and agencies in Appendix 2
- Made copies available in all the City's libraries and at St Nicholas House
- Published it on our website [www.aberdeencity.gov.uk](http://www.aberdeencity.gov.uk)
- Advertised it in newspapers
- Notified the owners, lessees or occupiers of sites and the owners, lessees or occupiers, within 20m, of neighbouring sites which the proposed plan specifically proposes to be developed and which would have a significant effect on the use and amenity of the site
- Sent it to Scottish Ministers
- Emailed a newsletter about it to agencies, developers and those who have expressed an interest in the Local Development Plan.

When published, the proposed Aberdeen Local Development Plan was subject to a formal period of public consultation lasting 12 weeks. Due to the adverse weather, postal delays and the additional neighbour notification which we carried out representations were accepted for a further four weeks. During this period anyone was able to make formal objections or expressions of support to the proposed plan.

#### Stage 4: Preparing for the Examination of the Proposed Aberdeen Local Development Plan

Where objections to the Proposed Plan remain unresolved, they were subject to an Examination by the Reporters appointed to act on behalf of the Scottish Government. The Reporters looked at the objections, weighing up arguments from the Council, local people, developers and others before reaching their conclusions and recommendations. Under the 2006 Act, the Council is generally required to accept the recommendations made by the reporter. We

- Advertised the Examination
- Made the Examination proceedings available on the website as soon as practicable
- Kept informed all interested parties in the Examination procedures.

#### Stage 5: Adoption of the Aberdeen Local Development Plan

Once the reporter has made their recommendations on the Plan, formal adoption of the Aberdeen Local Development Plan would follow, making public our intention to adopt the plan and a 28 day submission period to Scottish Ministers – providing they do not wish to raise issues with the plan. At this point we would contact all interested parties and advertise the publication of the plan.

### **Parallel Assessments of the Aberdeen Local Development Plan**

It will be necessary to undertake a number of parallel assessments of the Local Development Plan both as legislative requirements and as good practice.

#### Strategic Environmental Assessment

Under the Environmental Assessment (Scotland) Act 2005 it is a legal requirement to undertake a Strategic Environmental Assessment (SEA). This is because the Local Development Plan, along with other supplementary guidance, is likely to have a

significant effect on the environment. This is being undertaken throughout the review process and will have its own stages of consultation on a draft and final Environmental Report. A draft Environmental Report was published for consultation alongside the Main Issues Report and provides an assessment of the impact on the environment of sites and policies within it.

#### Appropriate Assessment

Development plans should be subject to an Appropriate Assessment according to Article 6(3) and 6(4) of the Habitats Directive (92/43/EEC). This should assess the likely significant effects that the Aberdeen Local Development Plan may have on the River Dee Special Area of Conservation (SAC) - the only European site within the Aberdeen City boundary. This is to ascertain whether the Plan will have an adverse impact alone, or in combination with the other plans and projects on the site's integrity. The Appropriate Assessment is included as part of the draft Environmental Report.

#### Equality Impact Assessment

At each stage of the Local Development Plan we will continue to consider how our ways of involving people, as well as the policies in the plan, might affect different groups in different ways.

### **Supplementary Guidance**

We have prepared Supplementary Guidance alongside the Aberdeen Local Development Plan. This provides more detail on the policies set out in the plan. Supplementary Guidance is a legal part of the plan and allows the plan itself to be shorter and easier to understand. Supplementary Guidance has been prepared on the following issues.

- Affordable Housing
- Developer Contributions
- Green Space
- Development Frameworks and Masterplans
- Detailed design guidance and development management policies
- Flooding and Drainage
- City centre and retailing
- Transport

In doing so we have:

- Published the draft Supplementary Planning Guidance, which were subject to consultation along with the Local Development Plan – Proposed Plan
- Made copies available in all the City's libraries and at St Nicholas House/Marischal College
- Published it on our website [www.aberdeencity.gov.uk](http://www.aberdeencity.gov.uk)
- Advertised it in newspapers
- Advised community groups and other stakeholders
- Made a presentation to the Land Use Forum and invited other Forums to attend

We must consider any comments made on the supplementary planning guidance, and then send Scottish Ministers a copy of the guidance we wish to adopt. In

addition, we will send Ministers a statement setting out the publicity measures undertaken, the comments received, and an explanation of how these comments were taken into account. After 28 days have elapsed, the Council may then adopt the guidance unless Scottish Ministers have directed otherwise.

During the Examination of the Local Development Plan – Proposed Plan we have progressing work on Supplementary Guidance by submitting batches to Committee to be approved as Interim Guidance or to go out for further consultation.

## APPENDIX 2

<b>Stakeholder Groups</b>
Aberdeen & Grampian Chamber of Commerce
Aberdeen Airports Ltd.
Aberdeen City and Shire Strategic Development Planning Authority
Aberdeen City Centre Manager
Aberdeen City Heritage Trust
Aberdeen Civic Society
Aberdeen College & Gallowgate Library
Aberdeen Council of Voluntary Organisations
Aberdeen Harbour Board
Aberdeen Renewables Energy Group
Aberdeen Solicitors and Property Centre
Aberdeen Trades Council
Aberdeenshire Council
Aberdeenshire Council
ACSEF
Association of Builders & Developers
BAA Scotland
Bridge of Don Partnership
BT Notice Handling Centre
Centrica
Civil Aviation Authority
Federation of Small Businesses
Forestry Authority
Forestry Commission Scotland
Freight Transport Association
Friends of the Earth
Grampian Fire Brigade
Grampian Forum of Voluntary Organisations
Grampian Police
Grampian Primary Care NHS Trust
Health and Safety Executive
Historic Scotland
Homes for Scotland
National Grid
National Grid Property Ltd
NESTRANS
Network Rail
NHS Grampian
North East Scotland Joint Public Sector Group
North East Scotland Waste Strategy Group
Regional Ecumenical Team
RICS North East Branch
Robert Gordon University
Rowett Research Institute
Royal Town Planning Institute (Scotland)
RSPB

Scottish Agricultural College
Scottish Ambulance Service
Scottish and Southern Hydro Electric
Scottish Enterprise Grampian
Scottish Gas plc.
Scottish Government Housing Investment Team
Scottish Hydro Electric plc.
Scottish Natural Heritage (Grampian)
Scottish Water
Scottish Wildlife Trust
SEPA
SportScotland
Transport Scotland
University of Aberdeen

<b>Community Councils</b>
Ashley and Broomhill
Braeside and Mannofield
Bridge of Don
Bucksburn and Newhills
Cove and Altens
Culter
Cults, Bielside and Milltimber
Dyce and Stoneywood
Froghall
Garthdee
George Street
Kingswells
Mastrick and Sheddocksley
Nigg
Northfield
Old Aberdeen
Queens Cross and Harlaw
Rosemount and Mile End
Tillydrone
Torry

<b>Communities of Interest Forums</b>
Ethnic Minority Forum
Aberdeen Women's Alliance
Youth Action Committee
Disability Action Group
Lesbian, Gay Bisexual and Transgender Forum
Aberdeen Senior Citizens Forum
Community Regeneration Forum
Gypsy Traveller Community

<b>Challenge Forums</b>
Leading the City
Community Engagement
Locality Planning
Health and Social Care
Homes
Land Use
Environment
Transport and Communications (covered by NESTRANS)
Prosperity and Jobs
Image
Lifelong Learning
Arts, Heritage and Sport
Equality Action Network