



ABERDEEN LOCAL DEVELOPMENT PLAN 2022  
PROPOSED PLAN 2020

# DEVELOPMENT PLAN SCHEME 2020

MAY 2020

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## Introduction

The Planning (Scotland) Act 2019 (the Act) 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 a new Aberdeen Local Development Plan. This is the fourth Local Development Plan Scheme for the next Aberdeen Local Development Plan, which we would expect to adopt in 2022.

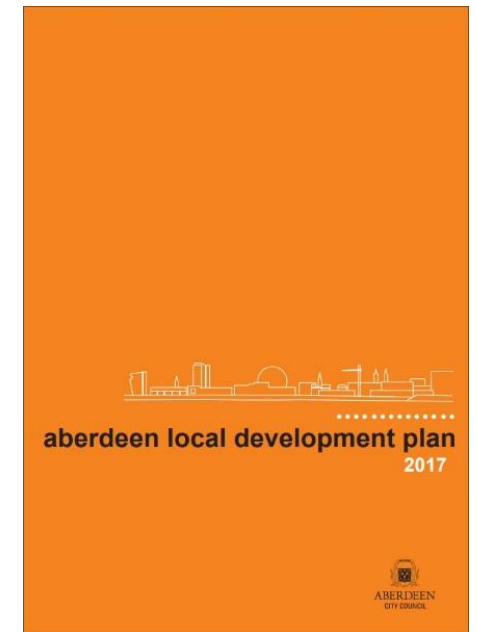
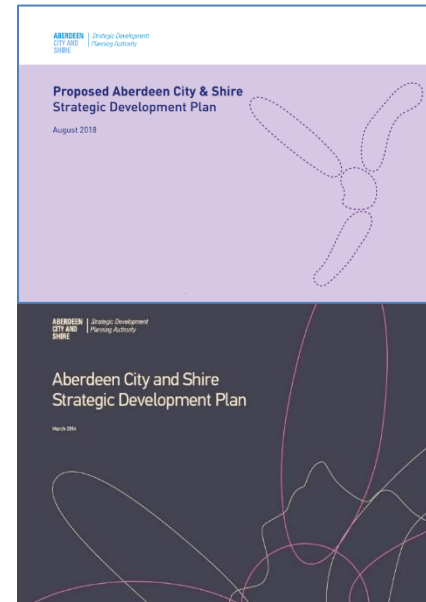
This document provides information on the following issues:

- The development plans we have now and which are proposed;
  - Why we need to progress a new Local Development Plan (LDP);
  - The timetable for preparing this plan (the project plan); and
  - The timetable for engaging people in the preparation of the plan and how we will do this (the participation statement).
- It also details changes to the consultation process arising from the Coronavirus (Scotland) Act 2020.

## What Development Plans do we have now?

The Development Plan system in Aberdeen consists of two core statutory documents:

- The Aberdeen City and Shire Strategic Development Plan (2014) and the Proposed Strategic Development Plan 2018 (SDP); and,
- The Aberdeen Local Development Plan (2017).



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

Under current legislation Planning Authorities are required to prepare a new development plan at least every 5 years.

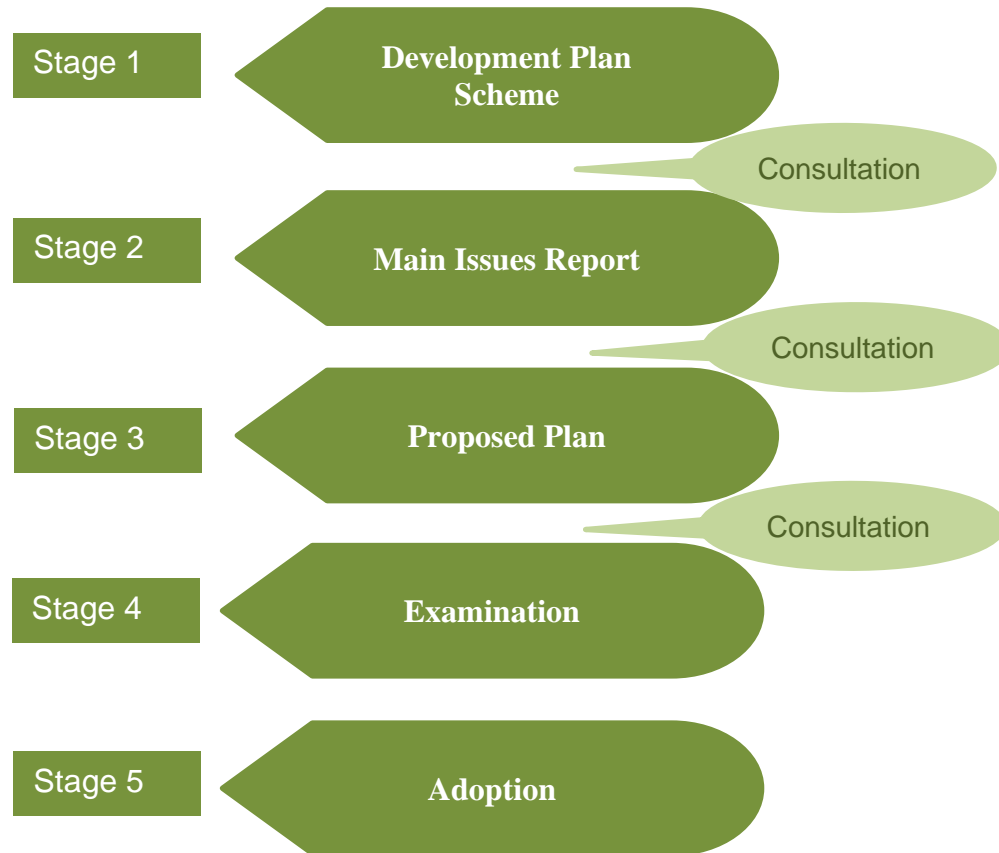
The extant SDP was published in 2014 and has been reviewed through the Proposed SDP 2018.

The Proposed SDP 2018 stipulates how land will be allocated for development up to 2040 to ensure there is a continuous supply of housing and employment land.

The Proposed SDP 2018 completed its Examination in Public in January 2020. It now sits with Scottish Ministers to determine if it is to be approved, partially or in whole, or rejected.

Putting the SDP into practice is achieved through LDPs within Aberdeen City and Aberdeenshire. The Aberdeen LDP 2017 complies with the SDP 2014. The Aberdeen LDP 2022 will comply with the SDP which is anticipated for approval in 2020.

## Preparing the Aberdeen Local Development Plan (2022)



This Development Plan Scheme sets out a number of stages in preparing the new Aberdeen LDP.

### Stage 1 – Publishing the Development Plan Scheme

The Development Plan Scheme includes a Participation Statement, describing when, how, and with whom consultation will take place, and a timetable outlining when the various stages required in the preparation of the LDP will be undertaken.

Section 20B of the Planning etc. (Scotland) Act 2006 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 public libraries. Copies of the DPS will be made available at public libraries once the Coronavirus lockdown has ended and libraries are reopened. We will also send it to, or inform, the key agencies and consultees.

### Stage 2 – Preparing the Main Issues Report

In March 2019 we published a Main Issues Report. This was a discussion document summarising the main planning issues facing Aberdeen. It outlined the major differences in approach to the current LDP. In doing so it took into account the requirements of the Proposed Strategic Development Plan 2018.

The Main Issues Report links closely to the process of Strategic Environmental Assessment. All proposals (preferred and alternative) put forward in the Main Issues Report were environmentally appraised and an iterative Environmental Report was published alongside it.

We published a Monitoring Statement alongside the Main Issues Report which looked at:

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

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;
- An Equalities and Human Rights Impact Assessment of the Main Issues Report;
- A Strategic Environmental Assessment which appraises all proposals in the Main Issues Report;
- A Strategic Flood Risk Assessment to satisfy the requirements placed on local authorities under section 1 of the Flood Risk Management (Scotland) Act 2009; and
- An Onshore Wind Spatial Strategy assessing opportunities for identifying areas suitable for wind turbine developments.

### Stage 3 – Preparing and Publishing the Proposed Plan

The Proposed Aberdeen Local Development Plan (Proposed LDP) was written by the Council and responds to matters raised at earlier engagement and participation stages. It comprises a

Spatial Strategy (outlining where we consider development should and should not go), supported by a detailed proposals map showing land allocations (zones) where development of particular kinds (such as housing or business) will be supported in principle, and policies to guide the development of Aberdeen up to 2032. The Proposed LDP also includes a schedule of land owned by the Council which will be affected by any of the proposals. It is accompanied by a Strategic Environmental Assessment and Habitats Regulations Appraisal covering all of the policies and sites.

In addition, we are required to publish a proposed Delivery Programme alongside the Proposed LDP, setting out how we propose to implement the new LDP through:

- A list of actions (such as the delivery of key infrastructure and the preparation of Aberdeen Planning Guidance) required to deliver each of the plan's proposals and the policies to support sustainable growth;
- The name of the person or organisation who is to carry out each action; and
- The broad timescale for carrying out each action.

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

#### Stage 4 - Examination of the Proposed Plan

Up to this point, we will have tried to resolve as many objections as possible. However, we cannot guarantee that the Proposed LDP will match everyone's views. At this point, it is likely that the Council will publish the Proposed LDP and submit it to Scottish

Ministers for Examination. The Examination will be carried out by independent reporters appointed by the Scottish Government.

#### Stage 5 - Adoption of the LDP

Depending on the outcome of the Examination, this is the stage at which we would expect the Proposed LDP to be adopted (see Participation Statement).

## Development Plan Programme

STAGE 3 - Preparing and publishing the Proposed Aberdeen Local Development Plan	ESTIMATED TIMEFRAME
<ul style="list-style-type: none"> <li>• Prepare and publish updated Local Development Plan Scheme and issue to Scottish Government</li> </ul>	April 2019
<ul style="list-style-type: none"> <li>• Process representations to the Main Issues Report</li> </ul>	May – July 2019
<ul style="list-style-type: none"> <li>• Prepare Proposed Aberdeen Local Development Plan</li> </ul>	August 2019 – January 2020
<ul style="list-style-type: none"> <li>• Prepare draft Delivery Programme</li> <li>• Prepare draft Environmental Report and carry out Appropriate Assessment</li> </ul>	August 2019 – January 2020
<ul style="list-style-type: none"> <li>• Report Proposed Local Development Plan and Supporting Documents to Full Council</li> </ul>	March 2020
<ul style="list-style-type: none"> <li>• Prepare and publish updated Local Development Plan Scheme and issue to Scottish Government</li> </ul>	May 2020
<ul style="list-style-type: none"> <li>• <b>Publish Proposed Aberdeen Local Development Plan and notify to persons and key agencies</b></li> <li>• Publish Proposed Delivery Programme</li> <li>• Publish Environmental Report and send to Strategic Environmental Assessment Gateway</li> </ul> <p>(Please note that the new Coronavirus (Scotland) Act 2020 will impact on the publication of these documents and on any consultation arrangements. Further details are found in the Participation Programme below.)</p>	May 2020
<ul style="list-style-type: none"> <li>• Notification of Neighbours</li> </ul>	Quarter 2 2020
<ul style="list-style-type: none"> <li>• Period of Representation</li> </ul>	Quarter 2 – 3 2020



STAGE 4 - Preparing for the Examination of the proposed Aberdeen Local Development Plan	ESTIMATED TIMEFRAME
<ul style="list-style-type: none"> <li>• Consider Representations to Proposed Local Development Plan and Environmental Report</li> <li>• Prepare responses to representations (Schedule 4's)</li> </ul>	Quarter 3 and 4 2020
<ul style="list-style-type: none"> <li>• Report Schedule 4's to Full Council</li> <li>• Report of Conformity with Participation Statement</li> </ul>	Quarter 1 2021
<ul style="list-style-type: none"> <li>• Submit Proposed Local Development Plan and Schedule 4s, Delivery Programme and Statement of Conformity with Participation Statement (as modified if relevant) to Ministers</li> <li>• Publicise submission of Local Development Plan</li> <li>• Request Scottish Ministers to appoint a Person for the Examination of the Proposed Local Development Plan and Environmental Report</li> <li>• Advertise Examination of Proposed Local Development Plan and serve Notice on known interested parties</li> </ul>	March 2021
<ul style="list-style-type: none"> <li>• Examination in Public</li> <li>• Prepare Aberdeen Planning Guidance</li> </ul>	Quarter 2 to 4 2021
<ul style="list-style-type: none"> <li>• Receive the Report of Examination</li> </ul>	Quarter 1 2022

STAGE 5 - Adoption of the Aberdeen Local Development Plan	ESTIMATED TIMEFRAME
<ul style="list-style-type: none"> <li>• Consider recommendations and report to Full Council</li> <li>• Report Aberdeen Planning Guidance to Council</li> </ul>	Quarter 1 2022
<ul style="list-style-type: none"> <li>• Publish Modifications and Proposed Plan as modified</li> <li>• Advertise 'intention to adopt' the Aberdeen Local Development Plan</li> <li>• Notify each person who made representations of publication and intention to adopt</li> <li>• Notify Scottish Ministers of our intention to adopt the Aberdeen Local Development Plan</li> </ul>	Quarter 1 2022
<ul style="list-style-type: none"> <li>• <b>Adopt the Aberdeen Local Development Plan 2022 (28 days after notification to Scottish Ministers) and Environmental Report</b></li> </ul>	
<ul style="list-style-type: none"> <li>• Send two copies of the Aberdeen Local Development Plan and Environmental Report to Scottish Ministers</li> <li>• Deposit copies of the Aberdeen Local Development Plan in libraries, notify each person who made representations and advertise it</li> <li>• Publish Delivery Programme and Environmental Report Post Adoption Statement (within 3 months of adoption).</li> </ul>	

## Participation Statement

We are strongly committed to encouraging interest and wide public involvement in the preparation of the new Local Development Plan. This Participation Statement explains how local communities and other stakeholders will be engaged and will have the opportunity to be involved in the preparation of the Local Development Plan. In line with the Planning Advice Note on Community Engagement, the National Standards on Community Engagement and the Coronavirus (Scotland) Act 2020 which acknowledges the limitations of the Coronavirus lock down period and the national policy of social/physical distancing, that Aberdeen City Council, where practicable, will 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 platforms, 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 Planning etc. (Scotland) Act 2006 defines the key agencies as:

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

Guidance suggests that the following bodies should have the same level of involvement in the development plan process:

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

We will also involve the following groups at the same level:

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

In addition, Community Councils, community groups and the general public have and will continue to be involved in the LDP process. We will continue to email newsletters to developers,

agents and those who have expressed an interest in the Aberdeen LDP. We can add contacts to this list on request.

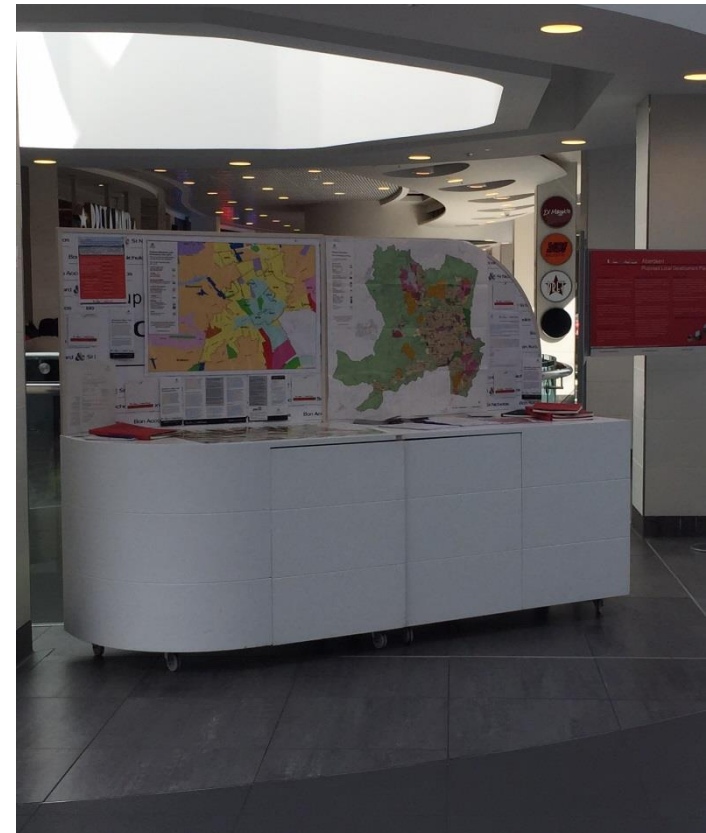
This participation statement highlights the methods of consultation which are used to ensure full and effective engagement with the community and stakeholders. During the course of the consultation on the Main Issues Report and the preparation of the Proposed Plan efforts were made to reach beyond the 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 will engage, and the steps that will be taken to involve the public. It distinguishes between our statutory duties, as laid down by Scottish legislation and the additional non-statutory actions we will carry out.



The schedules will be kept up to date on the LDP pages of the Council's website ([www.aberdeencity.gov.uk/localdevelopmentplan](http://www.aberdeencity.gov.uk/localdevelopmentplan)) so that stakeholders and the public know exactly how the preparation process for the new LDP is to be conducted and what opportunities they will have to participate and engage with it.

The new LDP preparation process involves 5 stages, of which we are nearing completion of stage 3.



## Participation Programme

### Stage 1: Publishing the Local Development Plan Scheme (January 2018) - COMPLETE

This document raises awareness and understanding of the development plan review process and how long it will take.

STATUTORY OBLIGATIONS	NON- STATUTORY ACTIONS
<p>When this Development Plan Scheme is approved and published, we are required to:</p> <ul style="list-style-type: none"> <li>• Send two copies to Scottish Ministers;</li> <li>• Make copies available in all the City’s public libraries and at Marischal College; and</li> <li>• Publish it on our website <a href="http://www.aberdeencity.gov.uk">www.aberdeencity.gov.uk</a>.</li> </ul>	<p>In addition to our statutory obligations, we:</p> <ul style="list-style-type: none"> <li>• Informed other Council Services about the Scheme;</li> <li>• Sent copies to or inform interested parties, including Community Councils;</li> <li>• Emailed a newsletter about it to agencies, developers and those who have expressed an interest in the LDP; and</li> <li>• Publicised it on our website and via social media sites (Facebook and Twitter).</li> </ul>
<h3>Feedback on Previous Consultations</h3>	
<h3>NON- STATUTORY ACTIONS</h3>	
<p>After preparing this Development Plan Scheme, we invited feedback on the engagement activity we carried out on the current LDP as well as any suggestions for improvements that could be implemented during the preparation of the new Plan.</p>	

**Stage 2: Preparing and Publishing the Main Issues Report  
(February 2018 – May 2019) – COMPLETE**

<b>STATUTORY OBLIGATIONS</b>	<b>NON-STATUTORY ACTIONS</b>
<p>In preparing the Main Issues Report, we consulted with:</p> <ul style="list-style-type: none"> <li>• The key agencies;</li> <li>• Scottish Ministers;</li> <li>• Aberdeenshire Council; and,</li> <li>• The Aberdeen City and Shire Strategic Development Planning Authority.</li> </ul> <p>To publicise the Main Issues Report, we published a notice in a local newspaper setting out:</p> <ul style="list-style-type: none"> <li>• That the document has been produced and where/when it may be viewed;</li> <li>• A brief description of the content and purpose of the document;</li> <li>• Details of how further information may be obtained; and</li> <li>• A statement of how representations may be made, to whom and by when.</li> </ul> <p>We also sent this information to:</p> <ul style="list-style-type: none"> <li>• The key agencies;</li> </ul>	<p>In addition to our statutory obligations in preparing the Main Issues Report we also carried out the following engagement activities:</p> <ul style="list-style-type: none"> <li>• Involved other Council Services;</li> <li>• Sent out and published online a questionnaire inviting responses and suggestions from the public and Community Councils;</li> <li>• Ensured that the LDP pages of the Council’s website continued to provide immediate access to LDP publications and allow responses to the Main Issues Report to be submitted via the Consultation Hub;</li> <li>• Continued to use the telephone and email enquiry points allowing people to contact the LDP team;</li> </ul> <p>In addition to our statutory obligations for publicising the Report we also:</p> <ul style="list-style-type: none"> <li>• Ran participation exercises and workshops for both stakeholders and Councillors throughout the LDP process;</li> <li>• Employed social media websites such as Twitter (@AberdeenLDP) and Facebook (Aberdeen Local Development Plan) as a means of publicising LDP documents and events; and</li> <li>• Emailed newsletters to key agencies, developers and those who have expressed an interest in the LDP, updating them on the process.</li> </ul>

<ul style="list-style-type: none"><li>• Aberdeenshire Council;</li><li>• The Aberdeen City and Shire Strategic Development Planning Authority;</li><li>• Community councils; and</li><li>• Scottish Ministers.</li></ul> <p>We also:</p> <ul style="list-style-type: none"><li>• Made a copy available to inspect at Marischal College and in all public libraries;</li><li>• Published it on the internet; and</li><li>• Sent the report to Scottish Ministers.</li></ul> <p>The Planning etc. (Scotland) Act 2006 requires authorities to ensure that people who may want to comment on the Main Issues Report are made aware that they can do so and are given such an opportunity.</p>	<p>Newsletters are also be available on the LDP pages of our website and publicised over social media.</p> <p>When the Main Issues Report was published, there was a 10-week consultation period for representations on its content. Representation forms were made available in libraries and at all consultation meetings, as well as online. Regular news releases were made to local media during this period to publicise the consultation events and advise people of the process.</p>
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### Stage 3: Preparing and Publishing the Proposed Aberdeen Local Development Plan (March 2019 – May 2020)

The Coronavirus (Scotland) Act 2020 requires the Council to consider whether any of its actions would be likely to impede its ability to take effective action to prevent, protect against, delay or otherwise control the incidence or transmission of coronavirus. This requires us to promote the national policy of social/physical distancing.

This has a direct impact on a number of statutory and non-statutory duties which the Council would normally carry out when publishing the Proposed LDP, Delivery Programme and Development Plan Scheme. The Coronavirus (Scotland) Act 2020 permits Councils an option to postpone the publication of documents that are normally time limited. However, the Council does not consider it appropriate to postpone publishing the Proposed LDP. Postponement increases the risk that the development plan will become out of date and less relevant. It is important that an up to date and relevant development plan is in place to give certainty for everyone and provide business continuity for when conditions return to normal.

The Council will therefore proceed with publishing the Proposed LDP and Development Plan Scheme. In doing so, a number of amendments to our normal statutory duties and non-statutory actions will need to be made. For instance, there will be no public meetings or drop-in sessions for the period of the lockdown and the duration of the national policy on social and physical distancing as they may give rise to a significant risk of the transmission of coronavirus. Where possible, correspondence, communication and publicity (including public inspection of documents) will be by electronic means. Further details are provided below on each duty and action which are affected by these measures.

The period for making representations and objections to the Proposed LDP will be 14 weeks long. This is 8 weeks longer than the statutory minimum. In addition, the Proposed LDP was placed on the Council's website on 25 March 2020 to allow people early access to it.

In addition to these measures, the Council will continue to work with the Scottish Government to ensure a continuous development plan is in place for Aberdeen. This will include exploring options to extend the lifetime of the 2017 Local Development Plan should the current situation cause further delays to the Proposed LDP.



During the lockdown and/or when social distancing measures are in place, all queries on matters related to the Local Development Plan should be directed to this email address; [ldp@aberdeencity.gov.uk](mailto:ldp@aberdeencity.gov.uk).

**STATUTORY OBLIGATIONS**

**NON-STATUTORY ACTIONS**

1. To publicise the Proposed LDP, we will publish a notice in a local newspaper setting out:

- That the document has been produced and where/when it may be viewed;
- A brief description of the content and purpose of the document;
- Details of how further information may be obtained; and
- A statement of how representations may be made, to whom and by when.

2. We will send this information to:

- The key agencies;
- Aberdeenshire Council;
- The Aberdeen City and Shire Strategic Development Planning Authority;
- Community councils; and
- Scottish Ministers.

Because the Council will publish the Proposed LDP electronically, the above information will be sent by electronic format.

In addition to our statutory obligations in preparing the Proposed LDP, we will also:

- Inform community groups and other stakeholders by **electronic means**;
- Inform key agencies, stakeholders and interested groups by **electronic means**;
- Email a newsletter about it to agencies, developers and those who have expressed an interest in the LDP. The Newsletter will also be available on the LDP pages of our website and will be publicised over social media.
- Employ social media websites such as Twitter (@AberdeenLDP) and Facebook (Aberdeen Local Development Plan) as a means of publicising the Proposed LDP.

3. The Planning etc. (Scotland) Act 2006 normally requires authorities to make a copy available to inspect at Marischal College and in all public libraries. However, in order to control the incidence or transmission of coronavirus all libraries in Aberdeen City and normal access to Marischal College has been closed. Instead, the Proposed LDP and documents can be viewed electronically on the Council's website at <http://www.aberdeencity.gov.uk/aldp2022>

In addition, an advice note will be produced which gives further details on how representations and objections can be made. Responses will be made through Citizen Space which will be placed on the Council's website at <http://www.aberdeencity.gov.uk/aldp2022>

Responses can also be sent by email to [ldp@aberdeencity.gov.uk](mailto:ldp@aberdeencity.gov.uk)

Electronic responses are preferable. Where this is not possible responses can be sent by post to the address below. However, it should be noted that acknowledgements for postal submissions may not be sent out until the end of the representation period.

Development Plan Team, Strategic Place Planning,  
Business Hub 4 – Ground Floor North,  
Marischal College,  
Broad Street,  
Aberdeen,  
AB10 1AB

We will also do the following:

- Send a copy of the Proposed LDP to each key agency and Scottish Ministers **by electronic means**;
- Notify any person who commented on the MIR that the Proposed LDP has been produced and send them the relevant information; and
- Notify the owners, lessees or occupiers of sites and the owners, lessees or occupiers of sites within 20m of sites which the Proposed LDP specifically proposes to be developed and which would have a significant effect on the use and amenity of the site.

**Stage 4: Preparing for and Responding to the Examination of the Proposed Aberdeen Local Development Plan  
(May 2020 – October 2021)**

In the event of an Examination, we will

- Advertise the Examination;
- Make the Examination proceedings available on the website as soon as practicable; and
- Keep all interested parties informed about the Examination procedures.

**Stage 5: Adoption of the Aberdeen Local Development Plan  
(First Quarter 2022)**

Once the Reporter(s) has made recommendations on the Proposed LDP and any modifications have been made, formal adoption of the Aberdeen Local Development Plan 2022 would follow. At this stage we will make public our intention to adopt the plan following a 28 day submission period to Scottish Ministers – providing they do not wish to raise issues with the plan. At this point we are required to:

- Advertise the intention to adopt the Plan, as modified according to the Reporter’s Report if appropriate, in newspapers, describing any modifications;
- Contact all interested parties and advertise the publication of the Plan to them;
- Notify those who made representations; and
- Place copies of the Plan as modified in public libraries and in Marischal College.

### Parallel Assessments of the Aberdeen Local Development Plan

It will be necessary to undertake a number of parallel assessments of the Aberdeen Local Development Plan 2022 both as legislative requirements and as good practice. These documents will be made available for comments and representations on our website, and as soon as possible after Coronavirus lockdown is lifted at local public libraries and at Marischal College.

#### ***Strategic Environmental Assessment***

Under the Environmental Assessment (Scotland) Act 2005 it is a legal requirement to undertake a Strategic Environmental Assessment as the LDP and accompanying planning guidance is likely to have a significant effect on the environment. This will be undertaken throughout the review process and will have its own stages of consultation draft and final Environmental Report. A draft Environmental Report was published for consultation alongside the Main Issues Report and provided an assessment of the impact on the environment of sites and policies within it. A further draft Environmental Report will accompany the Proposed LDP, and will be consulted on alongside it, with a final Report prepared to accompany the finalised Plan.

#### ***Habitats Regulations Appraisal***

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 assesses the likely significant effects that the Aberdeen Local Development Plan 2020 may have on European protected

sites within and around the City, to ascertain whether the Proposed LDP will have an adverse impact alone, or in combination with the other plans and projects, on the integrity of those sites. The Screening Report and Appropriate Assessment will be included as part of the draft Environmental Report.



**Development Plan Team, Strategic Place Planning, Business Hub 4 – Ground Floor North, Marischal College, Broad Street, Aberdeen,  
AB10 1AB | Email: [ldp@aberdeencity.gov.uk](mailto:ldp@aberdeencity.gov.uk)**