



# **Aberdeen Local Development Plan Review**

## **Pre- Main Issues Report Questionnaire 2018**

Aberdeen City Council is currently in the early stages of reviewing the Aberdeen Local Development Plan 2017(ALDP). The 2018 Development Plan Scheme provides a timetable for the review of the ALDP and the opportunities to participate throughout the process.

It is available to view online at: [www.aberdeencity.gov.uk/localdevelopmentplan](http://www.aberdeencity.gov.uk/localdevelopmentplan)

This questionnaire forms part of the pre-Main Issues Report consultation activities we are undertaking. It is designed to gather views on the main planning issues in Aberdeen to be considered by the next ALDP.

### **Using your Personal Information**

Information you supply to Aberdeen City Council (ACC) in this questionnaire will be used to prepare the Local Development Plan. ACC will not share the personal information provided in this questionnaire with other parties or organisations. ACC will not disclose any contact information about you to any organisation or person unless it is authorised or required to do so by law.

The Local Development Plan team may use your contact details to contact you about the comments you have made. Your name and organisation may be published alongside your comments but contact details will not be made public. If you chose not to provide a name or contact details, your comments will still be valid but we will not be able to contact you in the future.

For further information on how your information is used, how ACC maintain the security of your information, and your rights to access information ACC holds about you, please contact Andrew Brownrigg, Team Leader, Local Development Plan Team, Enterprise Planning and Infrastructure, Aberdeen City Council, Business Hub 4 Marischal College, Broad Street, Aberdeen AB10 1AB.

A separate form for submitting development sites for consideration can be found on our website at: [www.aberdeencity.gov.uk/localdevelopmentplan](http://www.aberdeencity.gov.uk/localdevelopmentplan)

**Our consultation runs from the 19th March to the 8th of May 2018**



## 1. YOUR DETAILS

1.1 Please let us know the capacity in which you are completing this questionnaire. Are you...

- A member of the public
- A community representative e.g Community Council

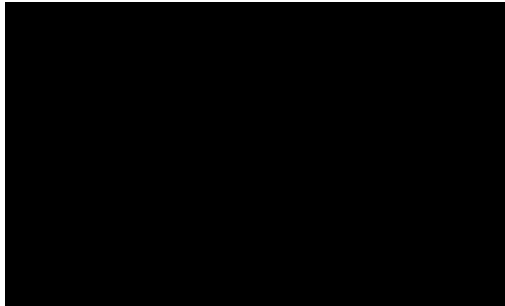
If yes, which area do you represent?

- A developer/ their agent
- A landowner/ their agent
- From a Key Agency
- Other

1.2 Please provide your name and contact details:

Name and Organisation:

Address:



Postcode:

Telephone:

Email:

1.3 If you are acting as an agent or completing this on behalf of an organisation, group or landowner, please provide their details:

Organisation/group/landowner:

Address:

Postcode:

Telephone:

Email:

## 2. ABERDEEN'S MAIN PLANNING ISSUES

Feel free to continue on separate sheets if necessary and attach to the questionnaire. You do not have to answer every question.

### Vision

2.1 What do you think are the most important things that make Aberdeen a good place to live, visit and/or work?

2.2 What do you think should be the Council's top priorities for the next Aberdeen Local Development Plan?

2.3 Do you have any particular aspirations for your community or Aberdeen as a whole that you think should be taken forward through the ALDP? For example, what are your views on recycling of waste, affordable housing, access to green space or ways to reduce CO<sub>2</sub> emissions?

## Policy Topic Areas

### What do you think should be our main planning priorities for...

- 2.4** ...the City Centre? (For example, what should the role of Union Street be? Does the City Centre have all the uses we want, or should there be more uses there - and if so where could they go?)

no comment

- 2.5** ...providing infrastructure? (For example, how should new infrastructure be provided and how might it be paid for?)

no comment

- 2.6** ...transport and accessibility? (For example, how can we make it easier to travel in and around Aberdeen? Should we look at pedestrianisation in the City Centre?)

no comment

- 2.7** ...ensuring we have high quality buildings and places? (For example, how can we better protect our built heritage and ensure high quality and sympathetic architecture and landscape design?)

no comment

- 2.8** ...meeting the needs of business and industry? (For example, what can be done to retain existing businesses and attract new employment opportunities to Aberdeen?)

no comment

- 2.9** ...meeting Aberdeen's housing and community needs? (For example, how can we meet the needs of people who cannot afford mainstream housing?)

no comment

**2.10** ...supporting retail centres across Aberdeen? (For example, should we be safeguarding existing centres, and what are your thoughts on new out-of-town retail parks?)

no comment

**2.12** ...ensuring that resources and waste are managed sustainably? (For example, can we make more innovative use of waste as a resource? Should we encourage renewable energy use? How could we do these things?)

no comment

**2.11** ...protecting and enhancing the natural environment and preventing flooding? (For example, what areas or features should we be safeguarding?)

no comment

**2.13** If you have any views on topics not covered above, please write them below.

Please see the attached letter setting out our comments on behalf of Shell UK Limited in respect of pipeline safeguarding policies.

Thank you for taking the time to complete this questionnaire. Please return completed questionnaires to:

**Local Development Plan Team**  
**Enterprise, Planning and Infrastructure**  
Aberdeen City Council  
Business Hub 4  
Ground Floor North  
Marischal College  
Broad Street  
Aberdeen  
AB10 1AB

Twitter: [@AberdeenLDP](https://twitter.com/AberdeenLDP)

You can also visit the Aberdeen Local Development Plan Facebook page.

**COMPLETED QUESTIONNAIRES SHOULD BE WITH US BY NO LATER THAN 8 MAY 2018.**

If you wish to be added to the LDP E-Mailing list to be kept informed of our progress in producing the next Local Development Plan, please tick here.

If yes, please provide an email address

04 April 2018

By email to: [ldp@aberdeencity.gov.uk](mailto:ldp@aberdeencity.gov.uk)

Local Development Plan Team  
Enterprise, Planning and Infrastructure  
Aberdeen City Council  
Business Hub 4  
Ground Floor North  
Marischal College  
Broad Street  
Aberdeen  
AB10 1AB

**JOHN HANDLEY ASSOCIATES LTD**

Chartered Town Planning Consultants

1 St Colme Street

Edinburgh

EH3 6AA

t: 0131 220 8253

e: [john.handley@johnhandley.co.uk](mailto:john.handley@johnhandley.co.uk)

Dear Sirs

**Aberdeen Local Development Plan Review  
Pre-MIR Consultation (March to May 2018)  
Representations on behalf of Shell UK Limited  
Support for Retention of Policy B6 - Pipelines, Major Hazards and Explosives Storage Sites**

---

We refer to your recent correspondence and our subsequent emails with your Donna Laing and David Dunne in connection with the current Pre-MIR Consultation for the Aberdeen LDP Review.

As discussed with Ms Laing, we act on behalf of Shell UK Limited, the owners and operators of some of the oil and gas pipelines that cross the Aberdeen Local Development Plan Area. We made representations on behalf of Shell UK Limited during the preparation of the current LDP which was adopted in 2017, and whilst our client does not wish to put forward any development sites for consideration as part of the replacement LDP, we have completed the attached Pre-MIR Questionnaire 2018.

However, and as our comments are general in nature and not related to one of the questions posed in the Questionnaire, we have set out below our comments on behalf of Shell UK Limited and would ask that these are taken into account as part of the preparation of the Main Issues Report and the Proposed LDP.

**Development Bid Form & Pipeline Consultation Zones**

Having reviewed the Development Bid Form for new development sites, we are disappointed to note that the Form does not include a specific question asking if the site is located within a pipeline consultation zone.

Whilst there are questions relating to way leaves (Question 6.8); the airport safety exclusion zone (Question 9.20); and land use conflicts (Question 9.22), there is nothing directing site owners or developers to the existing pipeline consultation zones and the need to assess proposals against relevant land use planning advice provided by the Health and Safety Executive (HSE).

This is an important consideration in the assessment of any new development sites, or proposals to increase densities of existing allocated sites, and this should be a key factor in deciding whether to make any new or amended allocations in these locations.

Contd./

We therefore consider that it is essential that the Council consults with the HSE and the relevant pipeline operators **before** deciding to allocate new or amended development sites in the replacement LDP.

As such, we would welcome the opportunity to review any new or amended development sites with the Council and provide further advice on this matter should this be required.

### **Support for retention of Policy B6**

Given our submissions on the preparation of the current LDP, we would also request that the replacement LDP retains the current LDP **Policy B6 - Pipelines, Major Hazards and Explosives Storage Sites** and the associated text set out under paragraph 3.74 which advises that: *“Within Aberdeen City, there are a number of high pressure pipelines and sites where hazardous substances or explosives are stored. For each of these sites a consultation zone has been established by the Health and Safety Executive to ensure that only appropriate new or replacement development takes place and that there is no increased risk to public safety”*.

The current LDP policy requires the Council in determining planning applications for development within the consultation zones for hazardous installations (including oil and gas pipelines) to consult with, and take full account of advice from, the HSE and the facility’s owners and operators, and to seek to ensure that any risk to public safety is not increased.

The reference to the HSE and the pipeline operators within this policy is fully supported and should be continued. We also support the identification of consultation zones within proposals maps and the description within relevant development proposals to the consultation zones and the requirement to accord with Policy B6. This is particularly useful and should be retained in the new LDP as it provides clear and unambiguous advice to developers, landowners and other users of the LDP.

Policy B6 is therefore an important safeguarding policy and its retention in the replacement LDP is essential and would accord with the advice set out in the Scottish Planning Policy (SPP).

The SPP confirms that the oil and gas industry is one of Scotland's biggest employers and a significant contributor to the Scottish economy. Paragraph 235 of the SPP confirms that the planning system should recognise the national benefit of oil and gas production in maintaining a diverse energy mix and improving energy security. Further guidance is set out at paragraphs 99 and 107 on pages 25 and 26 of the SPP. Paragraph 99 confirms the need to identify and safeguard oil and gas pipelines through the development plan process, including within local development plans; and paragraph 107 notes the requirement for development to accord with the HSE’s advice. This includes the need to maintain appropriate distances between sites with hazardous substances and new development.

Further guidance on these issues has been provided through the publication of *Planning Circular 3/2015: Planning Controls for Hazardous Substances* which was issued by the Scottish Government in November 2015.

### **Assessment of oil & gas pipeline in consideration of new or amended development allocations**

In addition to our client’s support for the retention of Policy B6 in the replacement LDP, we would also request that in the event that any new or amended development allocations or land use changes are proposed in the replacement LDP that full recognition is given to the existence of the oil and gas pipelines that run through the LDP area.

Contd./

Any new or amended development allocations proposed in close proximity to these pipelines should take account of and reflect the advice and guidance of the HSE.

As noted above, we would welcome the opportunity to provide further advice on these matters should this be of assistance.

### **Policy R8 Renewable and Low Carbon Energy Developments**

For the same reasons, and as noted in our submissions on the currently adopted LDP, we would also suggest that there is a need for **Policy R8 Renewable and Low Carbon Energy Developments** and the related **Supplementary Guidance on Wind Turbine Development** to take into account and specifically include reference to the pipeline consultation zones that cross the Aberdeen LDP Area.

As currently drafted, neither Policy R8 (as set out on page 89 of the Adopted LDP) nor the Supplementary Guidance on Wind Turbine Development make any references to pipeline consultation zones.

Clearly in light of the points discussed above, it is essential to ensure that any wind turbine development does not compromise public health or safety.

On this basis, we would request that Policy R8 should be retained in the replacement LDP, but should be amended to make specific reference to the pipeline consultation zones that cross the Aberdeen area, and advise that any wind turbine development proposed within these consultation zones must accord with the HSE's land use planning advice and methodology. Reference should also be made to the Guidance prepared by the United Kingdom Onshore Pipeline Operator's Association (UKOPA) regarding the siting of wind turbines close to high pressure pipelines. A copy of this Guidance note is enclosed with this letter.

We would therefore request that a new criteria is inserted (as point 5) within Policy R8 Renewable and Low Carbon Energy Developments which states that:

*"Any turbines proposed within pipeline consultation zones must accord with the requirements of the Health and Safety Executive's land use planning advice and the Guidance prepared by the United Kingdom Onshore Pipeline Operator's Association (UKOPA) regarding the siting of wind turbines close to high pressure pipelines. Further details are set out in the Supplementary Guidance on Wind Turbine Development".*

Appropriate amendments should also be made to the related Supplementary Guidance on Wind Turbine Development, with specific reference to the UKOPA Guidelines set out in the "Further Information" section of the Supplementary Guidance.

These amendments would ensure that any potential conflicts between these uses are avoided, and we would be happy to provide further information on this matter should this be required.

### **Summary**

We trust these comments will be of interest and assistance, and will be afforded due consideration in the preparation of the Main Issues Report and the Proposed LDP.

We would be grateful if you would acknowledge safe receipt of this submission, and include us as a consultee when the MIR is published.

As noted above, we would also welcome the opportunity to discuss these points with you in further detail should this be required. We look forward to hearing from you.

Yours faithfully



**John Handley**  
Director  
John Handley Associates Ltd  
**On behalf of Shell UK Limited**

Enc: 1. Completed Pre-MIR Questionnaire 2018.  
2. UKOPA Guidance (Feb 2013)

cc: Tom Smith, Shell UK Limited



## **UKOPA GUIDANCE FOR THE SITING OF WIND TURBINES CLOSE TO HIGH PRESSURE PIPELINES**

**Date of Issue: February 2013**

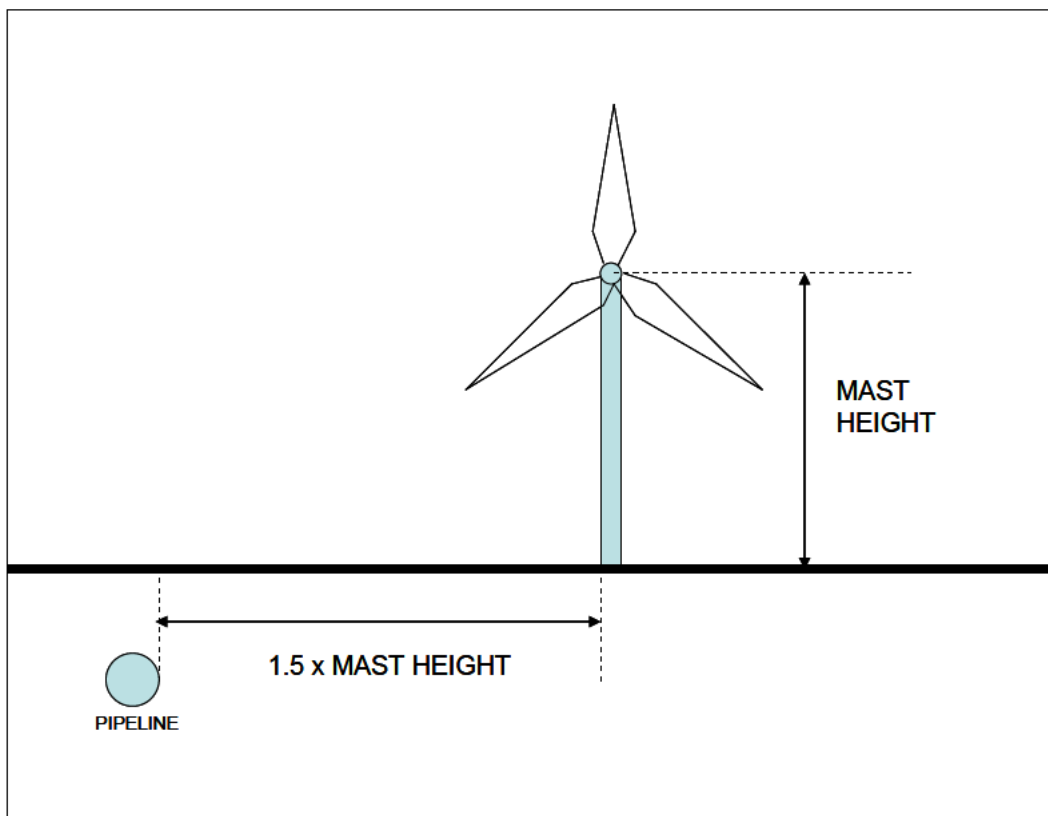
**Ref: UKOPA/13/006**



## GUIDANCE FOR THE SITING OF WIND TURBINES CLOSE TO HIGH PRESSURE PIPELINES

Pipeline Operators are receiving increasing numbers of applications from developers to site wind turbines in the vicinity of high pressure pipelines. In response to this, a detailed technical study has been undertaken to identify the potential risks to these pipelines from wind turbines.

The study was based on data collected for wind farms in the UK and used a methodology that has been developed in the Netherlands. The study assessed all the potential failure modes that could be a potential threat to the integrity of a pipeline, including blade failure; fall of the nacelle or rotor and toppling of the mast. UKOPA have published the details of the technical study in Reference 1. A copy of this document is available on the UKOPA website.



Based on the study, the recommended distance from the nearest part of the mast of the wind turbine at ground level to the nearest part of the pipeline has been identified as a minimum of 1.5 times the turbine mast height. The mast height is defined as the height from the ground level up to the centre line of the wind turbine axle.

**REFERENCE 1:** *Ensuring an Adequate Separation Distance Between Wind Turbines and Buried Energy Infrastructure*, N Jackson, P Baldwin, R Andrews, Hazards XXIII, November 2012

*This document is protected by copyright and may not be reproduced in whole or in part by any means without the prior approval in writing of UKOPA. The information contained in this document is provided as guidance only and while every reasonable care has been taken to ensure the accuracy of its contents, UKOPA cannot accept any responsibility for any action taken, or not taken, on the basis of this information. UKOPA shall not be liable to any person for any loss or damage which may arise from the use of any of the information contained in any of its publications. The document must be read in its entirety and is subject to any assumptions and qualifications expressed therein. UKOPA documents may contain detailed technical data which is intended for analysis only by persons possessing requisite expertise in its subject matter.*