

**ABERDEEN
CITY AND
SHIRE**

*Strategic Development
Planning Authority*

MAIN ISSUES REPORT

Structure Plan Risk Assessment

2035

October 2011

Aberdeen City and Shire Strategic Development Plan



Area covered by the
Aberdeen City and Shire
Strategic Development Plan

The Aberdeen City and Shire Strategic Development Planning Authority published a Main Issues Report for consultation on 7 October 2011. The deadline for responses is 6 January 2012. The following documents were published in support of the Main Issues Report and are available from the Strategic Development Planning Authority or can be downloaded from its website:

Monitoring Statement

Housing Need and Demand Assessment

Equalities and Human Rights Impact Assessment

Strategic Flood Risk Assessment

Structure Plan Risk Assessment

Transport Background Paper

Climate Change Study

Habitats Regulation Assessment

SEA Interim Environmental Report

Structure Plan Risk Assessment

1 Purpose

- 1.1 The purpose of this report is to present a risk assessment of the current Aberdeen City and Shire Structure Plan 2009 to inform the preparation of the strategic development plan.
- 1.2 Whilst no formal risk assessment was done of the structure plan at the time it was prepared, the same range of issues considered here were used on an informal basis throughout its preparation.

2 Process

- 2.1 No previous or recent examples can be found of formal risk assessments for a structure plan or strategic development plan. However, the Proposed Aberdeen City Local Development Plan (LDP) underwent a similar assessment and has been used to inform this one. A number of different approaches could be taken, each with resulting impacts on the level of detail, usefulness and resources required to produce it.
- 2.2 The approach adopted here takes each of the targets contained in the plan as a way of capturing the broad range of the plan's content.
- 2.2 This assessment attempts to balance these requirements, highlighting:
 - what may cause a failure to meet the target;
 - the consequences of this failure;
 - how the likelihood of this happening may be mitigated; and
 - what response (if any) might be appropriate from the strategic development plan.
- 2.3 A quantified assessment has also been made of the likelihood and impact of the consequences occurring and therefore the overall level of risk; this ranges from 1 (very low risk) to 25 (highest risk factor).

3 What assumptions are being made?

- 3.1 This assessment is output focused rather than being focused on the processes used to deliver the outcomes. Each of these processes will have their own risk profiles but these are not captured here.
- 3.2 In looking 20+ years ahead there is always going to be an element of uncertainty and this, combined with a range of constraints (political, economic, professional and organisational etc.), makes a fully robust risk assessment difficult. However, whilst uncertainty and these constraints are difficult to remove, many can be identified and understood.

	STRUCTURE PLAN TARGET	PAGE	CAUSE	CONSEQUENCES OF UNMET TARGET	LIKELIHOOD (1=low, 5=high)	IMPACT (1 - 25)	RISK	MITIGATION	SDP RESPONSE
1	For at least 75% of all homes built, and employment land developed, to be in the strategic growth areas by 2030.	11	Failure to achieve plan-led development, demand expressed elsewhere or site development issues	Pressure for development in areas outwith SGA and consequent environmental costs	2	4	8	Monitor through the Housing Land Audit	None
2	For at least 50% of all homes built to be in Aberdeen City by 2030.	11	As above	As above	2	4	8	As above	None
3	For all developments meeting more than local needs to be in strategic growth areas, unless another area can be justified.	11	Approval of planning permission through major applications process	If strategic projects are located outwith SGAs, the benefit to communities may not be so great and transport and other impacts worsened	2	3	6	Raise LDP / DM awareness	None
4	To make sure there is at least 60ha of land available to businesses at all times in a range of places within Aberdeen City.	13	LDP Examination	Demand for employment sites cannot be met resulting in higher land values and constraint on economic growth	3	3	9	Maintain presence on employment land working group, monitor employment land audit	None
5	To make sure there is at least 60ha of land available to businesses at all times in a range of places within SGAs in Aberdeenshire.	13	LDP Examination	Demand for employment sites cannot be met resulting in higher land values and constraint on economic growth	3	3	9	Maintain presence on employment land working group, monitor employment land audit	None
6	For at least 20ha of the above land available to businesses in the SGAs to be of a standard which will attract high-quality businesses or be suitable for company HQs.	13	LDP Examination	High quality business uses will be unable to find suitable sites and may opt for general employment land or choose to locate elsewhere	1	3	3	None	None
7	For Aberdeen to be one of the top-25 retail areas in the UK by 2030.	13	Continued economic challenges, increased competition	Attractiveness of Aberdeen as a destination declines. Poorer retail offering not commensurate with a city of Aberdeen's size and increased retail spend leakage to other centres	1	4	4	None	Emphasis the importance of the City Centre
8	For all new development in SGAs to use modern, up-to-date high-speed telecommunications networks, such as fibre optics.	13	Resistance from communications providers or developers	Inferior digital connectivity compared to central belt locations in particular. Will hamper economic growth and will deter investment decisions from new companies	3	3	9	Engage with ACSEF on their current strategy and other ways to achieve / contribute	None

	STRUCTURE PLAN TARGET	PAGE	CAUSE	CONSEQUENCES OF UNMET TARGET	LIKELIHOOD (1=low, 5=high)	IMPACT (1 - 25)	RISK	MITIGATION	SDP RESPONSE
9	For all new buildings to be carbon neutral by 2016.	16	Financial climate or technological development do not allow the target to be met.	Higher CO2 emissions arising from new development than was anticipated at the time the plan was prepared.	4	3	12	Ensure that an adequate policy framework and implementation mechanisms are in place, including responding to consultations on new mechanisms as they become available.	Consult on the potential of the use of sustainability labelling as an efficient means of tackling carbon emissions from new development, while recognising the need to priorities and facilitate development at the same time.
10	For the city region's electricity needs to be met from renewable sources by 2020.	16	Insufficient consents and / or funding, tariff changes or inadequate infrastructure	Greater reliance on non-renewable sources and missed opportunity for local electricity generators to sell to the grid	3	3	9	Continue to monitor progress	Include new proposals in the SDP for electricity transmission infrastructure
11	To avoid having to increase the amount of water Scottish Water are licensed to take from the River Dee, as a result of the new developments proposed in the plan.	16	Greater demand and inability to adapt existing infrastructure	Need to increase abstraction and review the CAR licence. Potential for environmental impact and requirement for significant investment for treating and pumping water. Inability to meet growth aspirations	2	4	8	Monitor and engage with Scottish Water on potential areas where capacity issues may arise	Consult on the potential of the use of sustainability labelling as an efficient means of tackling water efficiency in new development
12	For all new developments to use water-saving technology.	16	Low take-up of water saving technologies in developments	Increased abstraction from the river Dee with consequences for its environmental quality and the protected species it is home to.	3	3	9	Contact Scottish Water regarding earlier pilot programme mentioned, further discussion with Building Standards re. update to Technical Handbook	As above
13	To avoid developments on land which is at an unacceptable risk from coastal or river flooding (as defined by the 'Indicative River and Coastal Flood Map for Scotland' or through a detailed flood risk assessment), except in exceptional circumstances.	16	Historic allocations or departures from local plan / LDP	Increased flood risk for developments permitted with the social, economic and environmental impacts this would bring.	1	4	4	None	None

	STRUCTURE PLAN TARGET	PAGE	CAUSE	CONSEQUENCES OF UNMET TARGET	LIKELIHOOD (1=low, 5=high)	IMPACT (1 - 25)	RISK	MITIGATION	SDP RESPONSE
14	By 2020, for no more than 54,000 tonnes of biodegradable municipal waste to be sent to landfill each year.	16	New waste infrastructure has not been delivered and recycling targets not met	Greater amounts of waste sent to landfill, increased costs and unmet recycling target	4	4	16	Adopt supplementary guidance and comment on any relevant proposal submitted	Ensure there is a positive policy framework for sustainable waste management infrastructure
15	To increase the population of the city region to 480,000 by 2030	18	Economy less bouyant than anticipated or lack of land constrains ability to meet demand	Failure to meet economic potential	2	4	8	Flexibility in the structure plan to enable land release to respond to either higher or lower levels of demand	None
16	To increase the population of people who are of working age (16 to 65) by 15% by 2030.	18	Lack of overall population growth results in less people in this cohort	With a static or reduced number of working age people, firms will be less able to recruit and grow, constraining economic growth.	2	3	6	As above	None
17	To move towards building at least 2,500 new homes a year by 2014 through the development plan.	18	Uncertain economic climate or the availability of funding for housebuilders or mortgages for homebuyers.	The rate of house building will not meet expectations nor allow for supporting services and facilities to be delivered	4	4	16	Continually monitor completions and ensure all possible being done to faciliate plan led development	Ensure there is a supportive approach to new housing development in the SDP
18	To move towards building at least 3,000 new homes a year by 2020 through the development plan.	18	Uncertain economic climate or the availability of funding for housebuilders or mortgages for homebuyers.	The rate of house building will not meet expectations nor allow for supporting services and facilities to be delivered	3	4	12	Continually monitor completions and ensure all possible being done to faciliate plan led development	Ensure there is a supportive approach to new housing development in the SDP
19	To make sure that development improves and does not lead to the loss of, or damage to, built, natural or cultural heritage assets.	19	Relevant assessments and policies fail to prevent 'bad development'. Also departures have a detrimental impact	Negative environmental impact will result, whether on built, natural or cultural heritage assets	2	4	8	Monitor and seek advice from Environment Teams again on these issues	None
20	To avoid new development preventing water bodies achieving 'good ecological status' under the Water Framework Directive.	19	Relevant assessments and policies fail to prevent 'bad development'. Also departures have a detrimental impact	The number of water bodies failing to reach 'good ecological status' will be unacceptable	3	3	9	Monitor and seek advice from Environment Teams again on these issues	None

	STRUCTURE PLAN TARGET	PAGE	CAUSE	CONSEQUENCES OF UNMET TARGET	LIKELIHOOD (1=low, 5=high)	IMPACT (1 - 25)	RISK	MITIGATION	SDP RESPONSE
21	To carry out a green belt boundary and policy review by 2010.	19	Undertaken - not applicable	Not applicable - target achieved	n/a	n/a	n/a	n/a	None
22	To increase the range and quality of housing and the residential environment in the 'regeneration priority areas'.	22	Funding constraints, change in council priorities, site delivery problems	Without new housing development and improved environment, regeneration efforts will be hampered	3	3	9	The importance of regeneration is emphasised in the structure plan	Continue to emphasize the importance of regeneration and prioritise the available resources
23	For 40% of all new housing in Aberdeen City to be on brownfield sites.	22	Windfall opportunities fail to come forward in requisite numbers. As increased greenfield allocations come forward brownfield sites become derelict	A higher proportion than necessary will have to be in the form of greenfield releases. Increased environmental impact of development	2	4	8	Monitor	None
24	For all housing development of over one hectare in strategic growth areas to be in line with approved supplementary guidance and generally have no less than 30 dwellings per hectare.	22	Lack of appropriate supplementary guidance in place and / or consents granted on appeal	Without adherence to approved SG the quality of development will be compromised. Lower densities will not make the most efficient use of land	2	4	8	Monitor	Continue to emphasize the importance of the efficient use of land and high quality new development
25	For the quality and design of new developments in the city region to be nationally recognised, including developments recognised under the Scottish Sustainable Communities Initiative.	22	Failure to achieve suitable standard, failure of developers to submit proposals for awards and / or higher standards being achieved elsewhere	Failure to recognise good design will reduce motivation to strive for higher standards	2	3	6	Encourage developers to apply for awards	None

	STRUCTURE PLAN TARGET	PAGE	CAUSE	CONSEQUENCES OF UNMET TARGET	LIKELIHOOD (1=low, 5=high)	IMPACT (1 - 25)	RISK	MITIGATION	SDP RESPONSE
26	For new housing to meet the needs of the whole community by providing appropriate levels of affordable housing (likely to be in the range of 20% to 30% - the housing need and demand assessment will help provide the final figure) and an appropriate mix of types and sizes of homes, in line with local development plans and approved supplementary guidance.	22	Lack of adherence to approved guidance and inability to deliver required levels of affordable housing due to site viability or other funding challenges	Insufficient affordable housing. Damaging to the aspirations of potential home owners and the creation of mixed communities	3	4	12	Monitor and work with colleagues where relevant to deliver maximum affordable housing units	Recognise the financial challenges of delivering affordable housing at the current time
27	For local development plans and all masterplans to fully consider the scope for a mix of uses on a site.	22	Unwillingness of developers to embrace a mix of uses	Reduced access to facilities; job opportunities near where people live; and increased need to travel, creation of single use areas	2	4	8	None	None
28	For all developments to meet the accessibility standards set out in the local transport strategies by 2013.	23	n/a	Not applicable - no specific standards set	n/a	n/a	n/a	None	None
29	For major employment and service developments in strategic growth areas to show that they are easy to access by walking, cycling or using public transport. The travel plans produced for these developments should reduce the need for people to use cars.	23	Failure to recognise the importance of encouraging alternatives to the private car	Development in the wrong location or inappropriate mitigation. Without an appropriate green travel plan, access by private car will be the main choice resulting in greater congestion and other related impacts	3	3	9	None	None
30	To reduce the percentage of journeys which are made by car.	23	Lack of attractive choices. Cultural factors	Without a reduction in car based travel, congestion and other related impacts will increase and people will be more dependant on their vehicles as the main mode of transport	3	4	12	Work with Nestrans	Encourage the adoption of low emissions vehicles through appropriate infrastructure

If you need help reading this document (for example if you need it in a different format or in another language), please phone us on 01224 628210.

ভাষা/ইন্টারপ্রেটিং এবং অন্যান্য ফরমেটের
যোগাযোগ সাহায্যের জন্য দয়া করে
: 01224 628210
নম্বরে যোগাযোগ করবেন।

如果需要語言/傳譯及其他形式的傳訊支援服務，
請聯絡: 01224 628210。

Если требуется помощь при выборе
языка /переводчика или других
способов общения, звоните по
телефону : 01224 628210

للحصول على مساعدة بخصوص اللغة/ الترجمة
و وسائل الاتصال الأخرى، الرجاء الاتصال
بالرقم التالي: 01224 628210

Lai saņemtu palīdzību sakarā ar
valodu/tulkošanu un citiem iespējamām
komunikāciju atbalsta formātiem, lūdzu
zvanīt 01224 628210

Jei jus turite sunkumu su kalba/ vertimu
ar kitomis bendravimo formomis,
skambinkite 01224 628210

Jeśli potrzebujesz pomocy **językowej /
tłumacza** lub innej pomocy w
porozumiewaniu się, proszę zadzwonić
pod numer: 01224 628210



Aberdeen City and Shire Strategic Development Plan Team

Archibald Simpson House
27-29 King Street
Aberdeen
AB24 5AA

Phone: 01224 628210

Fax: 01224 640517

Website: www.aberdeencityandshire-sdpa.gov.uk

E-mail: team@aberdeencityandshire-sdpa.gov.uk

