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## **Aberdeen City Local Development Plan 2019**

### **Main Issues Report**

#### **Representation – Site Number B01/01**

The bid to have the site at Chapel Farm included in the Local Development Plan for employment use has been assessed by officers as being undesirable. This representation seeks to question this assessment and requests that the site be formally allocated for employment purposes. The bid which was submitted for the inclusion of this site for employment reflects the overall land use in this area.

It is noted in the Officers' assessment and justification that the site has been in business and industrial use for the past 40 years. It is also noted that the site has generally scored well in most of the assessment criteria. Of the 21 assessment criteria, the site has scored the highest marks in 15 of these criteria. With such a positive assessment it is questionable how the site has not received a desirable status.

The only scores less than the maximum of 3 related to flood risk (2), nature conservation (2), contamination (2), land use mix (1), proximity to facilities (1), and other constraints (2). In essence these scores would only come into play if there were no development on the site, however, development exists and various studies have accompanied adjacent applications which have been approved without detriment to the environment.

It is therefore considered to be a contradictory assessment for the site to score so well yet not receive a positive recommendation. It is also contradictory to say that the site can continue to be used for employment purposes but not formally allocate it as such.

As highlighted in the bid which was submitted for the site, there are no physical constraints, the site is well connected to the AWPR and adjacent business and industrial development including at Aberdeen Airport and is not prominent in the landscape. The Green Belt designation could remain around the wider area at Chapel Farm but it does not make sense to continue this designation on this specific site which is recognised as having been in continued business use for a significant number of years. It should also be noted that the

owner has been paying commercial rates on the ground for a number of years. Given the positive characteristics of the site it would be appropriate to formalise this position with a specific employment allocation.