



Aberdeen Local Development Plan Review

Main Issues Report Response Form 2019

Aberdeen City Council has published a Main Issues Report (MIR) which is part of the process of preparing a new Local Development Plan. It is designed to gather views on specific proposals and sets out options for dealing with the key planning matters facing Aberdeen over the next 20 years such as the location of new housing and employment development, the future of retailing and the City Centre, housing needs and tackling climate change. It also includes a number of potential new policies which would be used in the determination of planning applications.

The MIR has been published alongside a Monitoring Statement and Environmental Report. Copies are available to view at Marischal College, Broad Street, Aberdeen. These, and other supporting documents, are available at: - www.aberdeencity.gov.uk/alp2022

Everyone now has the chance to comment on the report and associated documents. All comments received will be considered and used to inform the preparation of the Proposed Aberdeen City Local Development Plan. There will be a further opportunity to comment on the Proposed Plan when it is published in early 2020.

The consultation runs from 4 March 2019 to 13 May 2019.

Responses to the published documents can be:

- made online at:- <http://consultation.aberdeencity.gov.uk/planning/mir2019>;
- emailed to:- ldp@aberdeencity.gov.uk; or
- by post to:- Local Development Plan Team, Strategic Place Planning, Aberdeen City Council, Business Hub 4, Ground Floor North, Marischal College, Broad Street, Aberdeen, AB10 1AB.

Completed response forms should be with us no later than 13 May 2019.



YOUR DETAILS

Name	SCOTT LEITCH
Organisation (if relevant)	HALLIDAY FRASER MUNRO
On behalf of (if relevant)	
Address	
Postcode	
Telephone	
E-mail	

Thank you for taking the time to complete this response form. 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 e-mail address

PRIVACY STATEMENT

As part of the review of the Local Development Plan, Aberdeen City Council (ACC) will offer you several opportunities to submit your views and comments. These opportunities will range from the current consultation stage, the Main Issues Report, where we will ask you to comment on specific proposals and alternatives to the Proposed Plan stage where the set view of ACC has been established.

ACC are legally required to consult at this stage and at Proposed Plan stage. This is set out in the Town and Country Planning (Scotland) Act 1997 (as amended) and supporting regulations. The Environmental Assessment (Scotland) Act 2005 also requires us to consult on a Strategic Environmental Assessment Environmental Report.

By submitting a response to the consultation, you understand that ACC can use the information provided in this form, including personal data, as part of the review of the Aberdeen City Local Development Plan. ACC will not share or disclose any personal data about you to any organization or person unless it is authorized or required to do so by law.

The data controller for this information is ACC. We understand our legal basis for processing this information as Article 6(1)(c) of the General Data Protection Regulation as this is an activity we are legally required to carry out under the Town and Country Planning (Scotland) Act 1997 (as amended) and supporting regulations and The Environmental Assessment (Scotland) Act 2005. The data on the form will be used to inform the preparation of the Proposed Aberdeen City Local Development Plan 2022. At the end of the consultation, where contact details have been provided, the Local Development Plan team will provide you with a respondent number. You may also be contacted about the comments you have made and, as obliged by the Town and Country Planning (Scotland) Act 1997 (as amended) and supporting regulations, the Local Development Plan team will contact you to inform you of the publication of the proposed Aberdeen Local Development Plan in early 2020. If you chose not to provide your contact details, your comments will still be valid but we will not be able to contact you in the future.

Responses will be collated, redacted, summarised and stored electronically or in locked cabinets in Marischal College. All redacted responses will be published, alongside the respondents name (if provided), on the Aberdeen City Local Development Plan website. Contact details will not be made public, but your name and respondent number will be published.

Aberdeen City Council will only keep your personal data for as long as is needed. Data will be kept until the emerging Local Development Plan is itself replaced – this is likely to be around 5 years following its adoption in 2022 – so 2027. Following this, data will be disposed of in a secure manner.

YOUR DATA, YOUR RIGHTS

You've got legal rights about the way ACC handles and uses your data, which include the right to ask for a copy of it, and to ask us to stop doing something with your data. Please contact the Council's Data Protection Officer by e-mailing DataProtectionOfficer@aberdeencity.gov.uk or writing to Data Protection Officer, Aberdeen City Council, Governance, Level 1 South, Marischal College, Broad Street, Aberdeen, AB10 1AB. More information is available at: - <https://www.aberdeencity.gov.uk/your-data>

YOUR COMMENTS

<p>Which document(s) are you commenting on?</p>	<ul style="list-style-type: none">• Main Issues Report• Strategic Environmental Assessment Environmental Report• Monitoring Statement	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
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Please indicate the document and the specific Issue, Question, Site, Policy, Map or Table you are commenting on. Please provide your comments below and explain your reason for supporting, opposing or commenting on this specific part of the document.

Please find attached response to the Main Issues Report in respect of Development Bid site B0401 Granitehill Road.

YOUR COMMENTS CONTINUED



HALLIDAY FRASER MUNRO

CHARTERED ARCHITECTS & PLANNING CONSULTANTS

11214

10th May 2019

**LOCAL DEVELOPMENT PLAN TEAM
ABERDEEN CITY COUNCIL
BUSINESS HUB 4
MARISCHAL COLLEGE
BROAD STREET
ABERDEEN
AB10 1AB**

by email to ldp@aberdeencity.gov.uk

Dear Sir / Madam

**ABERDEEN CITY LOCAL DEVELOPMENT PLAN
MAIN ISSUES REPORT CONSULTATION 2019**

DEVELOPMENT BID SITE B0401 – GRANITEHILL ROAD (NORTH)

FOR HALL & TAWSE JOINERY LTD

We refer to the above consultation in respect of the Aberdeen City Local Development Plan Main Issues Report 2019 (MIR).

On behalf of the landowner, our client, Hall & Tawse Joinery Ltd, a development bid was submitted at the Local Development Plan 'call for sites' stage in March 2018 to have the client's existing commercial premise at Granitehill Road rezoned from employment 'B1 Business and Industrial' to a residential development opportunity suitable for up to 200 residential units (anticipated to be a mix of houses and flats).

It is noted that this proposal is reflected in in the MIR as site B0401 and is considered a 'Desirable' future development allocation by Officers. Our client welcomes and supports this position, requesting that it be progressed and reflected in the forthcoming Proposed Local Development Plan.

It is noted that the 'Preferred Housing Sites' table refers to the B0401 site as being for 100 homes, however we understand that this should read 200 homes, in line with the development bid proposal.

The Officer's summary assessment of the bid states:

'The site is zoned as business and industrial land in the extant local development plan. The proposal to reuse brownfield land in this location is desirable. At present, the site contains several industrial buildings accommodating Hall and Tawse joinery company. The company state that the premises are not suitable for their business any more. Housing would not be wholly inappropriate at this location given the wider area is residential in nature. Aberdeen Treasure Hub, several industrial units and an empty parcel of land are located to the south, therefore any residential development would have to keep a reasonable distance away from the industrial building/units to avoid any overlooking. At present, the industrial buildings on site are unattractive and a well-designed development would help to improve the appearance of the area. This site, along with B04/02 to the immediate south present an opportunity to plan a comprehensive housing development on under-utilised brownfield land.'


Our client fully supports this assessment and the points made. We agree that it would be sensible for a combined, masterplanned approach to development to be taken in conjunction with Aberdeen City Council's adjacent B0402 Granitehill (Central) site understood to be suitable for around 170 residential units, also regarded as a 'Desirable' future development allocation.

It is also noted and supported that the B0401 site assessment scored the proposal highly as 57 out of 63. The assessment does however state that in terms of its 'Relationship to existing settlement - *Site is located in the established residential area of Northfield. However, at present there are some industrial uses in the immediate area. Residential use however, is not expected to intrude with the wider surrounding landscape.*' On this aspect the proposal should score 3, as its redevelopment for residential use will be fully in line with surrounding residential use on three sides, which at present gives rise to some conflict between neighbours and our client's joinery manufacturing.

In summary, the Officers' assessment of the Granitehill Road (North) B0401 site and its 'Desirable' allocation status is welcomed, and we would request that this is carried forward into the forthcoming Proposed Local Development Plan as an allocation for up to 200 homes.

We trust this submission is of use and will be taken into account in the preparation of the forthcoming Proposed LDP and would be grateful if you would confirm receipt. Please do not hesitate to get in touch should you wish to discuss any aspect of this further. We reserve the right to make further representations as matters progress.

Yours Faithfully



SCOTT LEITCH
ASSOCIATE PLANNING CONSULTANT
FOR AND ON BEHALF OF HALLIDAY FRASER MUNRO

cc. Hall & Tawse Joinery Ltd