

## Proposed Aberdeen Local Development Plan 2015 Representation Form

Please use this form to make comments on the Proposed Aberdeen Local Development Plan, ensuring that your comments relate to a specific issue, site or policy in either the Proposed Plan, Proposed Supplementary Guidance, Proposed Action Programme or Strategic Environmental Assessment Environmental Report. Please include the relevant paragraph(s) and use a separate form for each issue you wish to raise.

**The consultation period runs between Friday 20<sup>th</sup> March and Monday 1<sup>st</sup> June 2015. Please ensure all representations are with us by 5pm on Monday 1<sup>st</sup> June.**

<b>Name</b>	Mr <input checked="" type="radio"/> Mrs <input type="radio"/> Miss <input type="radio"/> Ms <input type="radio"/> <b>Michael Lorimer</b>
<b>Organisation</b>	<b>Ryden LLP</b>
<b>On behalf of (if relevant)</b>	<b>The University of Aberdeen/ Bon Accord Land Promotion Ltd</b>
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Please tick if you would like to receive all future correspondence by e-mail

<b>What document are you commenting on?</b>	Proposed Plan	<input checked="" type="checkbox"/>	
	Proposed Supplementary Guidance	<input type="checkbox"/>	
	Proposed Action Programme	<input type="checkbox"/>	
	Strategic Environmental Assessment Environmental Report	<input type="checkbox"/>	
<b>Policy/Site/Issue</b>	Policy LR1- Land Release Policy OP21 Rowett South	<b>Paragraph(s)</b>	

**What would you like to say about the issue?**

SEE ATTACHED PAPER APART.

**What change would you like to see made?**

SEE ATTACHED PAPER APART.

Please return the completed form by:

- post to the Local Development Plan Team, Aberdeen City Council, Business Hub 4, Ground Floor North, Marischal College, Broad Street, Aberdeen AB10 1AB; or
- email to [ldp@aberdeencity.gov.uk](mailto:ldp@aberdeencity.gov.uk)

The representation form can be filled in, saved, e-mailed and/or printed. You must “save as” to ensure the completed form is saved with the changes you have made. If you need more space, please fill out another representation form or send a word document attachment via e-mail with your completed representation form. **Please ensure all representations are with us by 5pm on Monday 1<sup>st</sup> June.**

Thank you. For more information, please visit [www.aberdeencity.gov.uk/aldp2016](http://www.aberdeencity.gov.uk/aldp2016) or to contact the Local Development Plan Team call 01224 523470.

#### **Data Protection Statement**

The comments you make on the Proposed Plan will be used to inform the Local Development Plan process and the Examination into the Local Development Plan by the Scottish Ministers' Reporter. You must provide your name and address for your representation to be considered valid, and this information will be made publicly available. Other personal contact details such as telephone and e-mail will not be made public, although we will share these with the Reporter, who may use them to contact you about the comments you have made. For more information about how Aberdeen City Council maintains the security of your information, and your rights to access information we hold about you, please contact Andrew Brownrigg (Local Development Plan Team Leader) on 01224 523317.

## **PAPER APART**

### **Representation to Aberdeen City Council on Behalf of The University of Aberdeen and Bon Accord Land Promotion Ltd in response to Greenfield Housing and Employment Allocations for Rowett South as Contained Within the Proposed Local Development Plan.**

The Settlement Strategy contained within the recent publication of the Proposed Aberdeen Local Development Plan (PLDP) reflects that of the adopted Aberdeen City and Shire Strategic Development Plan (SDP) and what was set out previously within the Main Issues Report (MIR) published in January 2014. The PLDP also echoes the overall vision and takes forward the spatial strategy of that contained within the extant LDP. In order to maintain an effective land supply 10 years from the date of adoption, the existing Greenfield housing allocations identified within the extant LDP up to 2016 have been rolled forward. This would see the Greenfield units identified for 2017 - 2026 released following adoption of the new LDP with a continued identification of future growth allocated for 2027-2035.

The University of Aberdeen and Bon Accord Land Promotion are supportive of this strategy, in relation to the land allocations at Rowett South (OP21), as part of the larger Newhills Expansion Area. The total Greenfield housing land allocation for the Rowett South site is 1,940 units, which includes existing LDP housing allowances to 2016, Phase 1 allocations (2017 – 2026) and Phase 2 allocations (2027-2035). Accordingly, the University seeks that the full allocation of 1,940 units for Rowett South detailed within the PLDP is carried forward for adoption into the new LDP, in order to provide consistency with the adopted SDP and provide a generous supply of housing land as stipulated within Scottish Planning Policy (SPP).

As highlighted above, Rowett South forms part of the larger allocation of three sites as part of the Newhills expansion area, which is identified for a total of 4440 new homes through the extant LDP. The extant LDP stipulated a requirement for a combined Development Framework and subsequent Masterplans to coordinate the delivery of sustainable development across all three sites. The extant LDP recognised that significant infrastructure requirements and collaborative working between a number of different land owners and developers would be required in order to deliver development across the three sites. Upon adoption of the current LDP, The University of Aberdeen undertook the early decision to appoint Bon Accord Land Promotions as a Project Manager, who in turn carefully selected a Project Team comprising various specialist consultants to help facilitate the delivery of development at the Rowett South Site.

Since then, a significant degree of work has been undertaken on behalf of the University. This has involved collaborative working between The University and adjoining landowners Aberdeen City Council (PLDP Site OP22) and Scotland's Rural College (SRUC) who have a legal agreement with CALA Land Management Limited over PLDP Site OP20. In preparation of the Development Framework, the landowners have been committed to the involvement of the surrounding local community, as such the process was subject to extensive community consultation and engagement with the public and relative stakeholders, demonstrating inclusiveness throughout all stages of the design and development process. A Development Framework was submitted to Aberdeen City Council (ACC) for the Newhills area and has been formally adopted as Supplementary Guidance to the current LDP following notification to Scottish Ministers (January 2015).

In addition, an application for Planning Permission in Principle for an indicative 1,700 homes, as well as a Phase 1 Masterplan has been submitted on behalf of the University and Bon Accord Land Promotion for Rowett South and is in the advanced stages of consideration by ACC. The indicative 1,700 unit figure in the PPIP application was dictated by ACC at pre-application stage having regard to the respective phasing as detailed within the extant LDP and this was accepted by The University and Bon Accord Land Promotion with a view to facilitating delivery of units as quickly as possible.

Anticipated completion rates are set out explicitly within the Development Framework and were based on a site start early 2015, with the first house completed and occupied by December 2015 and a June 2014 submission of the PPIP application was specifically timed to allow delivery in line with these completion rates. Unfortunately, notwithstanding the allocation of this land in the extant LDP and the assessment undertaken by ACC of the potential infrastructure requirements at that time, ACC took the decision to postpone the determination of all pending planning applications for development within the Newhills Expansion Area and Dyce Drive Corridor, until such time as a cumulative impact assessment was undertaken and infrastructure requirements were established for the area. Following agreement with a large number of affected landowners/developers, ACC commissioned independent traffic modelling in order to gauge the degree of infrastructure improvements that would be required to facilitate all LDP allocations, with no net-detriment to the existing transport network.

The University and Bon Accord Land Promotion have been proactive through their continuing commitment to engage with ACC for the duration of these discussions, however the process remains ongoing and has resulted in significant delays to the planning application process. As a consequence, the anticipated build out rates envisaged within the adopted Development Framework have had to be pushed back. Progress is being made



on establishing attributable costs associated with the required infrastructure interventions and an appropriate mechanism for proportionate contributions to be made by developers to help fund said interventions on a phased basis as sites are developed out. The University and Bon Accord Land Promotion are expecting feedback on this imminently and would expect a timeous grant of approval of the PPIP application and Phase 1 Masterplan thereafter.

Given the associated delays which have ensued, it is requested that the entire 1,940 unit allocation is released through the next LDP. The University has a strong desire to deliver much needed new homes at Rowett South and envisage that a number of House Builders could develop the site out, presenting an opportunity for higher build out rates once the site becomes established. All the supporting documentation submitted in relation to the PPIP and relative assessments have been formulated based on the full 1,940 units. Therefore to artificially restrict the remaining 240 units for future release post 2026 and determine their earlier release as contrary to the Development Plan based on the wording of Proposed Policy LR1, will inhibit proper planning of the site. Furthermore the University's Capital Plan is heavily reliant on the delivery of the Rowett South site, which will unlock and help generate much needed funding for the University. Such funding will facilitate continued growth and investment in high quality educational facilities across the campus, to ensure the University of Aberdeen remains consistently ranked within the top 1% of the world's universities as has been the case for a considerable time.

In light of the sheer scale of infrastructure and associated costs required to progress the Rowett South site towards positive determination and an ultimate delivery of development on site, The University would request that the 240 units identified for OP21 Rowett South as "Phase 2: 2027 – 2035" be brought forward into the 2017-2026 Phase 1 allocation. It is essential to have as much certainty as possible that the entire site will be released for development, particularly given the recent modelling exercise associated with the Access Strategy which was based on trip generations attributable to the entire Newhills LDP allocation of 4440 units.

On the basis of all of the above, it is clearly evident that significant time, effort, resources and money have been inputted to date in order to facilitate the delivery of development at Rowett South in accordance with the allocation and policy requirements of the extant LDP. It is therefore requested that the full allocation of 1940 units is rolled forward into the new LDP, with the 240 units identified in the Phase2 LDP period, brought forward into the 2017-2026 allocation, to assist in the delivery of a new sustainable mixed community at Rowett South, as part of the larger expansion of Newhills and in accordance with the adopted Development Framework. Table 4 contained within the PLDP should be amended

accordingly for OP21 Rowett South, increasing the phase 1 allocation to 940 homes and removing reference to 240 home in the phase 2 allocation.