

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 20th March and Monday 1st June 2015. Please ensure all representations are with us by 5pm on Monday 1st June.

Name	Mr <input checked="" type="radio"/> Mrs <input type="radio"/> Miss <input type="radio"/> Ms <input type="radio"/>	ALASDAIR MORRISON
Organisation	GVA JAMES BARR	
On behalf of (if relevant)	LETO LTD c/o GVA JAMES BARR	
Address	206 ST VINCENT STREET; GLASGOW	
Postcode	G2 5SG	
Telephone	0141 3056306	
E-mail	alasdair.morrison@gvajb.co.uk	

Please tick if you would like to receive all future correspondence by e-mail

What document are you commenting on?	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"/>
Policy/Site/Issue	Appendix 2 - Opportunity Sites	Paragraph(s)

What would you like to say about the issue?

OBJECT TO APPENDIX 2 - SEE ACCOMPANYING LETTER

What change would you like to see made?

SEE ACCOMPANYING LETTER

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

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 1st June.**

Thank you. For more information, please visit 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.



27 May 2015

206 St Vincent Street
Glasgow G2 5SG
T: 0141 300 8000
F: 0141 300 8001

gva.co.uk/scotland

Planning & Sustainable Development Enterprise,
Planning and Infrastructure,
Aberdeen City Council,
Business Hub 4,
Marischal College,
Broad Street,
Aberdeen
AB10 1AB

Direct Line: 0141 3056306
E mail: aldasdair.morrison@gvajb.co.uk

Dear Sir/Madam,

**ABERDEEN CITY COUNCIL LOCAL DEVELOPMENT PLAN
PROPOSED PLAN (MARCH 2015)
LANG STRACHT, ABERDEEN**

We act on behalf of our client Leto Ltd with respect to a site at Lang Stracht, Aberdeen which is shown on the accompanying plan.

The site

The site in question is currently occupied by a car garage / workshop. It is accessed directly from Lang Stracht which forms the southern boundary of the site. To the immediate east is the existing Lidl foodstore. To the north are some other industrial units, while residential uses (Fernhill area of Mastrick) lie to the west. To the south west is the site of the former Summerhill Academy which was granted planning permission in 2012 for a Morrisons foodstore (circa 6,300 sqm gross). The latter has subsequently not been taken forward and the Council are now proposing residential development (circa 375 units) on that site.

Our client's site is currently allocated for Business and Industry in both the adopted LDP and the Proposed Plan (March 2015). They would like to see the Proposed Plan changed to accommodate a land use allocation for retail on their site.

We set out below their objection in more detail, following an outline of the context in which their site is located.

Retail context

Aberdeen City Council's response to providing land for retail development in the west of the city has been protracted and complex. Apart from the existing local centres at Mastrick and Lang Stracht shopping parade (both of which have limited retail offer) there is only the Tesco at Lang Stracht in this part of the city. The Tesco foodstore at Lang Stracht opened in 2012 and is now identified (along with the neighbouring Rousay Drive shopping parade) in the LDP as a District Centre.

There has been a long identified need (for instance) for additional retail floorspace in "West Aberdeen" going back over various development plan iterations and planning applications and appeal decisions. The Tesco site ((known as Woodend Hospital Annexe) lies 400 metres west of our client's site and had planning permission for some 15 years or more prior to being implemented.

In April 2012 Wm. Morrison Supermarkets plc had achieved a "minded to grant" planning permission for a new foodstore on the Summerhill Academy site. This permission was later successfully challenged by Tesco in the courts and the Morrisons interest fell away. When this application was determined by the City Council there were no capacity issues highlighted from having both the Tesco and Morrisons supermarkets in close proximity

The City Council published its latest Retail Study in November 2013. This document which is used as supporting evidence to the Proposed Plan outlines a quantum of retail capacity in the city for the next 15 – 20 years of some 50,000 sq metres (of which about 60% should be in Aberdeen City Centre).

In terms of potential sites outside the City Centre to accommodate the remaining 20,000 sq metres of new floorspace the focus lies almost entirely on the large scale residential allocations around the periphery of the urban area. Of these large scale allocations the ones at Maidencraig (Lang Stracht; 750 homes), Greenferns (Northfield; 1,750 homes) and Countesswells (3,000 homes) serve the "West Aberdeen" area. For these 3 allocations there is no reference in the Proposed Plan to them having the potential to accommodate new retail development. However, the Retail Study does indicate that Countesswells may have the ability to accommodate a new "town centre" for residents of that new community [*some of this floorspace to be located in the Countesswells development to serve local day-to-day and limited main food shopping needs* "-Retail Study 2013; para 5.2]

Along with the proposed 375 new homes at the Summerhill Academy site it can be seen that over the next 15 years the population of West Aberdeen has the potential to increase significantly.

The objection

The Proposed Plan does not offer a policy listing proposed retail allocations. Paragraph 3.22 of the Proposed Plan does list a series of potential City Centre sites which have the potential for additional retail floorspace. The only reference to out-of-centre locations that we have

found in the Proposed Plan is in Appendix 2 which identifies the "Opportunity Sites" in the Plan area.

Therefore on behalf of our clients we wish to object to **Policy NC5 (Out of Centre Proposals)** as we consider this is the most logical locations in the Plan to include such out-of-centre allocations for retail and also object to **Appendix 2** of the Proposed Plan.

Our client's view is that there is insufficient certainty offered by the Proposed Plan as to where this additional retail capacity should be located. They advocate the City Council to take a more plan-led approach and identify specific sites with capacity to meet some of this floorspace capacity. Another scenario which the City Council may have to consider is where retail demand for new floorspace will be directed towards should the City Centre be unable to accommodate the forecast retail capacity (30,000 sq metres to 2025).

On their behalf we wish to state that the site identified in this objection is suitable for such an allocation.

We put forward the following factors in favour of allocating our client's site for retail use in the LDP:

- The site is adjacent to an existing Lidl foodstore and can achieve synergy and linked trips with existing users of this facilities;
- It can support the provision of additional retail floorspace in West Aberdeen to address the needs of a growing resident population;
- The site is immediately adjacent to a previous detailed planning permission for a Morrisons foodstore, the Council's acceptance of which demonstrates there is no traffic concerns with this type of use in this location;
- The site benefits from an existing "walk-in" residential catchment (which will grow significantly when the former Summerhill Academy site is redeveloped);
- The Summerhill Academy application by Morrisons demonstrated that there are no sites available for this type / scale of retail at either Rousay Drive District Centre or Lang Stracht or Mastrick Local Centres;
- The site is located in a part of the city with good road and public transport access;
- It is well located in terms of proposed new residential areas to the west of the city;

Should you have any queries regarding the content of these representations then please contact GVA James Barr.

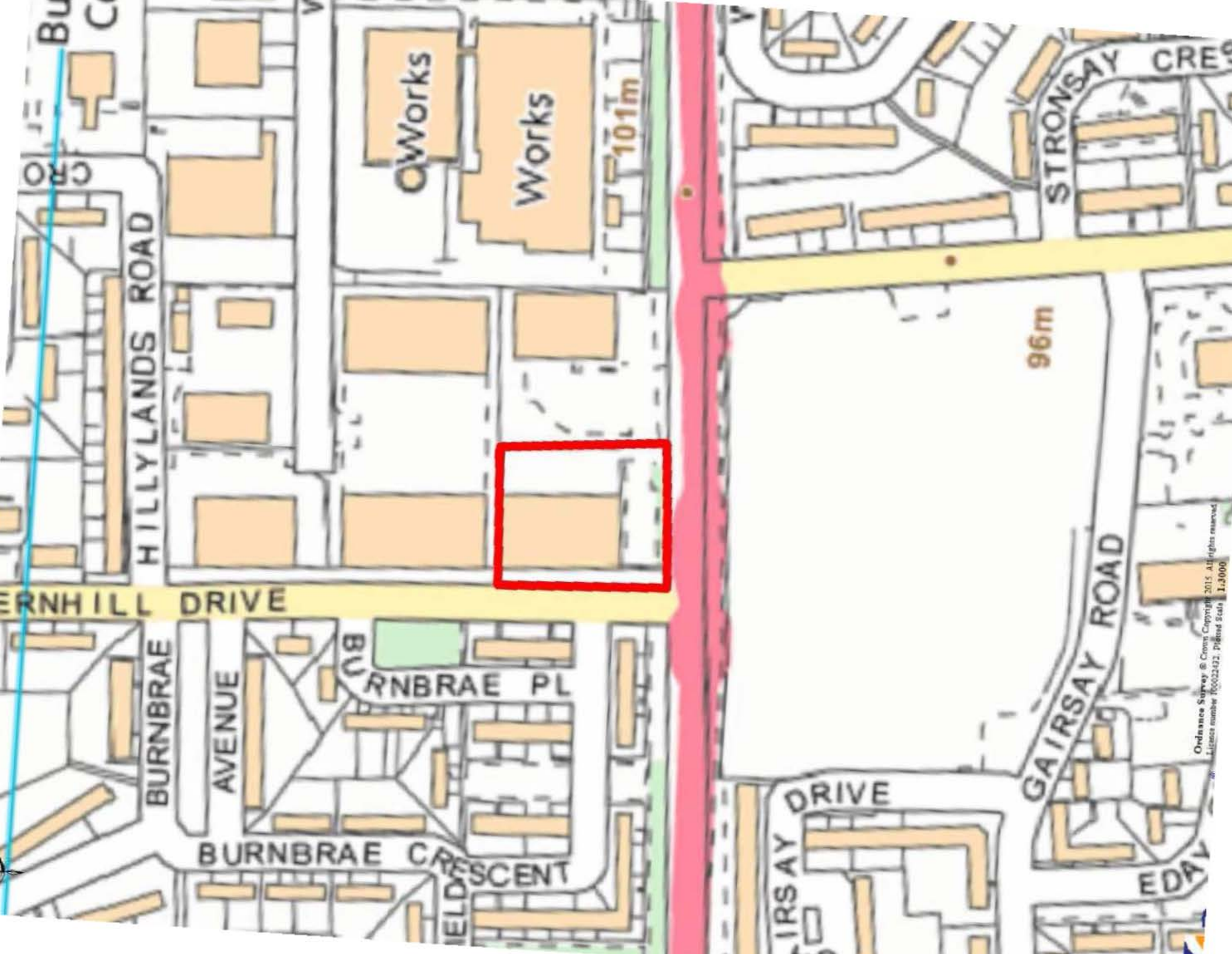
We look forward to your early acknowledgement of receipt of these as formally validated representations on the LDP by Leto Ltd to the above stated policies.

Yours sincerely



For and behalf of GVA James Barr

cc. Anna Main; Apam UK Ltd
Drew Lambert; Reith Lambert



HILLYLANDS ROAD

QWorks
Works

101m

96m

STRONSAY CRES

BURNHILL DRIVE

BURNBRAE AVENUE

BURNBRAE PL

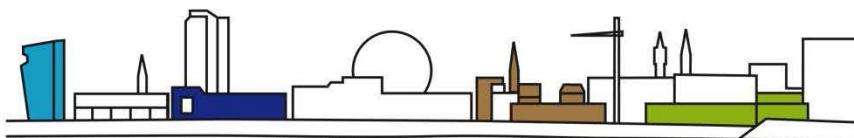
BURNBRAE CRESCENT

GAIRSAY ROAD

GAIRSAY DRIVE

EDAY

Ordnance Survey © Crown Copyright 2015. All rights reserved.
License number 10002472. Digitised Scale 1:5000



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 20th March and Monday 1st June 2015. Please ensure all representations are with us by 5pm on Monday 1st June.

Name	Mr <input checked="" type="radio"/> Mrs <input type="radio"/> Miss <input type="radio"/> Ms <input type="radio"/> ALASDAIR MORRISON
Organisation	GVA JAMES BARR
On behalf of (if relevant)	LETO LTD c/o GVA JAMES BARR
Address	206 ST VINCENT STREET; GLASGOW
Postcode	G2 5SG
Telephone	0141 3056306
E-mail	alasdair.morrison@gvajb.co.uk

Please tick if you would like to receive all future correspondence by e-mail

What document are you commenting on?	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"/>	
Policy/Site/Issue	Policy NC5 - Out of Centre Proposals	Paragraph(s)	

What would you like to say about the issue?

OBJECT TO POLICY - SEE ACCOMPANYING LETTER

What change would you like to see made?

SEE ACCOMPANYING LETTER

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

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 1st June.**

Thank you. For more information, please visit 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.



27 May 2015

206 St Vincent Street
Glasgow G2 5SG
T: 0141 300 8000
F: 0141 300 8001

gva.co.uk/scotland

Planning & Sustainable Development Enterprise,
Planning and Infrastructure,
Aberdeen City Council,
Business Hub 4,
Marischal College,
Broad Street,
Aberdeen
AB10 1AB

Direct Line: 0141 3056306
E mail: aldasdair.morrison@gvajb.co.uk

Dear Sir/Madam,

**ABERDEEN CITY COUNCIL LOCAL DEVELOPMENT PLAN
PROPOSED PLAN (MARCH 2015)
LANG STRACHT, ABERDEEN**

We act on behalf of our client Leto Ltd with respect to a site at Lang Stracht, Aberdeen which is shown on the accompanying plan.

The site

The site in question is currently occupied by a car garage / workshop. It is accessed directly from Lang Stracht which forms the southern boundary of the site. To the immediate east is the existing Lidl foodstore. To the north are some other industrial units, while residential uses (Fernhill area of Mastrick) lie to the west. To the south west is the site of the former Summerhill Academy which was granted planning permission in 2012 for a Morrisons foodstore (circa 6,300 sqm gross). The latter has subsequently not been taken forward and the Council are now proposing residential development (circa 375 units) on that site.

Our client's site is currently allocated for Business and Industry in both the adopted LDP and the Proposed Plan (March 2015). They would like to see the Proposed Plan changed to accommodate a land use allocation for retail on their site.

We set out below their objection in more detail, following an outline of the context in which their site is located.

Retail context

Aberdeen City Council's response to providing land for retail development in the west of the city has been protracted and complex. Apart from the existing local centres at Mastrick and Lang Stracht shopping parade (both of which have limited retail offer) there is only the Tesco at Lang Stracht in this part of the city. The Tesco foodstore at Lang Stracht opened in 2012 and is now identified (along with the neighbouring Rousay Drive shopping parade) in the LDP as a District Centre.

There has been a long identified need (for instance) for additional retail floorspace in "West Aberdeen" going back over various development plan iterations and planning applications and appeal decisions. The Tesco site ((known as Woodend Hospital Annexe) lies 400 metres west of our client's site and had planning permission for some 15 years or more prior to being implemented.

In April 2012 Wm. Morrison Supermarkets plc had achieved a "minded to grant" planning permission for a new foodstore on the Summerhill Academy site. This permission was later successfully challenged by Tesco in the courts and the Morrisons interest fell away. When this application was determined by the City Council there were no capacity issues highlighted from having both the Tesco and Morrisons supermarkets in close proximity

The City Council published its latest Retail Study in November 2013. This document which is used as supporting evidence to the Proposed Plan outlines a quantum of retail capacity in the city for the next 15 – 20 years of some 50,000 sq metres (of which about 60% should be in Aberdeen City Centre).

In terms of potential sites outside the City Centre to accommodate the remaining 20,000 sq metres of new floorspace the focus lies almost entirely on the large scale residential allocations around the periphery of the urban area. Of these large scale allocations the ones at Maidencraig (Lang Stracht; 750 homes), Greenferns (Northfield; 1,750 homes) and Countesswells (3,000 homes) serve the "West Aberdeen" area. For these 3 allocations there is no reference in the Proposed Plan to them having the potential to accommodate new retail development. However, the Retail Study does indicate that Countesswells may have the ability to accommodate a new "town centre" for residents of that new community [*some of this floorspace to be located in the Countesswells development to serve local day-to-day and limited main food shopping needs* "-Retail Study 2013; para 5.2]

Along with the proposed 375 new homes at the Summerhill Academy site it can be seen that over the next 15 years the population of West Aberdeen has the potential to increase significantly.

The objection

The Proposed Plan does not offer a policy listing proposed retail allocations. Paragraph 3.22 of the Proposed Plan does list a series of potential City Centre sites which have the potential for additional retail floorspace. The only reference to out-of-centre locations that we have

found in the Proposed Plan is in Appendix 2 which identifies the "Opportunity Sites" in the Plan area.

Therefore on behalf of our clients we wish to object to **Policy NC5 (Out of Centre Proposals)** as we consider this is the most logical locations in the Plan to include such out-of-centre allocations for retail and also object to **Appendix 2** of the Proposed Plan.

Our client's view is that there is insufficient certainty offered by the Proposed Plan as to where this additional retail capacity should be located. They advocate the City Council to take a more plan-led approach and identify specific sites with capacity to meet some of this floorspace capacity. Another scenario which the City Council may have to consider is where retail demand for new floorspace will be directed towards should the City Centre be unable to accommodate the forecast retail capacity (30,000 sq metres to 2025).

On their behalf we wish to state that the site identified in this objection is suitable for such an allocation.

We put forward the following factors in favour of allocating our client's site for retail use in the LDP:

- The site is adjacent to an existing Lidl foodstore and can achieve synergy and linked trips with existing users of this facilities;
- It can support the provision of additional retail floorspace in West Aberdeen to address the needs of a growing resident population;
- The site is immediately adjacent to a previous detailed planning permission for a Morrisons foodstore, the Council's acceptance of which demonstrates there is no traffic concerns with this type of use in this location;
- The site benefits from an existing "walk-in" residential catchment (which will grow significantly when the former Summerhill Academy site is redeveloped);
- The Summerhill Academy application by Morrisons demonstrated that there are no sites available for this type / scale of retail at either Rousay Drive District Centre or Lang Stracht or Mastrick Local Centres;
- The site is located in a part of the city with good road and public transport access;
- It is well located in terms of proposed new residential areas to the west of the city;

Should you have any queries regarding the content of these representations then please contact GVA James Barr.

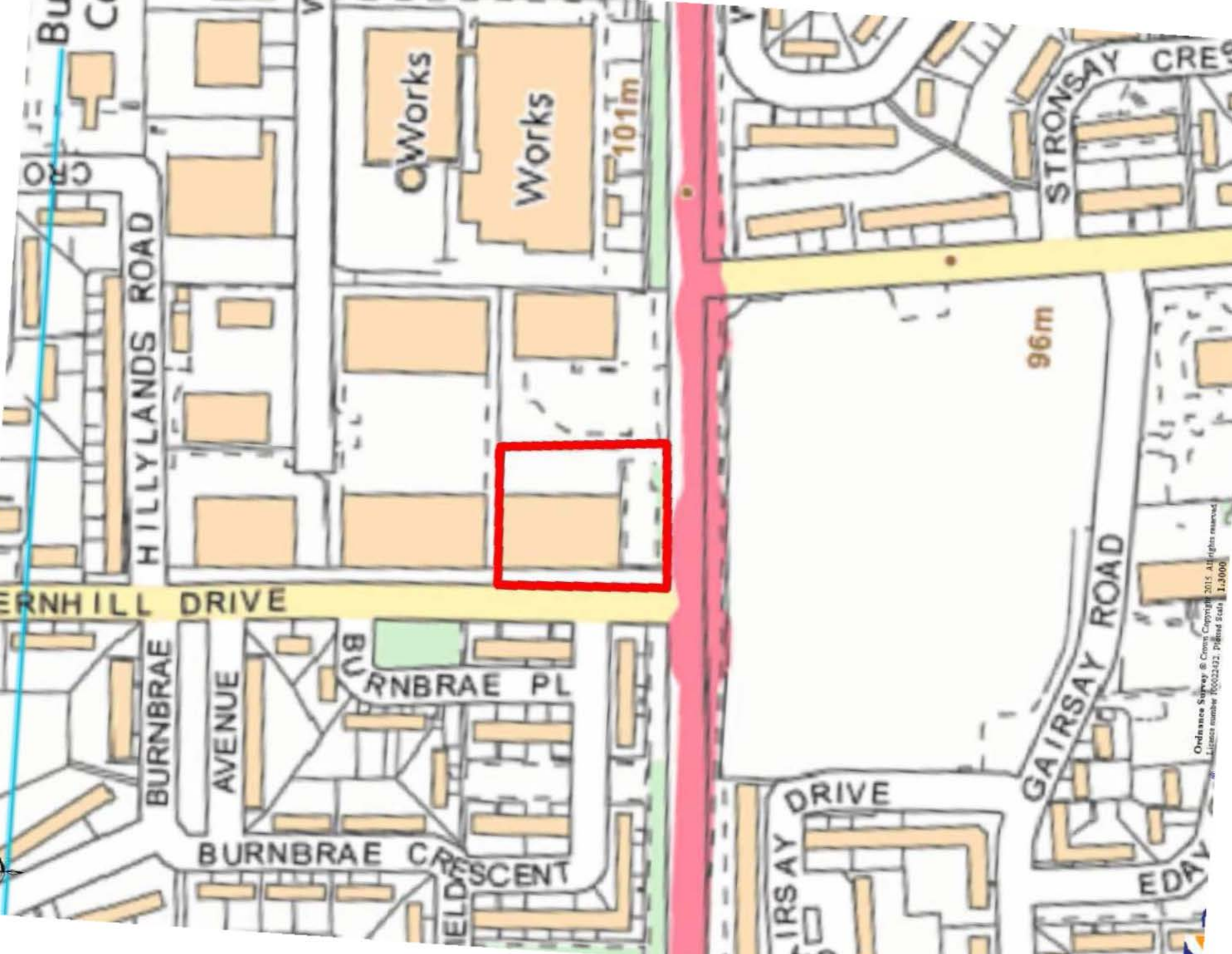
We look forward to your early acknowledgement of receipt of these as formally validated representations on the LDP by Leto Ltd to the above stated policies.

Yours sincerely



For and behalf of GVA James Barr

cc. Anna Main; Apam UK Ltd
Drew Lambert; Reith Lambert



HILLYLANDS ROAD

QWorks
Works

101m

96m

BURNHILL DRIVE

BURNBRAE AVENUE

BURNBRAE PL

BURNBRAE CRESCENT

GAIRSAY ROAD

GAIRSAY DRIVE

EDAY

Ordnance Survey © Crown Copyright 2015. All rights reserved.
License number 10002472. Digitised Scale 1:5000