

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"/> Malcolm Campbell |
| Organisation | Knight Frank LLP |
| On behalf of (if relevant) | Moorfield Group Limited |
| Address | 4 Albert Street Aberdeen |
| Postcode | AB25 1XQ |
| Telephone | [REDACTED] |
| E-mail | [REDACTED] |

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 | OP13 AECC Bridge of Don | Paragraph(s) | - Appendix 2 Opportunity Sites - Policy R4 Sites for New Waste Management Facilities |

What would you like to say about the issue?

The Moorfield Group are joint venture partners with Buccleuch Property for the Aberdeen Energy Park and consider that the proposed location for a household recycling centre within Opportunity Site OP13 AECC, Bridge of Don should be reviewed. Whilst it is recognized a recycling centre is required for the Bridge of Don area, the proposed facility would be better to be more centrally located to serve the whole community and reduce the need to travel in accordance with the advice given in Policy CF2 New Community Facilities. In this respect a location within the new Grandhome development (Opportunity Site OP9) would be more suitable, probably in a location somewhere close to the eastern edge of the proposed Grandhome development. If the household recycling centre is considered to be an acceptable use at Opportunity Site OP13 then the same high standards of landscaping and amenity which apply to the Energy Park must be applied to it regardless of where it might be located within OP13.

What change would you like to see made?

It is requested that the following changes be made to the proposed Local Development Plan to reflect the suggested relocation of the household recycling centre from Opportunity Site OP13 AECC to Opportunity Site OP9 Grandhome as follows:

1. The reference to a household recycling centre being located at the Aberdeen Exhibition and Conference Centre be deleted from Policy R4 Sites for New Waste Management Facilities and replaced by the site being located at Opportunity Site OP9 Grandhome; and
2. The reference to a "household recycling centre" under OP13 AECC Bridge of Don in Appendix 2 - Opportunity Sites should be deleted and the need for a "household recycling centre" be included in Appendix 2 - Opportunity Sites under OP9 Grandhome.

Please return the completed form by:

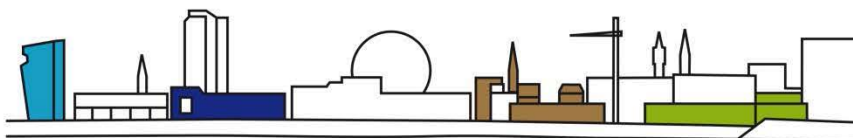
- post to the Local Development Plan Team, Aberdeen City Council, Business Hub 4, Ground Floor North, Marischal College, Broad Street, Aberdeen AB10 1AB; or
- email to ldp@aberdeencity.gov.uk

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.



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| | Proposed Action Programme | <input type="checkbox"/> | | |
| | Strategic Environmental Assessment Environmental Report | <input type="checkbox"/> | | |
| Policy/Site/Issue | OP3 Findlay Farm, Murcar | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Paragraph(s)</td> <td style="width: 50%;"> - 3.62 - Policy B2 Specialist Employment Areas - Appendix 2 Opportunity Sites </td> </tr> </table> | Paragraph(s) | - 3.62 - Policy B2 Specialist Employment Areas - Appendix 2 Opportunity Sites |
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What would you like to say about the issue?

The Moorfield Group consider that the policy zoning of Opportunity Site OP3 Findlay Farm, Murcar and the existing developed part of the Energy Park should be changed from Policy B2 Specialist Employment Areas to Policy B1 Business and Industrial Land. Moorfield would also like to see the reference in the plan relating to Scottish Enterprise's involvement with the site deleted and all remaining references in the plan correctly refer to the site being the Aberdeen Energy Park.

Opportunity Site OP3 Findlay Farm is an area identified for an extension to the Aberdeen Energy Park. The Aberdeen Energy Park and the Aberdeen Innovation Park (also located in Bridge of Don), were established by Scottish Enterprise in the 1980's and 1990's as part of the agency's economic development strategy for the north east. The original focus of the Energy Park was as a centre for research and development and product development related to the oil, gas and energy industries. In order to continue to grow and nurture the energy park it has been necessary over the past 20 years to introduce greater flexibility in the type of uses permissible at the park. This has seen the granting of permissions for open Class 4 Office consent and Class 5 manufacturing on the site.

Scottish Enterprise no longer have an involvement at the Energy Park which is now operated by Buccmoor LP a joint venture partnership involving the Moorfield Group and Buccleuch Property. The strategy of the new owners of the Energy Park is to invest in infrastructure and to open up the expansion land at the Energy Park (OP3 Findlay Farm), as well as undertake office and industrial development. Planning permission in principle was granted on 7 November 2014 for an extension to the Energy Park to provide 48,000sqm of office/industrial/warehouse floor space on Opportunity Site OP3 (Planning Reference P131483). In order for the offer at the Energy Park to be able to be marketable with competing sites in the area, such as Berryhill (The Core) flexibility is needed in terms of the range and quantum of uses permissible on the park. The wording of Policy B2 Specialist Employment Areas does not give that degree of flexibility and is now in conflict with the recently granted consent for the extension to the energy park which allows Class 4, 5 and 6 uses with no restriction on Class 5 industrial use. It would therefore be more appropriate if the policy zoning for the Energy Park, both the existing park and the proposed extension (OP3), was changed to Policy B1 Business and Industrial Land, which would be consistent with the existing uses on the park and those proposed for the extension.

The need for this flexibility, in particular to address the specific property requirements of the energy industry who often require to have Class 4, 5 and 6 uses located together on the same site, has been recognized elsewhere in the proposed Local Development Plan with the business park element of Opportunity Site OP23 at Dyce Drive being taken out of the specialist employment zoning (BI2) in the current Local Development Plan and changed to Policy B1 Business and Industrial Land in the proposed plan.

The Moorfield Group as joint venture partners for the Energy Park are committed to maintaining the high level of amenity at the park and the generous provision of landscaping in the site and along the boundaries of the site in particular the boundary with Royal Aberdeen Golf Club. This is already assured through the conditions attached to the consent for the extension to the park.

What change would you like to see made?

It is requested that the following changes be made to the proposed Local Development Plan in respect of the Energy Park and Opportunity Site OP3 Findlay Farm in particular:

1. The policy zoning of the existing Energy Park and the proposed extension and Opportunity Site OP3 Findlay Farm be changed on the City Wide Proposals Map from Policy B2 Specialist Employment Areas to Policy B1 Business and Industrial Land;
2. All references to the Aberdeen Energy Park and Scottish Enterprise be removed from paragraph 3.62 and Policy B2 Specialist Employment Areas;
3. The reference to "Specialist Employment Area" under OP3 Findlay Farm in Appendix 2 - Opportunity Sites should be deleted and replaced with "Business and Industrial"; and
4. The reference to "Aberdeen Science and Energy Park" under OP3 Findlay Farm in Appendix 2 - Opportunity Sites should be deleted and replaced with "Aberdeen Energy Park".

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