

06 June 2013

Our Ref: GMC / AMN / 205501

Local Development Plan Team
Planning & Sustainable Development
Enterprise Planning & Infrastructure
Aberdeen City Council
Business Hub 4, Ground Floor North
Marischal College
Broad Street
Aberdeen
AB10 1AB

Dear Sirs,

**Review of the Aberdeen Local Development Plan
Pre Main Issues Report Consultation**

Comments on behalf of [REDACTED]
**Craibstone North Adopted LDP Site OP26
Craibstone South Adopted LDP Site OP29**

OP26

CALA and SRUC have made representations to the proposed Strategic Development Plan in March 2013 seeking the SDP advise the forthcoming review of the LDP to reconsider the strategic reserve land at Craibstone North in order to remove the current blight on development.

This action was communication to Sandy Beattie by letter on the 13th March, in the context of the relationship of Craibstone North OP26 and the Newhills Development Framework. This Framework is currently stalled due to a lack of feedback from the Council on a number of key factors.

CALA and SRUC are seeking the removal of the identification of part of the 70 hectares of Strategic Reserve Land 2027-2035 in Table 6 of the SDP. In particular, Local Plan Site OP26, Craibstone North.

In our view, the principle of identifying such a high level of strategic reserve land for business use is creating a blighting effect and other uses for this site should be considered as part of, not only the SDP but, the forthcoming LDP.

This is particularly important in this case as OP26 forms part of the wider development framework and subsequent masterplanning could be restricted by this long-term speculative allocation in an area proposed for significant change over the plan period.

We have consequently recommended the SDP gives guidance to this prospective LDP for Aberdeen City and, that Craibstone North be zoned for mixed-use, residential and educational establishment and removed as a reserved site. This action would greatly assist the wider framework, give clarity for the masterplanning process and avoid planning blight.



We therefore seek you liaise with David Jennings of the Strategic Development Plan Team, to agree a positive action for Site OP26, Craibstone North, along the lines recommended in this response and contained in our formal position, as outlined in the SDP consultation response of March 2013.

OP29

In respect of Craibstone South, the capacity of the site, due to the retention of SRUC on campus, will be approximately 600 units to be confirmed through subsequent masterplanning. This is a reduction from the 1000 units allocated in the Local Plan and, whilst David Jennings of the SDP Team has confirmed there is sufficient flexibility built into the calculations, this reduction in capacity should not cause any difficulties. This is a matter which Aberdeen City may wish to address in the forthcoming LDP.

We attach a copy of our representation for your information and use, however should you wish any further clarification, please do not hesitate to contact Gordon MacCallum at Keppie Planning & Development.

Yours faithfully

[Redacted signature block]

[Redacted name]

Director

[Redacted contact information]

Enc:

cc:

[Redacted distribution list]

REPRESENTATION FORM – PROPOSED SDP

FOR ACSSDPA USE ONLY Reference No.																																																																	
Contact name	[REDACTED]																																																																
Organisation	Keppie Planning and Development																																																																
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Summary of issue (max 400 words)

CALA Homes East (CALA) and Scottish Rural College (SRUC) are concerned at the identification of part of the 70 hectares of Strategic Reserve Land 2027 - 2035 in Table 6 of the proposed Strategic Development Plan. In particular, Local Plan Site OP26, Craibstone North and Walton Farm, which accounts for some 18.5 hectares of the 70 hectares total for Aberdeen City.

In our view, the principle of identifying such a high level of strategic reserve land for business use is creating a blighting effect and other uses for such sites should be enabled through strategic policy setting the context for future Local Plans. It is also considered, in the case of Craibstone North, that the wider development framework and subsequent masterplans could be compromised by this long-term speculative allocation. Part of the reason for this would be the provision of the appropriate levels of infrastructure within the Newhills Strategic Development Framework.

It is highly probable that the levels of land allocated throughout the city and the Dyce Drive areas generally, that this reserve level will not be required. Indeed, based on expected levels of take-up, this area is unlikely to be brought forward unless it is to replace other non-effective sites during a future LDP.

Change sought to the plan (be as specific as possible, including suggested replacement text)

We recommend that the SDP gives guidance to the next Local Development Plan for Aberdeen City, that this strategic reserve site OP26 be brought forward and zoned as an employment site.

We note there is no need for additional industrial land in the strategic context, however, this site is effective and could, if not allocated, prejudice the efficient delivery of infrastructure within the wider framework area.

We recommend that this site be brought forward prior to 2027 as an effective employment site within the wider Newhills framework and close to the park and ride and WPR.

The Strategic Development Plan should set the context for the LDP to critically review the effective supply of employment land in the forthcoming review of the LDP.

It is recommended that the need for a review of sites is added to the the text and bullet points on page 26, especially in the context of bringing forward land to assist with the delivery of the Strategic Growth Areas.