

HALLIDAY FRASER MUNRO
PLANNING

Our Ref: P1911/001/JW/jv
Your Ref:

14 June 2013

BY EMAIL

Aberdeen Local Development Plan
Planning and Infrastructure
Strategic Leadership
Aberdeen City Council
St Nicholas House
Broad Street
Aberdeen AB10 1BW

Dear Sirs

**DEVELOPMENT BID
ABERDEEN LOCAL DEVELOPMENT PLAN REVIEW
LAND ADJACENT TO BUCKSBURN SCHOOL, ABERDEEN**

For The Hay Trustees

I write enclosing a Local Development Plan Bid for the above site at land adjacent to Bucksburn School to be included within Aberdeen's future Main Issues Report (MIR). This proposal is submitted on behalf of our client the Hay Trustees.

We believe that this site offers the opportunity to add to the provision of new housing for Aberdeen City in a location which has scope for future development. Development in this location can contribute to the quality of adjacent open space as well as the pedestrian network around the site. Local shops and facilities can also benefit from nearby development and we feel that the site offers the opportunity to develop in Bucksburn without having a detrimental impact on the character of the area.

A new primary school is planned as part of the amalgamation of Bucksburn and Newhills Primary Schools. The project is underway, with funding identified and the new school is programmed to be open in 2015. We understand that the new school will not be on the current Bucksburn School site. This means that by the time this allocation comes on stream Bucksburn Primary School site is likely to be disused creating further potential for the redevelopment of this area along with the proposed bid site to provide additional benefits to the local community.

You will recall this proposal was an allocation in the Proposed Aberdeen Local Development Plan 2010 (OP27) and was supported by both officers and

CARDEN CHURCH
6 CARDEN PLACE
ABERDEEN
AB10 1UR

TELEPHONE
(01224) 388700

FACSIMILE
(01224) 388777

E-MAIL
PLANNING@hfm.co.uk



OFFICES IN BELFAST,
DUNDEE, EDINBURGH
AND GLASGOW

CHARTERED
ARCHITECTS
CHARTERED PLANNING
CONSULTANTS
LAND USE
CONSULTANTS
URBAN DESIGNERS
SPACE PLANNERS

PARTNERS

JOHN HALLIDAY
DIP ARCH (ABDN)
ARIBA ARIAS

IAN G FRASER
B ARCH (HONS)
RIBA FRIAS

DAVID HALLIDAY
BSC (HONS)
PG DIP ARCH (ABDN)

DIRECTOR OF PLANNING
BOB G REID
BA(HONS) MCD MRTPI

REGIONAL DIRECTOR
STEVE CRAWFORD
BSC (HONS) MRTPI



14 June 2013

Development Bid – Land adjacent to Bucksburn School

members. The allocation was removed by the Reporter at the LDP Examination, which we questioned the legitimacy of at the time, given there was no outstanding issue to be examined. We have enclosed previous correspondence with regard to this matter for reference.

The Bucksburn site is of a scale that makes it more deliverable in the short term than other larger sites. The Reporter suggested that this site was easy to delete from the LDP because there were other large allocations in this area that could deliver the homes required as stated in the extract from the Reporter's findings below:

"Site OP27 is allocated for 80 houses and I do not consider that given the level of development proposed in the rest of the Dyce, Bucksburn and Woodside area (3,300 houses), its deletion would impact on the overall spatial strategy of the local development plan."

However, it is abundantly clear that large-scale, flagship allocations take time to come forward and the lead in times for actually delivering homes on the ground are significantly greater than was anticipated at the time of the Examination.

The Proposed Action Plan (September 2010), available at the time of the Examination, showed sites such as OP30 within the Dyce / Bucksburn Area delivering 1000 houses in the period 2007 – 17. The Action Plan published in May 2012 after the Examination showed the same OP30 site delivering 150 houses over the same period.

It is therefore apparent, as argued during the previous plan review, that smaller, more deliverable sites can make a modest, but integral contribution to the delivery of housing land across the City. We respectfully request that this site is taken forward as a preferred option in the forthcoming LDP.

Please find appended with this letter:

- A copy of the bid pro-forma titled "Proposal for a site to be included in the Main Issues Report"; and
- A map showing the proposed site in its local context with an indicative layout illustrating how the site might be developed in the future.
- Copy of letter to Chief Reporter following Examination of the current Local Development Plan.
- Copy of letter from ACC regarding removal of this site as an allocation in the Proposed Aberdeen Local Development Plan 2010 by Reporters.



3

14 June 2013

Development Bid – Land adjacent to Bucksburn School

If you require anything further please do not hesitate to contact me.

Yours faithfully



James Welsh
Senior Planning Consultant
For Halliday Fraser Munro



Encs.



Aberdeen Local Development Plan Review

Proposal for a site to be included in the Main Issues Report

The Proposed Strategic Development Plan does not require us to allocate extra housing or employment land in the next Local Development Plan (LDP). Because the 2012 LDP identified a significant number of greenfield sites to accommodate these requirements, we are not looking to allocate any more greenfield housing or employment land in this plan. It is for this reason that we are not asking for greenfield development options this time around. However, we are always keen to identify new brownfield sites for housing or for other uses. Please use this form to provide details of the site that you wish to have included in the Main Issues Report for consideration as a proposal in the next Aberdeen Local Development Plan.

One of the purposes of this form is to inform a public debate on the merits of the different sites being proposed. All information submitted will therefore be made available to the public to promote a transparent and open process.

Please feel free to provide any further information you feel appropriate to support your submission. The City Council has produced a Sustainability Checklist which provides guidance on the issues which will be used to help us judge the merits of competing development options.

This can be found on www.aberdeencity.gov.uk/localdevelopmentplan

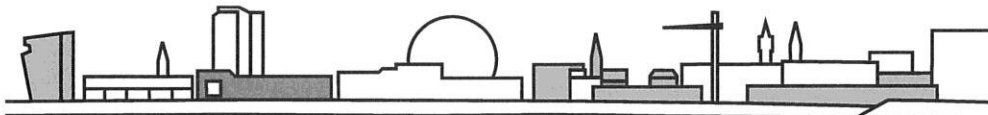
Please ensure your proposal is with us by 14th June 2013.

Using your personal information

Information you supply to Aberdeen City Council (ACC) in this form will be used to prepare the Local Development Plan. The information provided will be made public and will be placed on the Council's website. This will include the name and address of the proposer and landowner.

The Local Development Plan team may also use your contact details to contact you about the information you have provided.

For further information on how your information is used, how ACC maintain the security of your information, and your rights to access information ACC holds about you, please contact Andrew Brownrigg, Team Leader, Local Development Plan Team, Enterprise Planning and Infrastructure, Aberdeen City Council, Business Hub 4 Marischal College, Broad Street, Aberdeen AB10 1AB.



1

Name of proposer: Date:

Address:

Postcode:

Telephone:

Email:

2

Name of landowner:

Address:

The site and your proposal

3 What name would you like the site to be known as?
[The site name could be descriptive or an address]

Have you any information for the site on the internet? If so please provide the web address:

4 Please provide a map showing the exact boundaries of the site you would like considered.

Map Provided

5 Please provide the National Grid reference of the site.

6 What is the current use of the site?

Has there been any previous development on the site? Yes No

If so, what was it?

7 What do you propose using the site for?

- 8 If you are proposing housing on the site please provide details of what you think would be appropriate, both in terms of the number of dwellings, and their forms (flats, detached houses, terraces etc).

We suggest that the site can accommodate around 50 - 80 units with a mix suitable for the context of the site and the local area.

- 9 It is likely that there will be a requirement for 25% of the housing within the development to be affordable. If applicable, are you considering more or less than this figure?

25% More Less

- 10 If you are proposing business uses please provide details of what you would market the land for? [Please make sure the area of land proposed for business use is shown on the site plan]

Business and offices (Use Class 4)

General industrial land (Use Class 5)

Storage and distribution (Use Class 6)

Do you have a specific occupier in mind for the site? Yes No

- 11 If you are proposing uses other than housing or business please provide as much detail as possible on what you propose. [Examples could include retailing, tourism, renewable energy, sports, leisure and recreation, institutions and education.]

- 12 Will the proposed development be phased? Yes No

If yes, then please provide details of what is anticipated to be built and when.

This is not a particularly large scale site, however, phasing of development may be appropriate. Phasing will depend upon future market conditions amongst other factors.

- 13 Has the local community been given the opportunity to influence/partake in the development proposal?

Yes No Not Yet

If there has been any community engagement please provide details of the way in which it was carried out and how it has influenced your proposals. **If no consultation has yet taken place, please detail how you will do so in the future.**

It is our client's wishes to listen to the views of the local community and incorporate these where appropriate taking on board the views in relation to the site. The comments made to the previous LDP review have been considered when preparing this bid.

Sustainable Development and Design

14 Have you applied principles of sustainable siting and design to your site? The City Council has produced a Sustainability Checklist which provides guidance on the principles of sustainable siting and design and other issues which can be found on www.aberdeencity.gov.uk/localdevelopmentplan

Please provide the following information:

A) Exposure – does the site currently have

- Little shelter from northerly winds
- Some shelter from northerly winds
- Good shelter to northerly winds

B) Aspect – is the site mainly

- North facing
- East or west facing
- South, south west or south east facing

Although the site is north facing we are confident that a layout can be designed to make best use of solar gain available at this site. North facing sites seen all the way along the southern edge of Auchmill Road.

C) Slope – do any parts of the site have a gradient greater than 1 in 12?

- Yes

If yes, approximately how much (hectares or %)

To be determined.

- No

D) Flooding – are any parts of the site at risk of flooding?

- Yes

If yes, approximately how much (hectares or %)

- No

E) Drainage – do any parts of the site currently suffer from poor drainage or waterlogging?

- Yes

If yes, approximately how much (hectares or %)

- No

F) Built and Cultural Heritage – would the development of the site lead to the loss or disturbance of archaeological sites or vernacular or listed buildings?

- Significant loss or disturbance
- Some potential loss or disturbance
- No loss or disturbance

G) Natural conservation – would the development of the site lead to the loss or disturbance of wildlife habitats or species?

- Significant loss or disturbance
- Some potential loss or disturbance
- No loss or disturbance

H) Landscape features – would the development of the site lead to the loss or disturbance of linear and group features of woods, tree belts, hedges and stone walls?

- Significant loss or disturbance
- Some potential loss or disturbance
- No loss or disturbance

The site is bounded by a post and wire fence and drystone dyke which is in poor state of repair. Development of this site may disturb some of the features but where possible they will be retained and potentially restored.

I) Landscape fit – would the development be intrusive into the surrounding landscape?

- Significant intrusion
- Slight intrusion
- No intrusion

This site slopes down from the south towards Auchmill Road in the north and can be seen from the A96 when travelling southbound. Notwithstanding this the site has a backdrop of trees as well as a residential caravan site. Development of this site will not be intrusive in the surrounding landscape. No development would break the skyline and it would be set amongst other buildings in an urban context.

J) Relationship to existing settlements – how well related will the development be to existing settlements?

- Unrelated (essentially a new settlement)
- Partially related
- Well related to existing settlement

The site is contiguous with the existing city boundary and is directly adjacent to other areas of development. Bucksburn is an area that has a large residential element and this development will fit comfortably with the surrounding land uses.

K) Land use mix – will the development contribute to a balance of land uses, or provide the impetus for attracting new facilities?

- No contribution
- Some contribution
- Significant contribution

L) Accessibility – is the site currently accessible to bus, rail, or major road networks?

	Bus Route	Rail Station	Major Road
Access more than 800m away	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Access between 400-800m	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Access within 400m	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

This site is well located for regular bus services in and out of the city along Auchmill Road.

M) Proximity to services and facilities – How close are any of the following?

	400m	400m-800m	>800m
Community facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local shops	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sports facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public transport networks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Primary schools	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

N) Footpath and cycle connections – are there any existing direct footpath and cycle connections to community and recreation facilities or employment?

- No available connections
- Limited range of connections
- Good range of connections

The site has a number of existing footpath links to and from the school, as well as to the east of the site linking other residential areas. To the immediate east of the site there is a football pitch and small play area with play equipment.

O) Proximity to employment opportunities – are there any existing employment opportunities within 1.6km for people using or living in the development you propose?

None

Limited

Significant

There are a number of small businesses and services in Bucksburn such as a bank, police station and local shops. There are also good public transport links to both Dyce / Aberdeen Airport and the City Centre which are key employment hubs in the North East.

P) Contamination – are there any contamination or waste tipping issues with the site?

Significant contamination or tipping present

Some potential contamination or tipping present

No contamination or tipping present

Q) Land use conflict – would the development conflict with adjoining land uses or have any air quality or noise issues?

Significant conflict

Some potential conflict

No conflict

If there are significant conflicts, what mitigation measures are proposed?

R) Physical Infrastructure – does the site have connections to the following utilities?

Electricity

Gas

Water and Sewage

This site is immediately adjacent to residential development and the local school. We are confident that the site can be connected to utilities existing within the area.

If you are proposing housing, is there existing school capacity in the area?

Secondary Capacity

Primary Capacity

We understand there are a number of re-zoning's occurring in relation to this area and capacity will be available at local schools to accommodate the proposed scale of development.

Are there any further physical or service infrastructure issues affecting the site?

The site is accessed via the same vehicular route as Bucksburn Primary School. Bucksburn Primary School is to be amalgamated with Newhills Primary School at a new site and therefore capacity at this junction will improve. We have also previously discussed access options with the adjacent land owner and there is potential to create a secondary access to this site via Howes Road as well as an emergency route via the road leading to the covered reservoir just to south of the site. There are a number of access options available to serve this site.

15 No site is going to be perfect and the checklist above will inevitably raise some potential negative impacts from any development. Where negative impacts are identified, please provide details of their nature and extent and of any mitigation that may be undertaken. Listed below are examples of further information that may be included in your submission;

	Included	Not applicable
Contamination Report	<input type="checkbox"/>	<input type="checkbox"/>
Flood Risk Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Drainage Impact Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Habitat/biodiversity Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Landscape Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Transport Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Other as applicable (e.g. trees, noise, dust, smell, retail impact assessment etc please state)	<input type="checkbox"/>	<input type="checkbox"/>

16 Does the development proposal give any benefits to the community? If so what benefits does the development bring, and how would they likely be delivered?

Community benefits can include new community facilities (such as local shops, health, education, leisure and community facilities), affordable housing, green transport links and open spaces. Include elements which you anticipate may be required as developer contributions from the development. (Please note, specific contributions will have to be negotiated with the Council on the basis of the proposal.)

The development of this site will make a contribution to affordable housing provision in the local area and can improve the quality and accessibility to open space. The adjacent play park would benefit from upgrading and this development may be able to contribute to that.

17 If you have prepared a framework or masterplan showing a possible layout for the site, please include it with this form.

Masterplan/ Framework attached

If you need help reading this document
(for example if you need it in a different
format or in another language), please
phone us on 01224 523317.

ভাষা/ইন্টারপ্রেটিং এবং অন্যান্য ফরমটের
যোগাযোগ সাহায্যের জন্য দয়া করে
: 01224 523317
নম্বরে যোগাযোগ করবেন।

如果需要語言/傳譯及其他形式的傳訊支援服務，
請聯絡：01224 523317。

Если требуется помощь при выборе
языка /переводчика или других
способов общения, звоните по
телефону: 01224 523317

للحصول على مساعدة بخصوص اللغة/ الترجمة
و وسائل الاتصال الأخرى، الرجاء الاتصال
بالرقم التالي: 01224 523317

Lai saņemtu palīdzību sakarā ar
valodu/tulkošanu un citiem iespējamām
komunikāciju atbalsta formātiem, lūdzu
zvanīt 01224 523317

Jej jus turite sunkumu su kalba/ vertimu
ar kitomis bendravimo formomis,
skambinkite 01224 523317

Jeśli potrzebujesz pomocy językowej /
tłumacza lub innej pomocy w
porozumiewaniu się, proszę zadzwonić
pod numer: 01224 523317



Thank you for taking the time to complete this form.
Please return completed forms to:

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

Or email it to: ldp@aberdeencity.gov.uk

March 2013
www.aberdeencity.gov.uk



Our Ref. P1453/JW/BR/jv
Your Ref.
Contact Margaret Bochel
Email mbochel@aberdeencity.gov.uk
Direct Dial 01224 523313
Direct Fax 01224 636181



ABERDEEN
CITY COUNCIL

31 January 2012

Bob Reid
Halliday Fraser Munro
Carden Church
6 Carden Place
ABERDEEN
AB10 1UR

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

www.aberdeencity.gov.uk

Dear Mr Reid

Aberdeen Local Development Plan – Reporters Findings for OP27 Land at Bucksburn School

Thank you for your letter of 20th January in respect of the above.

As you will be aware by now, the Council meeting of 25 January decided to accept all of the modifications made by the Reporters in their Examination Report into the Proposed Local Development Plan.

We are aware that representation made by Halliday Fraser Munro was in support of the allocation of OP27 Land at Bucksburn School. However, representation was also made that further land adjacent to the site should be taken out of the green belt. This would have involved a change to the green belt boundary which ran along OP27 in the Proposed Plan.

In response to these representations, the Council argued that the green belt boundary should remain as it was in the Proposed Plan. We therefore had an unresolved issue as defined by Regulation 27. This means that it was properly an issue that should be considered at Examination and your representations and our response was forwarded to the DPEA on that basis.

We should note that the way in which representations were divided or grouped into issues was presented to full Council on 27th April 2011 where the Schedule 4 submissions were agreed. These were sent to the DPEA in May and the Examination began in June. The opportunity was therefore available to those who made representations to question the means by which the Council assembled the Schedule 4 forms before the Examination began.

GORDON MCINTOSH
DIRECTOR



AGE POSITIVE
scotland



Choose products with the FAIRTRADE Mark



The Reporters took the view that, taking into consideration the comments received on this issue from the Council, yourselves and another unresolved representation from Bucksburn and Newhills Community Council, that the green belt boundary should be returned to that shown in the adopted 2008 local plan. The Reporter's view was that there was no numerical justification for taking further land out of the green belt. In addition, they felt that the green belt boundary as shown in the Proposed Plan did not meet the requirements of SPP in terms of being sufficiently robust or defensible. Although this stance was contrary to what both the Council and Halliday Fraser Munro argued, it cannot be regarded as an unreasonable one given the information they had before them or one that was outwith their remit to decide.

This issue was raised at the Council meeting by one of the local members. We expressed the view that, although the decision was one which neither the Council or HFM argued for, given the above, it is not one that should be challenged under the 3 exemptions provided for by the Regulations. The Council agreed with that view.

Please do not hesitate to contact me should you require any further information.

Yours sincerely



Margaret Bochel
Head of Planning and Sustainable Development



HALLIDAY FRASER MUNRO
PLANNING

P1453/JW/BR//jv

20 January 2012

Lindsey Nicoll
Director & Chief Reporter
Directorate for Planning and Environmental Appeals

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Dear Ms Nicoll

**ABERDEEN LOCAL DEVELOPMENT PLAN
REPORTERS FINDINGS
ALLOCATION OP27 - LAND ADJACENT TO BUCKSBURN SCHOOL
DELETION FROM FINALISED PLAN
ON BEHALF OF – MALCOLM HAY (MAJOR JAMES HAY TRUST)**

I write on behalf of our client, Malcolm Hay who is the land owner of the site in reference to the Examination of the Aberdeen City Local Development Plan and specifically to the Reporters' deletion of site OP27 (land adjacent to Bucksburn Primary School) from the plan. We have several concerns which we believe warrant further scrutiny and potential amendment to the decision letter at the very least.

This site was identified by the planning authority as a preferred option from the very outset of the plan-preparation process and Halliday Fraser Munro were appointed to progress indicative layouts and public consultation on behalf of the land owner. Both officials and politicians supported the allocation of this land for residential use.

When the Proposed Plan was passed to the DPEA for the Reporters to examine the plan there were no outstanding issues relating to the principle of developing the proposed allocation at OP27. The representation submitted by Halliday Fraser Munro (ref#766) was clearly a letter of support. It actively supported the allocation and we do not believe that letters from promoters of allocations can be used as a basis for deleting that allocation. Clearly there was no 'issue' raised in the Halliday Fraser Munro representation since it was a supportive letter on behalf of the land owner.

CARDEN CHURCH
6 CARDEN PLACE
ABERDEEN AB10 1UR

TELEPHONE
(01224) 388700

FACSIMILE
(01224) 388777

E-MAIL
PLANNING@hfm.co.uk



OFFICES IN BELFAST,
DUNDEE, EDINBURGH
AND GLASGOW

CHARTERED
ARCHITECTS
CHARTERED PLANNING
CONSULTANTS
LAND USE
CONSULTANTS
URBAN DESIGNERS
SPACE PLANNERS
PROJECT MANAGERS

PARTNERS

JOHN HALLIDAY
DIP ARCH (ABDN)
ARIBA ARIAS

IAN G FRASER
B ARCH (HONS)
RIBA ARIAS

HAMISH B MUNRO
DIP ARCH (ABDN)
RIBA ARIAS

DIRECTOR OF
PLANNING
BOB G REID
BA(HONS) MCD MRTPI

REGIONAL
DIRECTOR
STEVE CRAWFORD
BSC (HONS) MRTPI



20/1

20 January 2012

DPEA – Land at Bucksburn School

The Local Community Council passed comment on a number of allocations including OP27 (ref#65) and commented that the access **“would need to be given some thought”**. However, this was not an objection to the allocation and was more in the nature of design advice (which, incidentally, we fully take on board). Nevertheless, yet again there was no unresolved “objection” to this site that warranted examination.



Despite there being no unresolved objection, the Reporter’s findings concluded that **“the only way to provide a defensible green belt boundary at this location is to return to the boundary designated in the adopted local plan by deleting site OP27.”**

Clearly something doesn’t quite add up and in the circumstances our client believes he has been treated most unfairly. In an attempt to understand what has transpired we have looked very carefully at the legislation and the sequence of events.

We are reasonably clear about the meaning of Regulation 21 set out in Circular 1/2009 (Development Planning). Regulation 21 of the T&CP (Development Planning) (Scotland) Regulations 2008 “limits the scope of matters to be assessed in an examination to issues raised in representations...the appointed person would have the ultimate ability to add to or redefine the issue to be assessed, **but at all times these must be limited to issues raised in the original representations.**” (Paragraph 75, Scottish Planning Circular 1/2009, *Development Planning*). We find it difficult to imagine that letters of support would count as ‘issues raised in the original representation’.

It is abundantly clear that Halliday Fraser Munro response to consultation on the Aberdeen Proposed Local Development Plan was supporting the allocation of OP27 (a copy of this representation is attached for the avoidance of any doubt).



20 January 2012

DPEA – Land at Bucksburn School

In the interests of positive planning we made additional comments about how the implementation of the proposal might fit better with GSN and GB boundaries. The boundaries and opportunity site boundaries didn't sit as comfortably as they might within the PLDP diagrams. We therefore made positive suggestions about the green belt boundary in respect of the adjacent land (not OP27), given that in our view it did not reflect the findings of the earlier Green Belt Review, and that in conjunction with the allocation of OP27 a better 'fit' could easily be set out in the Finalised LDP. This sort of "tidying-up" is best done at this stage with emphasis on the plan-led system.



The GSN/GB comments seem then to have been 're-defined' in terms of Regulation 21, as a representation against the NE1 policies. This has probably transpired within the processing work categorising representations, when planners in the planning authority were recording and marshalling all the comments – e.g. dividing policy comments from site allocation comments. These then went in different directions and were examined by two separate reporters. Reporter Rice examined the "supporting" comments made by ourselves. Reporter Russell examined our Greenspace Network commentary as a representation against the plan.

I don't doubt that the two Reporters came together and agreed the present outcome – however its basis under Regulation 21 was clearly a letter of support – not an objection. In our view that clearly makes the removal of OP27 invalid and thus unfair.

So we fail to see how a letter supporting the allocation can be redefined by the Reporter to such an extent that it results in the removal of an allocation to which there was no objection. Notwithstanding the planning substance, there has been a procedural glitch – which is easily understandable given the scale of the examination.

Nevertheless, that excuse would not be fair to our client. We would ask that you give urgent consideration as to whether the removal of this site from the Aberdeen Local Development Plan was within the scope of assessment open to the Reporters and suggest that the decision letter is amended to retain site



4

20 January 2012

DPEA – Land at Bucksburn School

OP27. There is some urgency to considering this matter, as the Reporters Findings will be reported to Full Council on 25th January 2012.

We look forward to hearing from you.

Yours sincerely

A solid black rectangular box used to redact the signature of Bob Reid.

Bob Reid
Director of Planning
For Halliday Fraser Munro

cc. Malcolm Hay – Major James Hay Trust
cc. Margaret Bochel – Aberdeen City Council

Encs.

