

Local Development Plan Team
Planning & Sustainable Development
Aberdeen City Council
Marischal College
Broad Street
Aberdeen, AB10 1AB

Our ref HAMM0004/aps/jew

By e-mail

11 July 2013

Dear Sir

**Review of Aberdeen Local Development Plan
Pre-Main Issues Report Phase
Submission on behalf of Union Square Developments Limited**

As you may know we act on behalf of Union Square Developments Limited (USD). In this capacity we recently met with your colleagues Maggie Bochel and Sandy Beattie to review various matters of common interest and it was agreed that we would submit some observations in relation to the above.

General Observations

We note that you have recently undertaken an initial consultation exercise inviting representations on the matters that should be covered in the forthcoming Main Issues Report. We understand that the advertised period for representations was up to 14 June 2013 but given the non-statutory nature of this early consultation we trust that you can still accept the following representations on behalf of our client.

As you know, USD owns and operates the Union Square development in Aberdeen City Centre. As a major contributor to the vitality and viability of the city centre USD is committed to working with the council as it seeks to implement the City Centre Development Framework. At our recent meeting with your colleagues USD also committed to working with the council and other stakeholders in relation to the emerging framework for regeneration of the North Don area.

Against this background, USD welcomes the preliminary consultation exercise ahead of the proposed new Local Development Plan (LDP). It would also wish to record an interest in being involved at all appropriate stages of the LDP process as it is taken forward.

Reallocation of Land at Raith's Farm

In addition to Union Square, USD controls land adjoining the Raith's Farm railhead at Dyce. As you will be aware, this facility was provided in association with the Union Square development as a replacement (in part) for the former Guild Street goods yard. At the time it was envisaged that the railhead would be particularly well located to serve the now closed Inverurie Paper Mill and other users to the north and west of the city.

The railhead at Raith's Farm has been in operation since 2009. Despite efforts to stimulate business it remains under-used to a large degree. As of April 2012 use of the railhead was limited to 1 or 2 trains a week conveying steel pipes.

The land at Raith's Farm, still within the control of USD, falls into two discreet areas separated by the railhead access road as shown on the attached drawing. As you will see Area A extends to over 1.8 hectares with area B extending to almost 3 hectares. Both areas are currently allocated for transport use within the adopted LDP. However, in discussions to date between USD and Network Rail the latter has declined to take ownership of Areas A and B. It is likely that this is a reflection of the existing unused capacity at the railhead and the lack of any strategic requirement for expansion.

In light of this it would be appropriate for the forthcoming LDP to review the allocation of Areas A and B at Raith's Farm with a view to land being identified for reallocation to other uses, particularly Classes 4, 5 or 6. Such uses would complement the railhead operation and could well increase usage of the facility. It goes without saying that the sites are well located to encourage the use of sustainable transport options for the movement of freight.

In parallel with the council's LDP process we will be reviewing the options for the surplus land at Raith's Farm with our client. We would appreciate therefore if you could consider the sort of reallocation suggested above and ensure that we are given the opportunity to participate in any discussions on the matter. There are no specific proposals at this time but USD confirms that it will keep the council informed if and when the situation changes.

We would be obliged if you could acknowledge receipt of these representations in due course. In the meantime, if any of the above requires clarification please contact Adrian Smith in our Glasgow office in the first instance.

Yours faithfully


Adrian P Smith


Enc.

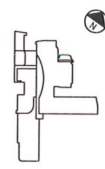
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UNION SQUARE ABERDEEN		12.05.08	B
Rathis Farm		1:1000	B
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Key:

A	BP Pipeline
B	Scottish Water (Drainage)
C	Scottish Water (water supply)

AREA A
 (c.1.8HA)

AREA B
 (c.2.9HA)

