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Local Development Plan Team
Enterprise, Planning and Infrastructure
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Marischal College
Broad Street
Aberdeen
AB10 1AB

12 June 2013

By Email

Dear Sir or Madam

ROBERT GORDON UNIVERSITY - LAND AT INCHGARTH ROAD

Please find enclosed a Representation to the Aberdeen Local Development Plan Review on behalf of our client Robert Gordon University. Please find enclosed the following:

Proposal Form
Site plan
Indicative Layout Plan

Our client is in discussion with a landowner in respect of land at Inchgarth Road with a view to potentially acquiring the site to develop a sports training facility. They therefore consider it appropriate to make representation to the Local Development Plan Review seeking to have the site identified for a sports training facility.

Please note we have based our answers to question 14 on our current limited knowledge of the site as detailed investigations have not been made to date. RGU will supplement this submission in future with more detailed information as required.

Scottish Planning Policy states that *“access to good quality open spaces and opportunities for sport and recreation make important contributions to a healthier Scotland”* and that *“the planning system has a role in helping to create an environment where physical wellbeing is improved and activity made easier”*.

The recent **Draft Scottish Planning Policy** states that *“Local Development Plans should Identify sites for new indoor and outdoor sports, recreation or play facilities where a need has been identified in a local facility strategy, playing field strategy or similar document”*. It also stated that *“they should provide good quality, accessible playing fields in sufficient quantity to satisfy current and likely future community demand”*.

In line with targets outlined in the **RGU Strategy for the Future: A Clear Future**, and, in parallel to the campus developments to the north of the River Dee, the University has identified the opportunity to develop outdoor sports facilities at Inchgarth Road to complement the existing high quality indoor facilities at RGU: SPORT.

RGU looks to inspire all individuals to achieve their maximum potential, excel in the world of tomorrow and to help them become well rounded individuals capable of contributing to society. They also aim to enable individuals to achieve their ambition throughout life whatever their circumstances and enable students to enrich their personal and professional development through the provision of extensive extra and co-curricular opportunities.

RGU looks to contribute to, and be an active leader in, the development of the regional community and share knowledge, resources and skills with the public and learn from the expertise and insights of different communities they engage with.

An integral part of this is **RGU: SPORT** who is committed to provide opportunities for individuals in the community to improve their quality of life and level of performance through physical activity and sport.

They aim to create a healthy University culture where physical activity and sport is encouraged and supported, to develop an environment where RGU is a University of choice for elite sports performers and use physical activity and sport to reach out to the Aberdeen City and Shire communities.

Although it is envisaged that any future facilities would be owned and managed by the University, there are opportunities to enter into a partnership agreement with local sports organisations that could provide a wider range of facilities as well as enabling more significant community engagement with the facilities.

We respectfully request that the above and the attached are taken into account when considering the main issues and future stages in the Local Development Plan Review.

Yours faithfully

MICHAEL HALLIDAY
DIRECTOR



ABERDEEN
CITY COUNCIL

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: CBRE Ltd (on behalf of Robert Gordon University)

Date: 14.6.13

Address:

Care of agent: CBRE, 7 Castle Street, Edinburgh,

Postcode: EH2 3AH

Telephone:

Email:

2

Name of landowner: Ms Susan Foster

Address:

c/o proposer

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]

Land at Inchgarth Road, Aberdeen

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.

NJ 904 031

6 What is the current use of the site?

Agricultural land (non-productive)

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?

Sports Training Facility for Robert Gordon University

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).

N/A

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.]

Sports training facility including artificial pitches, changing facilities, administration facilities and site access.

12 Will the proposed development be phased? Yes No

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

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.**

RGU is committed to consult with stakeholders at the appropriate time. This will include the local community, Council, Government Agencies, Local Sports groups as appropriate and all other relevant stakeholders.

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

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

- Yes

If yes, approximately how much (hectares or %)

- 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

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

- Significant intrusion
- Slight intrusion
- No intrusion

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

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 checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

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

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

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

Secondary Capacity

Primary Capacity

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

There is an overhead power line crossing the site. Disused railway line to the north.

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.)

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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 ফরমেটের
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 iespējamiem
komunikāciju atbalsta formātiem, lūdzu
zvanīt 01224 523317

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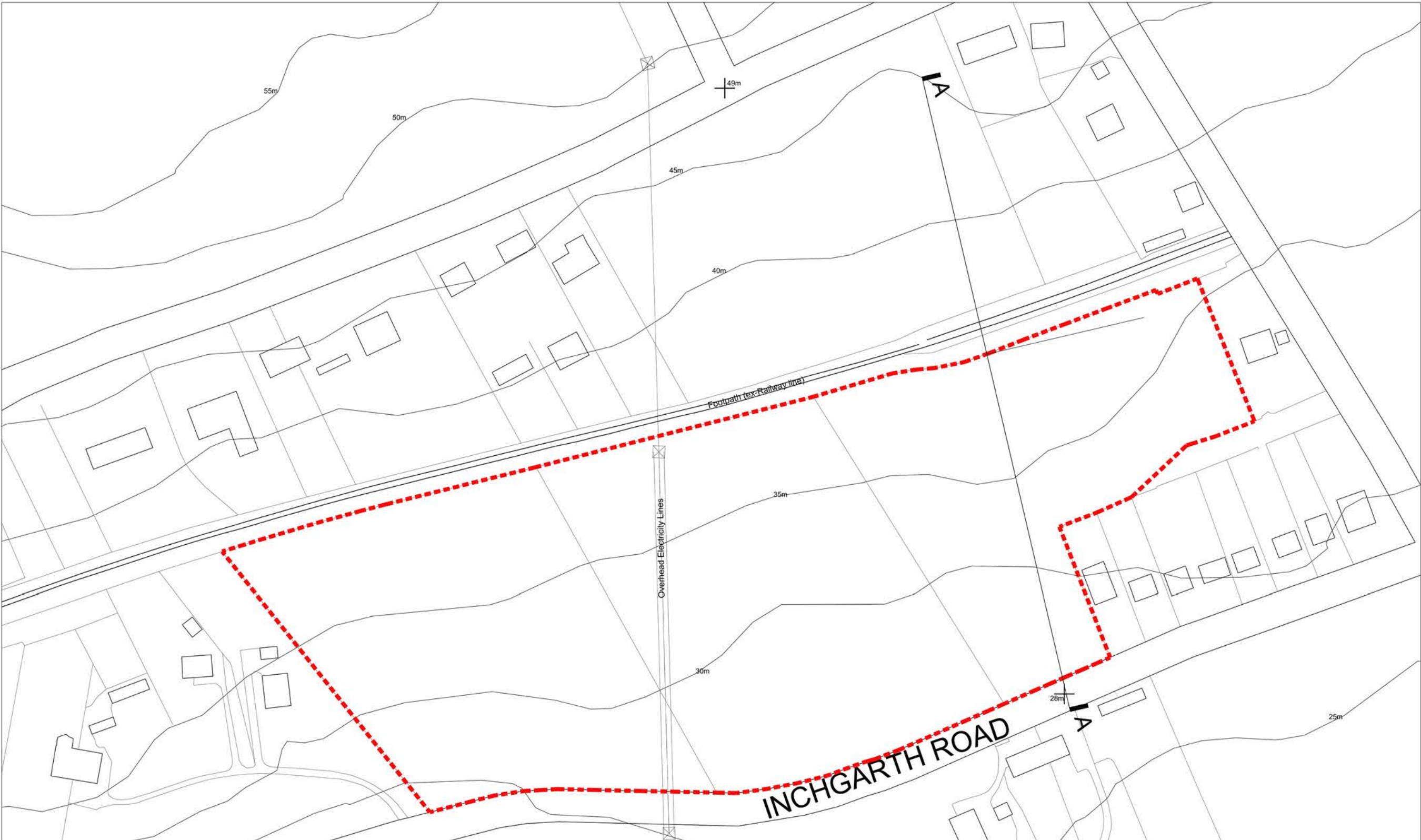
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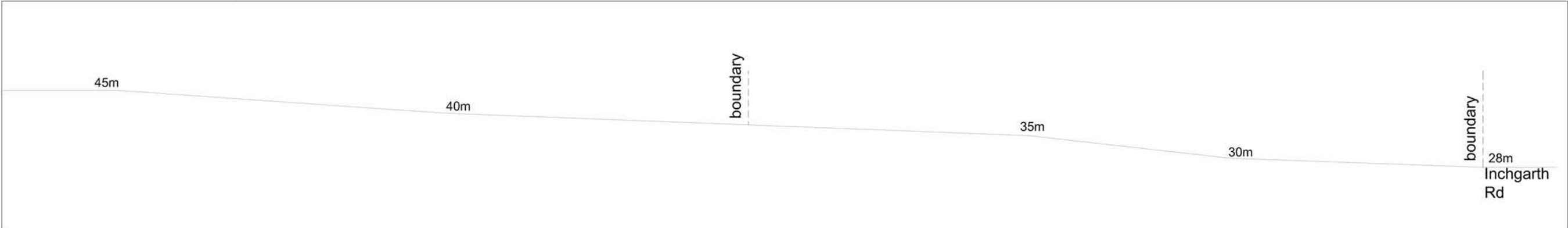
Or email it to: ldp@aberdeencity.gov.uk

March 2013
www.aberdeencity.gov.uk

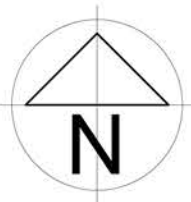
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Preliminary Site Layout
 Scale 1:1000
 Area within red line boundary = approx. 18 acres



Existing Site Section AA
 Scale 1:500



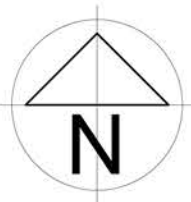
#	FIRST ISSUE	10.06.13
REV	NOTES	DATE DRAWN



Architects
 Holmes Miller
 89 Minerva Street
 Glasgow G3 8LE
 T 0141 204 2000
 F 0141 204 2082
 glasgow@holmesmiller.com

PROJECT		
RGU Sports Facilities Aberdeen		
Robert Gordon University		
DRAWING		
Inchgath Road Preliminary Site Layout - Existing		
SCALE	CHECKED	GY
A1 1:1000	A3 1:2000	
A1 1:500	A3 1:1000	
STATUS		
Preliminary		
NUMBER		
3167 AL(0)100 #		

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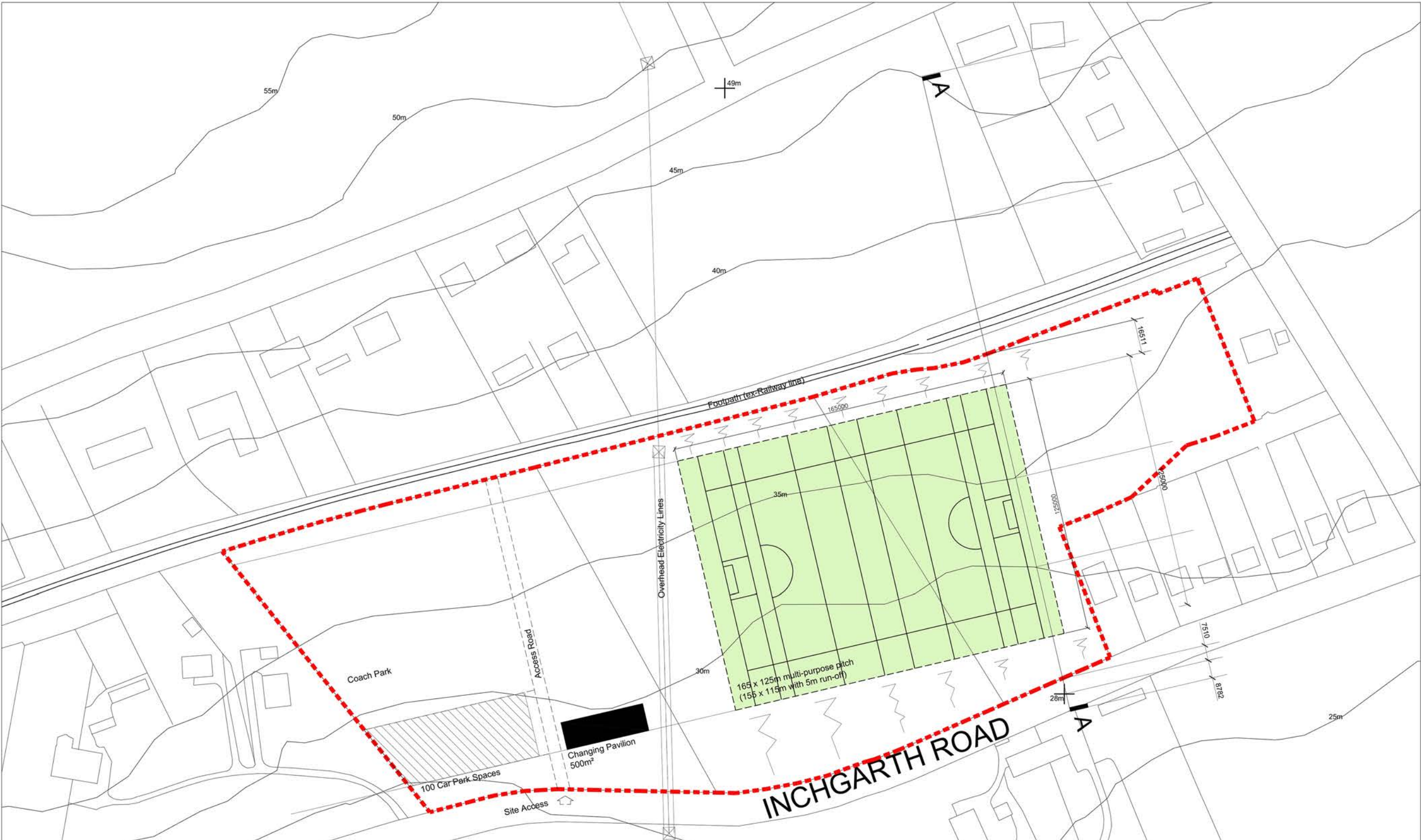


#	FIRST ISSUE	10.06.13
REV	NOTES	DATE DRAWN

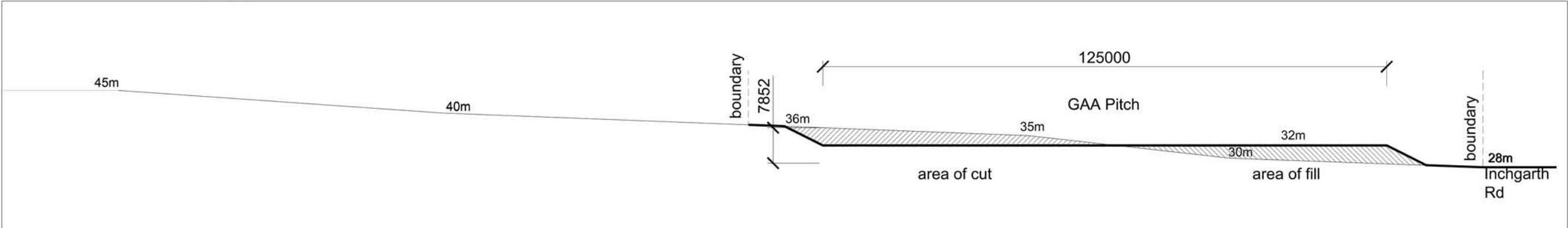


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PROJECT	RGU Sports Facilities Aberdeen
CLIENT	Robert Gordon University
DRAWING	Inchgarth Road Preliminary Site Layout - Option 1
SCALE	A1 1:1000 A3 1:2000 GY A1 1:500 A3 1:1000
STATUS	Preliminary
NUMBER	3167 AL(0)101 #



Preliminary Site Layout
 Scale 1:1000
 Area within red line boundary = approx. 18 acres



Preliminary Site Section AA
 Scale 1:500