

28th May 2018

Aberdeen City Council

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LONDON
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Dear Sir/Madam,

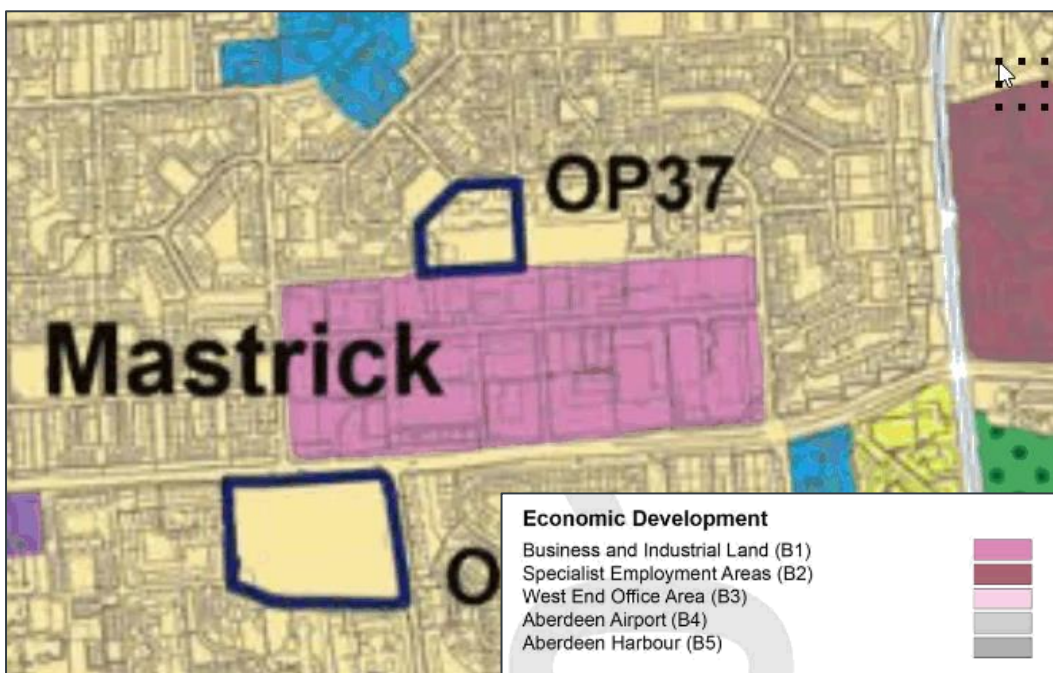
Pre-Main Issues Report Consultation

On behalf of Lidl UK GmbH ('Lidl'), Rapleys LLP ('Rapleys') has been instructed to make a written representation to Aberdeen City Council in response to the Aberdeen Pre-Main Issues Report Consultation in relation to land to the north of the A944 ('Lang Stracht') in Mastrick, Aberdeen. Please see Appendix 1 for Site Location and Proposed Site Layout.

Proposal for the Site

The site is currently designated as Business and Industrial Land – Policy B1 under the existing Aberdeen City Local Development Plan (LDP) which was adopted in January 2017. The site as formerly used as the publishing press by the Aberdeen Press and Journal and Evening Express. However, this press is no longer in use and the existing industrial units on site are currently vacant. Therefore, Lidl now wish to redevelop the site for Class 1 retail and therefore wish to make a submission to the Pre-Main Issues Report Consultation for re-designation of the site of from employment use to retail use within the next Aberdeen LDP.

Figure 1 – Aberdeen Local Development Plan (2017) – Proposals Map – Current Site Designation



RAPLEYS LLP IS REGISTERED AS A LIMITED LIABILITY PARTNERSHIP IN ENGLAND AND WALES

REGISTRATION NO: OC308311

REGISTERED OFFICE:
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 PE29 6FG

REGULATED BY RICS

Need for Replacement Store

The applicant Lidl currently has an existing Class 1 discount foodstore site located immediately adjacent to the site on its western edge. Due to expanding business Lidl wish to close their existing store and relocate to the adjacent landholding.

Due to its age, the existing Mastrick store does not meet the future requirements of Lidl's operational requirements or its customers in terms of the format, layout and size.

The existing net sales area is considerably smaller than that proposed on the site and the back of house storage area is becoming increasingly too small to accommodate larger scale deliveries. The current building is oppressive and dated and the site does not provide sufficient surface level car parking for Lidl's customers which, at peak times is regularly full to capacity. In order to safeguard the long term, operational viability of a store within Mastrick a new, larger store is therefore required.

Lidl have explored options to redevelop or extend the existing store however, due to commercial and financial constraints, this was considered unviable and a relocation of the store to the adjacent site was considered preferable. The new store will deliver a modern and contemporary facility which will result in improved welfare facilities for staff and a significantly enhanced shopping environment for customers.

Employment Land Audit 2016/2017

The Employment Land Audit 2016/2017 ('ELA') jointly prepared by Aberdeen City Council and Aberdeenshire Council. This notes that at time of publication in autumn 2017 there was a marketable employment land supply of 223 hectares available within the boundaries of Aberdeen, an **increase of 9%** from 2016.

Marketable Land Supply

The marketable land supply in 2017 is shown in Figure 2. These figures count land which is both immediately available and land which is not immediately available but does not face any major constraints to development and could come forward within 5 years

Figure 2 – Marketable Land Supply between April 2016 and April 2017 (source: ELA 2016/2017 – p. 13)

Employment Area	2016	2017	Change
Aberdeen City	205	223	9%

The marketable land supply in Aberdeen City has increased from April 2016 to April 2017 by a net amount of 9% to 223ha. This is largely due to sites around Aberdeen Airport which have now entered the marketable supply.

The supply of marketable land in Aberdeen City remains *very generous* with a wide choice of sites currently available. Aberdeen City continues to have an adequate choice and supply of marketable land, following adoption of the Local Development Plan 2017, and *far exceeds* the requirement for the supply of marketable employment land in the Strategic Development Plan

Immediately Available Land Supply

The immediately available land supply for 2017 is shown in Figure 3. This is marketable land that currently has planning permission or a secure planning status, is serviced and has no major constraints to immediate development.

Figure 3 – Immediately Available Land Supply between April 2016 and April 2017 (source: ELA 2016/2017 – p. 14)

Employment Area	2016	2017	Change
Aberdeen City	46	52	13%

The supply of immediately available land in Aberdeen City has increased by 13% to 52ha in April 2017 as a result of existing land which has been serviced and is awaiting development at Prime Four Business Park, as per the approved masterplans.

In Aberdeen City, 3.4ha of land has been completed over the past year, below an average development rate of around 8ha per annum for the previous 10 years, and also below the average over the past 3 years which has been around 15ha per annum. This is due to the current oversupply of employment land within the city, both for office space and industrial uses.

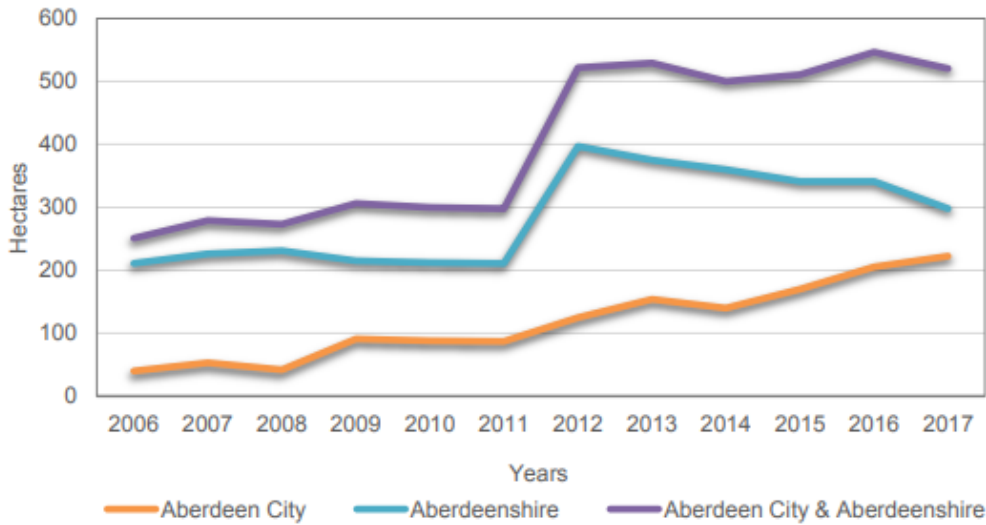
As per p.18 of the ELA; recent research undertaken by Ryden indicates that the industrial market in and around Aberdeen continues to experience difficult times, despite the improved oil price. However, the market outlook for industrial space is considered slightly more positive than that of office space at present. Supply has significantly increased by 95% over the past year, from 85,560 sq.m in April 2016 to 167,282 sq.m in April 2017 and supply still far outstrips demand.

Similar issues are reported within p.17 of the ELA with regards to office space. The Ryden report shows that the office market in Aberdeen continues to be affected by the relationship between oil price and economic activity. This means that the supply of office space significantly exceeds demand within Aberdeen and takeup of space continues to remain slow.

Therefore, Lidl wishes for removal of the employment land designation from the land at insert name in the forthcoming Aberdeen City LDP and re-designation of the site for retail use.

It is clear that as per the most recent Employment Land Audit there is a very significant level of over supply of employment land within Aberdeen vs. uptake and requirements for all Class 4, 5 and 6 uses with a year on year increase of both marketable and immediate land supply within the city over the last 5 years (see figure 4). Therefore, the removal of 1.04 ha of land from employment use and re-designation for Class 1 Retail would only reduce the Marketable Land Supply by 0.46% and the Immediate Land Supply by 2%. It must therefore be considered that this would cause completely negligible impact on the short, medium and long-term provision of employment land within the city, particularly given prevailing vacancy levels.

Figure 4 – Marketable Land Supply between April 2016 and April 2017 (source: ELA 2016/2017 – p. 19)



Furthermore, while retail is not traditionally considered an ‘employment’ use the construction of the new store at Mastrick will protect jobs at the existing store whom will be retained for the new job and create a potential 10-15 new position due to the increased size in line with the policy of creating sustainable economic growth and protecting jobs as per National Planning Framework and Scottish Planning Policy.

Conclusion

The site on land to the north of Lang Stracht is currently designated for employment uses in the existing LDP We are supporting its retention as a future development site, but wish to seek modification to the allocation to retail as outlined within this submission. There is currently a definite interest from a named developer in the form of Lidl in bringing forward a development on site.

The re-allocation of the site from employment to retail would give further confidence to the developer going forward, and would be in line with SPP Paragraph 30, when development plan decisions need to provide more certainty to the market by adapting and responding to market changes and be flexible to attract delivery of projects. Delivery is a key outcome sought by the Scottish Government for future economic growth.

We would respectfully request that given the evidence from the that the employment land allocation at Lang Stracht is relaxed to allow the creation of a retail development on site in the emerging replacement Local Development Plan.

Should you require any further information or wish to discuss matters further, please contact me in the first instance.

Kind regards

David Costello
 BA (Hons) MSc AssocRTPI
 Planner
 Town Planning
 [Redacted]



Scale of Metres - 1:500

SITE BOUNDARY

SITE KPI	
Store name	Lang Stracht
Store format	TYPE 1300
Sales Area	1325m ²
Warehouse Area	565m ²
Ancillary Areas	235m ²
No. of Aisles	5
Room Area Total	TBC
GIA Total	2125m ²
GEA Excluding Canopy	2205m ²
GEA Including Canopy	2400m ²
Total Site Area (approx)	10434m ²
	2.58 acres
Standard Customer bays	146
Disabled Customer bays	10
P & T Customer bays	8
Staff bays	-
Total parking bays	164
Standard Parking Bays are 2.7m x 5.2m	

- NOTES:**
- All site boundary lines are estimated from mark ups these must be checked with client legal team.
 - Site area to be confirmed upon extent of demise.
 - Drawing information taken from Lidl BBS 2017 drawing LD(13)-GF-01. Area information above taken from Lidl BBS 2017 drawing LD(13)-SP-07.

- LEGEND:**
- SALES AREA
 - WAREHOUSE
 - ANCILLARY
 - CANOPY

- REV**
- | | | | |
|---|----------|-------|---|
| A | 04.08.17 | SM/CB | SCOTTISH TOILETS REMOVED, AREA SCHEDULE UPDATED |
| B | 11.08.17 | SM/CB | PARKING UPDATED, SIGNAGE TOTEM ADDED |

Manson

Client

LIDL UK

Project
**PROPOSED SUPERMARKET
P&J SITE, LANG STRACHT,
ABERDEEN**

Drawing Title
**PROPOSED SITE LAYOUT
TYPE 1300**

Date
JULY 2017 Scale
1:500 @ A3

Issue Status
BOARD APPROVAL

Drawing No. **2209_107** Rev. **B** Drawn **GM/SM**

Architects + Planners

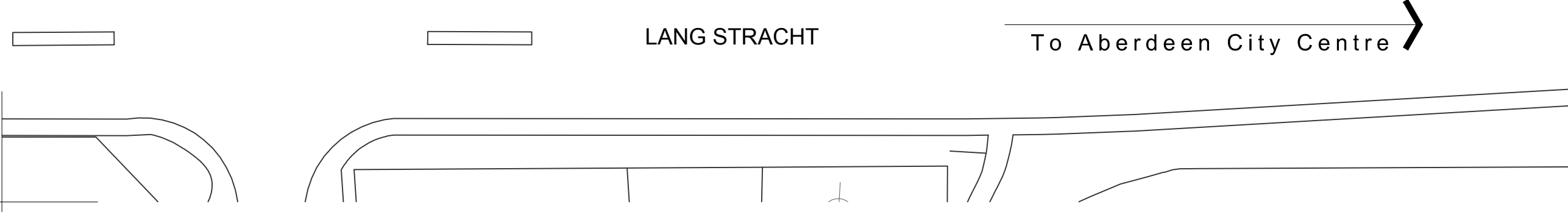
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All dimensions and levels to be checked on site and the Architect to be informed of any discrepancies prior to the commencement of work. Unspecified dimensions are not to be scaled off this drawing. All dimensions are in millimetres unless otherwise specified. If any dimensions or details conflict please notify the Architect immediately.



-  Traffic Lights
-  Site Boundary
-  Direction of Travel

