

5.	Site Details	
5.1	What name would you like the site to be known by?  (Please note if the site is currently included within the ALDP2017 please use the OP site number)	Aberdeen Innovation Park
5.2	Site Address	Campuses One, Campus Two and Campus Three Balgownie Bridge of Don Aberdeen
5.3	Postcode	
5.4	Have you any information for the site on the internet? If so please provide the web address:	Yes Details: <a href="http://aberdeeninnovationpark.com/">http://aberdeeninnovationpark.com/</a>
5.5	Is the site currently being marketed?	Yes Details: Development sites and vacant buildings on the Innovation Park are currently being marketed by Knight Frank and Ryden on behalf of Buccmoor.
5.6	Site Location Map (Please include an OS Map with the Boundary of the site clearly marked)	Details: See Supporting Planning Statement.
5.7	Please provide the National Grid reference of the site.	NJ 93210 09970
5.8	What is the current use of the site?	Specialist Employment Area for Class 4 Business Uses.
5.9	Has there been any previous development on the site? If yes please provide details	Yes Details: Some 10.7 hectares of land has been developed at the Innovation Park since 1985.

<b>6. Legal and Planning History</b>			
6.1	Please indicate the relationship to the Proposer or Person / Organisation they are working on behalf of, has with the site.	Sole owner	Yes
		Part owner	
		Option to purchase	
		No legal interest	
6.2	Is the site under option to a developer?	No Details: Not Applicable	
6.3	Is the proposed site included in the ALDP2017?	Yes Details: Allocated as Special Employment Area B2.	
6.4	Is the proposed site included in the Aberdeen City Centre Masterplan?	No Details: NA	
6.5	Has the site been subject of previous discussions with the Council or any agent there of?	Yes Details: Discussions took place with Council Development Management Officers regarding a site at the Innovation Park in 2016/17.	
6.6	Has the site been subject of previous Planning Applications? (Please provide a planning reference)	Yes Details: Original Planning Consent Reference 840390. Numerous other Planning Consents apply to the site.	
6.7	Has the site been subject of a previous Bid to a previous LDP? (Please provide the bid reference number)	No Details: Not Applicable	
6.8	Are there any legal restrictions on the title deeds such as rights of way, way leaves etc.	No Details: Nothing affecting the land allocated for development.	
6.9	Are there any other legal factors that might prevent or restrict development? (e.g. ransom strips / issues with accessing the site etc.)	No Details: Not Applicable	

<b>7.</b>	<b>Your Proposal</b> (Please provide as much detail as possible on your site proposal)		
7.1	Proposed Use	Housing	
		Employment	Yes
		Mixed Use	Yes
		Retail	Yes
		Other (Please Specify)	
7.2	Do you have a specific occupier in mind for the site?	No Details:	
7.3	Site Area (hectares)	13.7 Hectares	
	Housing		
7.4	Approx. no of units.	Not Applicable	
7.5	Proposed Mix and Number (Number of Flats / Terraced / Semi-detached / detached etc.)	Not Applicable	
7.6	Affordable Housing Percentage	Not Applicable	
7.7	Affordable Housing Partner (Details of any partner organisation, Registered Social Landlord etc.)	Yes / No Details: Not Applicable	
7.8	Tenure (Details of tenure type, Private Rental Sector / private sale / Housing for the elderly etc.)	Not Applicable	
	Employment		
7.9	Business and Office	Not Known	
7.10	General Industrial	Not Applicable	
7.11	Storage and distribution	Not Applicable	
7.12	Other Please specify	Not Known	
	Mixed Use (Please provide as much detail as possible on each use class)		
7.13	Housing	Not Applicable	
7.14	Employment	Not Known	
7.15	Retail	Not Known	
	Retail		
7.16	Approx. floor area	Not Known	

	Other (Please Specify examples could include retailing, tourism, renewable energy, sports, leisure and recreation, institutions and education.)	
7.17	Details of proposal	The proposal is seeking for the range of uses permitted at the Innovation Park to be increased to include Class 2, 3, 8, 10 and 11 Uses with Class 1 Shops and Class 9 Houses being considered on their individual merits. The proposal is also seeking that the policy should state that the restriction requiring that supporting business uses should be aimed primarily at meeting the needs of businesses and employees within the area will not apply to the Innovation Park
7.18	Approx. floor area	Not Known

<b>8.</b>	<b>Engagement and Delivery</b>	
8.1	Has the local community been given the opportunity to influence/partake in the development proposal?	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.  No Details: Consultation will be undertaken as part of the LDP Review process.
8.2	Will the proposed development be phased?	No Details: Not Applicable
8.3	Expected development <b>start</b> post adoption of the plan in 2022	Not Applicable
8.4	Expected development <b>completion</b>	Not Applicable
8.5	Is finance in place and if so what form? (Secured Loan, Grant Funding etc.)	Yes Details: Rolling Bank Facility
8.6	Are there any other issues with the delivery of the site that we should be made aware of? (These should include any issues which may prevent or impact on the deliverability of the site.)	No Details: Not Applicable

<b>9.</b>	<b>Sustainable Development and Design</b>		
9.1	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 <a href="http://www.aberdeencity.gov.uk">www.aberdeencity.gov.uk</a> . Please provide the following information:		
	Orientation		
9.2	Exposure:- (does the site currently have)	Little shelter from northerly winds	
		Some shelter from northerly winds	
		Good shelter from northerly winds	Yes
9.3	Aspect:- (is the site mainly)	North facing	
		East or west facing	
		South, south west or south east facing	Yes
9.4	Slope:- (do any parts of the site have a gradient greater than 1 in 12?)	Yes	
		If yes approx. what area (hectares or %)	
		No	No
	Flooding & Drainage		
9.5	Flooding (is any part of the site at risk of flooding or has it previous flooded, if so provide detail You can view the SEPA flood maps at <a href="http://map.sepa.org.uk/floodmap/map.htm">http://map.sepa.org.uk/floodmap/map.htm</a> )	Yes (If yes please use the SEPA flood maps to determine the risk)	
		Little or No Risk	
		Low to Medium Risk	
		Medium to High Risk	
		If yes approx. what area (hectares or %)	
		No	No
9.6	Has a flooding strategy been developed for the site?	No Details: Not Applicable	
9.7	Have discussions been had with the Council's flooding team?	Details: Not Applicable	
9.8	Have discussion been had with Scottish Water?	No Details: NA	
9.9	Is there <b>waste water</b> capacity for the proposed development? <a href="http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search">http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search</a> )?	Yes Details:	
9.10	Is there <b>water</b> capacity for the proposed development?	Yes Details:	

	<a href="http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search">http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search</a> )?		
	Land Use, Built and Cultural Heritage		
9.11	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	√
9.12	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	√
9.13	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	√
9.14	Landscape fit (would the development be intrusive into the surrounding landscape?)	Significant intrusion	
		Slight intrusion	
		No intrusion	√
9.15	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	√
9.16	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	√
9.17	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	√

9.18	Will the site impact on any water courses?	No Details: Not Applicable			
9.19	Does the development site contain carbon-rich soils or peatland? <a href="http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soils-and-development/cpp/">http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soils-and-development/cpp/</a>	No Details: Not Applicable			
9.20	Is the development site within the airport safety exclusion zone?	No Details: NA			
9.21	Is the development site within the airport 57dB LAeq noise contours?	No Details: Not Applicable			
9.22	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			
9.23	If there are significant conflicts, what mitigation measures are proposed?	Details: Not Applicable			
Transport and Accessibility					
9.24	Has contact been made with the Council's transport team?	No Details:			
9.25	Is access required onto a Trunk road and if so has contact been made with Transport Scotland?	No Details: Not Applicable			
9.26	Accessibility (is the site currently accessible to bus, rail, or major road network?)		Bus Route	Rail Station	Major Road
		More than 800m		√	
		Between 400-800m			
		Within 400m	√		√
9.27	Proximity to services and facilities (How close are any of the following?)		400m	400-800m	>800m
		Community facilities	√		
		Local shops		√	
		Sports facilities		√	
		Public transport networks	√		
		Primary schools		√	
9.28	Footpath and cycle connections (are there any existing direct footpath and cycle connections to	No available connections			
		Limited range of connections			

	community and recreation facilities or employment? Give the Core Path number if core path is present <a href="https://www.aberdeencity.gov.uk/services/environment/core-paths-plan">https://www.aberdeencity.gov.uk/services/environment/core-paths-plan</a> )	Good range of connections	√
9.29	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	√
	Infrastructure		
9.30	Physical Infrastructure (does the site have connections to the following utilities?)	Electricity	√
		Gas	√
9.31	Does the development have access to high speed broadband?	Yes Details:	
9.32	Does the development include a Heat Network/District Heating Scheme?	No Details: NA	
9.33	How is the development proposing to satisfy the Councils Low and Zero Carbon Policy?	Details: Existing and new buildings on site will require to comply with the Council's policy.	
9.34	Are there any further physical or service infrastructure issues affecting the site?	No Details:	
	Public open space		
9.35	Will the site provide the required level of open space as per the current LDP (Please provide details of your calculations)	Yes Details: Open Space has already been provided and laid out at the Innovation Park well in excess of the Council's standards.	
9.36	What impact will the development have on the Green Space Network?	Enhance the Network	√
		No impact on the Network	
		Negatively impact the Network	



<b>10.</b>	<b>Education</b>	
10.1	Have discussions been had with the Council's Education Department?	No Details:
10.2	Is there currently education capacity for the proposed development? <a href="https://www.aberdeencity.gov.uk/services/education-and-childcare/schools-and-education/schools-pupil-roll-forecasts">https://www.aberdeencity.gov.uk/services/education-and-childcare/schools-and-education/schools-pupil-roll-forecasts</a>	Any residential development at the Innovation Park would be limited in scope and would not adversely impact on the school rolls at Braehead Primary School and Bridge of Don Academy which have more than adequate spare capacity.

<b>11.</b>	<b>Community benefits</b>	
	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.)	
11.1	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?	Yes Details: Existing extensive open space at the Innovation Park is available for public use.

<b>12.</b>	<b>Masterplan Development Framework</b>	
12.1	If you have prepared a framework or masterplan showing a possible layout for the site, please include it with this form.	No Details: Not Applicable

<b>13.</b>	<b>Additional attachments</b>		
	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
13.1	Contamination Report		√
13.2	Flood Risk Assessment		√
13.3	Drainage Impact Assessment		√
13.4	Habitat/Biodiversity Assessment		√

13.5	Landscape Assessment		√
13.6	Transport Assessment		√
13.7	Other as applicable (e.g. trees, noise, dust, smell, retail impact assessment etc. please state)	See attached Supporting Planning Statement	

<b>14.</b>	<b>Development Viability</b>		
14.1	Taking into account all the information provided above, and the requirements of the Aberdeen Local Development Plan 2017 and supporting Supplementary Guidance, please confirm that you have assessed the financial viability of your proposed development and found it to be viable for development in the timeframe set out above.	I confirm that I consider the site to be viable as per the details provided above.	√
		Please provide details of viability: The site has been serviced and laid out. The Park's viability would be enhanced through an extension to the number of permissible uses allowed on the site.	

## **Development Bid**

Aberdeen Innovation Park, Bridge of Don,  
Aberdeen

Prepared on behalf of Buccmoor LP

May 2018

### **Contact details**

Knight Frank LLP, 4 Albert Street, Aberdeen, AB25 1XQ  
Malcolm Campbell, 01224 415949, malcolm.campbell@knightfrank.com  
KF ref: 1018243



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## Appendices

Appendix 1 – Site Location Plan

Appendix 2 - Adopted Aberdeen LDP – Bridge of Don Extract



## 1. Introduction

- 1.1 Knight Frank on behalf of our client Buccmoor LP are submitting this development bid for land at Aberdeen Innovation Park, Bridge of Don, Aberdeen as an expression of interest for greater flexibility to be considered in terms of the range of acceptable uses that would be permitted on the Park in the Aberdeen Local Development Plan 2022. In this respect we would be looking for specific mention to be made in the B2 Specialist Employment Areas Policy of the Plan as to what uses would be acceptable. As a first step we would ask that reference to this be included in the LDP Main Issues Report when it is published later in 2018.
- 1.2 This statement sets out the detailed justification for why we consider our client's land at Aberdeen Innovation Park should be identified in Policy B2 for a wider range of permissible uses in the new Local Development Plan. There are still a number of undeveloped sites remaining on the Park for which it is proving very hard to find occupiers for in the current market, especially given the current user restrictions applied to the Park. The site has been marketed extensively for 30 years. This statement should be read in conjunction with the Development Bid Application Form submitted with the bid.

## 2. Site Characteristics and Background

- 2.1 Aberdeen Innovation Park is located on three separate campuses off Balgownie Road in Bridge of Don a major residential suburb of the City and employment centre. The Innovation Park is located north of the River Don and has good communications to the rest of the City with direct access from Balgownie Road to the A90 Trunk Road and excellent access to the new Third Don Crossing. Access to the Airport and the south and north will be improved further with the opening of the AWPR later this year.
- 2.2 The land subject of the development bid is a greenfield site allocated as a Specialist Employment Area in the LDP. The developable area of the Innovation Park measures some 13.7 hectares of which 10.7 (78%) hectares have been developed. The majority of the undeveloped land is located on Campus 1. The Innovation Park and land subject of the development bid is identified in the Site Location Plan in Appendix 1.

## 3. Planning Context

- 3.1 The development bid site is allocated in the Local Development Plan as a Specialist Employment Area (Policy B2). The full planning context and background is considered below.



### **Aberdeen City and Shire Strategic Development Plan (2014)**

- 3.2 Scottish Ministers approved the Aberdeen City and Shire Strategic Development Plan (SDP) with modifications on 28 March 2014. The plan advocates a high rate of growth for the North East and promotes a spatial strategy which focuses future development into three Strategic Growth Areas. We welcome the more aspirational approach to economic growth adopted in the SDP and in principle support the plan's spatial strategy, particularly the emphasis on encouraging development within Strategic Growth Areas, where there is the strongest demand for new employment land and the need to support established opportunity sites which are serviced, deliverable and have excellent transport connections and accessibility.
- 3.3 It is understood that notwithstanding the passage of the new Planning Bill through the Scottish Parliament and the proposals in it to abolish Strategic Development Plans, the Scottish Government have advised the Aberdeen City and Shire Strategic Development Authority to prepare a Main Issues Report (MIR) for a new SDP which would then provide strategic guidance for the LDPs in Aberdeen and Aberdeenshire. The MIR for the new SDP was considered by the Strategic Development Planning Authority on 1 February 2018 and was published for public consultation in March 2018. In terms of future planning policy the MIR includes "Economy" as one of the main issues to be considered. The following economic questions asked in the MIR are relevant:

Question 5 – Do you agree that we should present an optimistic view of future economic growth in the new plan?

Question 6 - Do you agree with the Preferred Option that the new plan should delay releasing safeguarded employment land until after 2030 and look at improving existing employment areas for future use?

Question 8 – Is there anything more the planning system should do to support sustainable economic growth?

We believe the responses to these questions should be strong support for an optimistic view of economic growth being promoted through the plan and also support for the need to address that through diversification of the local economy and greater flexibility in planning and transportation policy and the application of it. We would also wish to see every encouragement being given to the development of existing specialist employment sites such as the Innovation Park and some flexibility applied to planning policy in order to ensure that sites remain viable and are able to continue to help deliver strong economic growth for the Region.

### **Aberdeen Local Development Plan (2017)**

- 3.4 The Aberdeen Local Development Plan was adopted by Aberdeen City Council in January 2017. The plan continued to identify the land at the Innovation Park as a Specialist Employment Area - Policy B2 (See Appendix 2 LDP Extract). In such areas only Class 4 (Business) uses shall be permitted in order to maintain a high quality environment. Activities associated with research, design and development,



knowledge-driven industries and related education and training will be encouraged in these areas. It is also stated that facilities that directly support business uses may be permitted where they enhance the attraction and sustainability of the Specialist Employment Area for investment. Such facilities should be aimed primarily at meeting the needs of businesses and employees within the Specialist Employment Area. Part of the Innovation Park is also covered by the Green Space Network NE1 Policy where the Council will protect, promote and enhance the wildlife, access, recreation, ecosystem services and landscape value of the Green Space Network.

### **Planning History**

- 3.5 The original planning consent for the Innovation Park dates back to 1985 when planning consent (Reference 840390) was granted to the former Scottish Development Agency for the establishment of a Science and Research Park at Balgownie. The site at that time was also subject to a Design Brief approved by the Council in November 1985. The original consent and Design Brief set down the parameters for the initial development and layout of the Innovation Park and the high quality landscape environment in which the Park was set. A number of developments were then undertaken on the Innovation Park over the next 30 years including the conversion and refurbishment of the Category B listed Balgownie Lodge and the building of Crombie and Kettock Lodges and Davidson House. Since then the concept and management of the Innovation Park has changed. The Park now has new owners and there have been changes in the structure of the economy of the North East since then. The original planning objectives for the Innovation Park need to be re-visited and updated to ensure they remain relevant.

## **4. Innovation Park Development Bid**

- 4.1 The development bid for the Innovation Park is seeking to demonstrate the need for greater flexibility to be incorporated in LDP Policy B2 Specialist Employment Areas to allow for the range of appropriate uses permissible at the Innovation Park to be extended. This is to ensure that the Innovation Park continues to remain viable and relevant for the 21<sup>st</sup> Century and help continue to deliver economic growth for the City whilst adapting to changing economic circumstances. This however should not be at the expense of any lowering in the quality of the amenity of the Innovation Park and its generous landscape setting.
- 4.2 In terms of why consideration should be given to making changes to Policy B2 in respect of the Innovation Park the following should be taken into account:
  - The original concept for the Innovation Park was based on the former Scottish Development Agency's aims and objectives for the Scottish economy in 1985. Circumstances have now changed with the ownership and management of the Innovation Park now in private sector control and the focus of economic development bodies in the north east on seeking greater diversification of the economy away from dependence on the oil and gas sector.



- Development rates at the Innovation Park have been much slower compared to other industrial sites in the City and nearby Aberdeenshire towns Westhill and Portlethen. Some 7.2 hectares were developed at the Innovation Park between 1985 and 1997. From 1998 to 2009 only 3.5 hectares were developed and there has been no new development since then other than a change of use of some technology units on the Park to a nursery and a café. There are currently 5 undeveloped sites at the Park on Campus 1.
  - The majority of development undertaken at the Innovation Park has been carried out by the Public Sector, principally Scottish Enterprise, or with assistance from the public sector. This is a reflection of the tight user and occupier restrictions that apply to the Innovation Park which has provided and continues to provide an impediment to securing private sector funding and investment for development at the Park and attracting companies to locate on the Park.
  - The downturn in the local economy due to the continuing low oil price has had a detrimental impact on both demand for new floorspace and funding and the appetite for development especially for Class 4 office development for which there is a glut of space on the market at the present time.
  - It is worth noting that Scottish Planning Policy in the Supporting Business and Employment Section (Paragraph 103) states that “where existing business sites are underused, for example where there has been an increase in vacancy rates, reallocation to enable a wider range of viable business or alternative uses should be considered, taking careful account of the potential impacts on existing businesses on the site”.
- 4.3 In terms of appropriate alternative uses that would be permissible on the Innovation Park my client would wish for the following uses to be included in Policy B2:

**Class 1 Shops** – We consider that there might be scope for allowing some forms of specialist retailing on the park or as an ancillary use to the main use of what is on a particular site. This could reasonably be conditioned to control what type of retailing would be permissible.

**Class 2 Financial, Professional and Other Services** – We consider that the Innovation Park would be an appropriate site to locate a financial services company such as a bank or accountants. Such uses already fit into the category of meeting the needs of existing Park businesses and employees and there are examples of such uses already on industrial estates and business parks within the City. We also believe that a medical centre would be an appropriate use for the Park being well located to serve a major residential area both existing and proposed. There is an example of a medical centre being located within an industrial area at Westhill in Aberdeenshire.

**Class 3 Food and Drink** - A Class 3 café use was granted consent for change of use from technology units on the Innovation Park in 2013 (Reference 121453) as part of a joint application for a nursery and has been implemented and is in use. This was seen as acceptable in terms of Policy B2 as it was considered as being primarily serving the tenants on the Park. We consider that Class 3 Uses such as cafes and restaurants





should be seen as being acceptable on the Park, however we also consider that the policy restriction which states the use is primarily to serve businesses and employees on the Park is unnecessarily restrictive. It is surely in the interests of maintaining a successful business that companies setting up on the Park can also source custom from outwith the Park to be viable, competitive and provide a good service for all customers both on and outwith the Park. We consider that such a restriction is probably unenforceable anyway as it would be very difficult in terms of resources for the Planning Authority to police and maintain such a restriction. We also believe that any such condition imposed would not meet all of the six tests set down in the Circular 4/1998. Furthermore there was no condition attached to the consent referred to above seeking to control the patronage of the nursery and café.

**Class 8 Residential Institutions** – We believe that a residential care home/nursing home and a small hospital use could be considered acceptable on the Innovation Park. The high quality environment at the Park would be well suited for these uses which could also be considered to be specialist employment uses.

**Class 9 Houses** - We consider that there might be scope for allowing some limited form of residential use on the park on Campus One at the southern end of the site which backs onto residential use to the south. This could reasonably be conditioned to control what type of residential use would be appropriate for this location.

**Class 10 Non Residential Institutions** – Planning consent has already been granted for a nursery on the Innovation Park and is operational. We also consider that an education use would be appropriate and fit with the original ethos for the Park to support research and design. A church could also be considered appropriate in terms of serving the adjacent population.

**Class 11 Assembly and Leisure** – A class 11 use, a gymnastics centre, was being considered for a site on the Innovation Park a few years ago and this was seen as potentially acceptable in principle by development management officers at the Council. Whilst this particular proposal has not progressed, a Class 11 sports use would be appropriate in the parkland setting of the Innovation Park. No policy in the Local Development Plan currently caters for such uses by identifying where they might be acceptable. It is also worth noting that Class 11 uses, including an indoor karting use and sports halls have been granted on industrial estates and business parks in the City.

- 4.4 In terms of Class 5 General Industrial Use and Class 6 Storage and Distribution Use we consider that the Innovation Park is probably not an appropriate environment for such uses other than them being ancillary to the main use of a building on the Park.

## 5. Conclusions

- 5.1 Aberdeen City Council has formally invited development bids for consideration as part of the process of preparing the next Local Development Plan for Aberdeen. The development bid for the Innovation Park at Bridge of Don has been prepared to provide a robust justification for changes to be made to Policy B2 Specialist Employment Areas



in respect of the Innovation Park. We would wish the following changes to be considered to Policy B2:

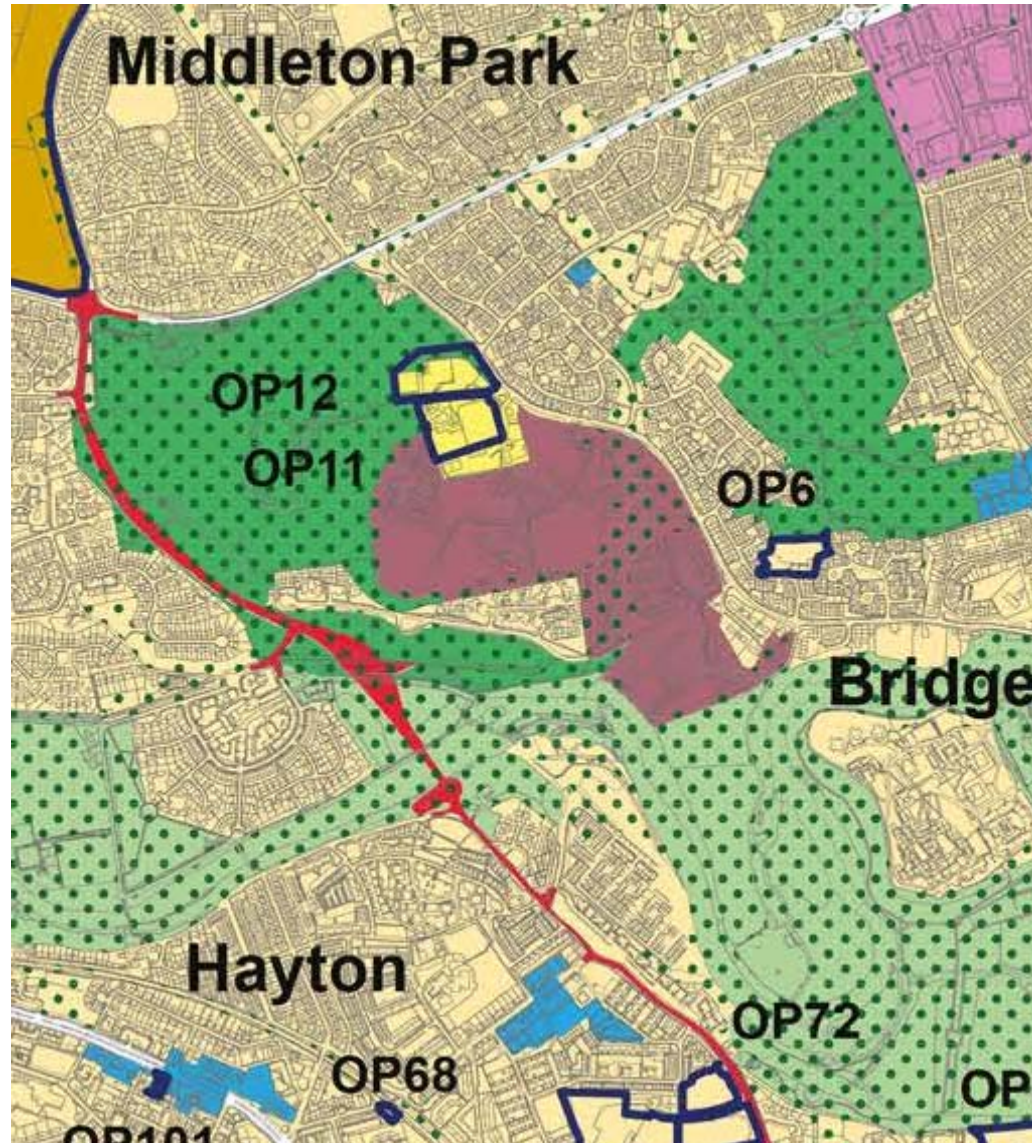
- Make reference in the policy to the list of employment uses permissible on the Innovation Park to be widened to include Class 2, 3, 8, 10 and 11 Uses with Class 1 Shops and Class 9 Houses being considered on their individual merits.
- It should also be made clear in the policy that the restriction requiring that supporting business uses should be aimed primarily at meeting the needs of businesses and employees within the area will not apply to the Innovation Park. Such a requirement is unenforceable and does not meet all of the six tests set down in the Circular 4/1998 in terms of reasonableness.
- The changes will provide clear guidance to developers, potential occupiers and to planning officers what is an acceptable and permissible use on the Innovation Park, in addition to providing greater flexibility. This will encourage and stimulate investment and help speed up decision making.

# Appendix 1 – Site Location Plan

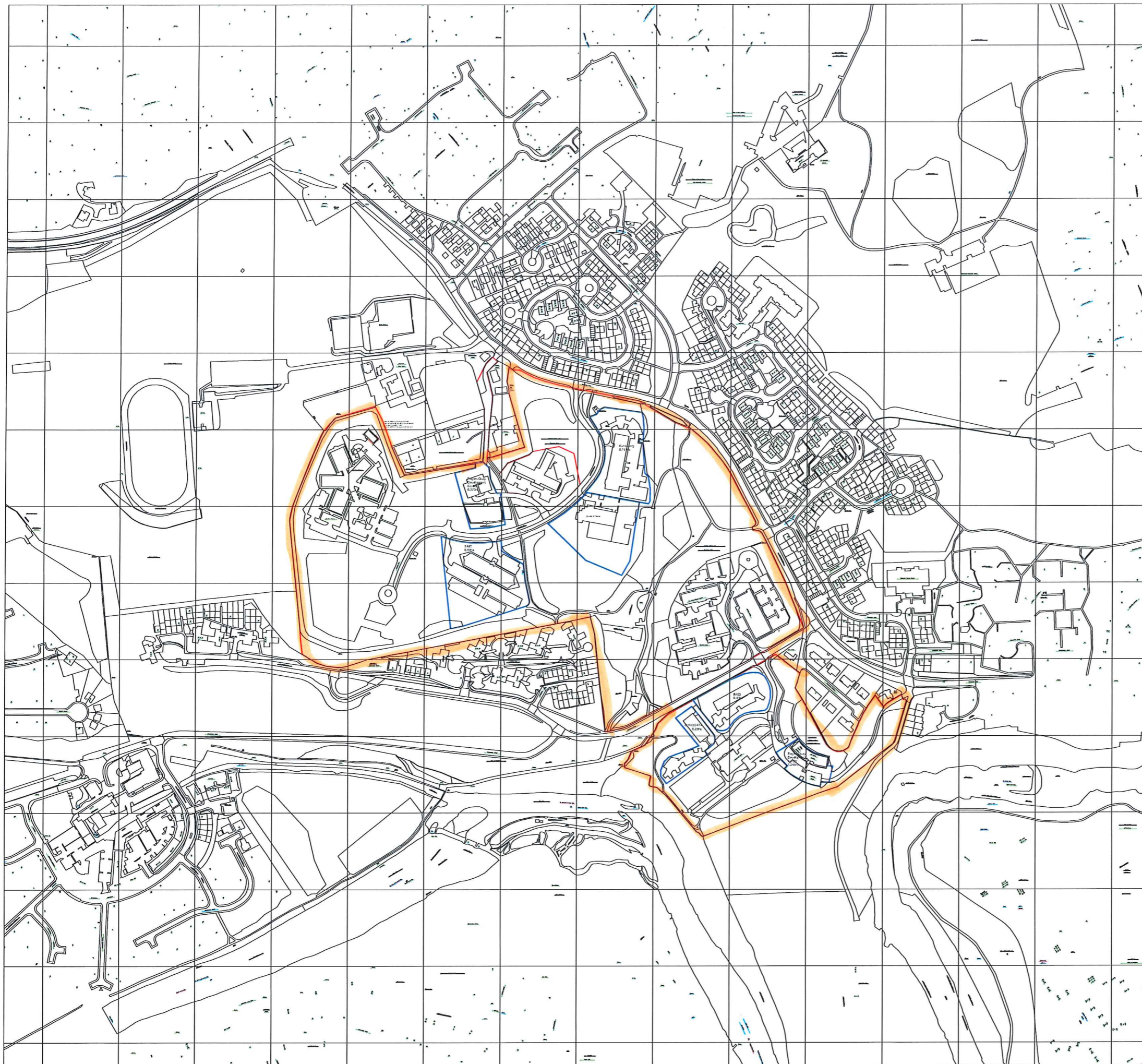





Appendix 2 – Adopted Aberdeen LDP – Bridge of Don Extract








 Innovation Park Boundary

 Ownership Boundary = 22.71ha

 Long Lease/Lease/Grassum

Property at Aberdeen Science & Technology Park,

Boundary Plan

Scale: 1:5000

Original Page Size A3

Date: May 2010

Drawn by: J.P.

Drg. No. 403/SEG/2010/001.00/R/OY

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