

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 Energy Park
5.2	Site Address	Claymore Drive Bridge of Don Aberdeen AB23 8GX
5.3	Postcode	
5.4	Have you any information for the site on the internet? If so please provide the web address:	Yes Details: http://aberdeenenergypark.com/
5.5	Is the site currently being marketed?	Yes Details: Development sites and vacant buildings on the Energy 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 95200 11173
5.8	What is the current use of the site?	Specialist Employment Area for Class 4 Business Uses and Business and Industrial Land
5.9	Has there been any previous development on the site? If yes please provide details	Yes Details: Some 12.2 hectares of land has been developed at the Energy Park since 1990.

6. Legal and Planning History			
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 and Business and Industrial Land B1.	
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 Section 42 Variation to the site in 2016.	
6.6	Has the site been subject of previous Planning Applications? (Please provide a planning reference)	Yes Details: Original Planning Consent Reference 881895. 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)	Yes Details: Representations were made to the 2017 LDP to get the policy zoning of the Energy Park changed.	
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	

7.	Your Proposal (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: Not Applicable	
7.3	Site Area (hectares)	30.1 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 zoning of the Phase 1 existing part of the Energy Park to be changed to Policy B1 Business and Industrial Land. The proposal is also seeking for the range of uses permitted at the Energy Park to be increased to include Class 2, 3, 7, 10 and 11 Uses with Class 1 Shops being considered on its individual merits. The policy should also 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 Energy Park
7.18	Approx. floor area	Not Known

8.	Engagement and Delivery	
8.1	Has the local community been given the opportunity to influence/partake in the development proposal?	<p>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.</p> <p>No Details: Consultation will be undertaken as part of the LDP Review process.</p>
8.2	Will the proposed development be phased?	No Details: Not Applicable
8.3	Expected development start post adoption of the plan in 2022	Not Applicable
8.4	Expected development completion	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

9.	Sustainable Development and Design		
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 www.aberdeencity.gov.uk . Please provide the following information:		
	Orientation		
9.2	Exposure:- (does the site currently have)	Little shelter from northerly winds	
		Some shelter from northerly winds	Yes
		Good shelter from northerly winds	
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 http://map.sepa.org.uk/floodmap/map.htm)	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 waste water capacity for the proposed development? http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search)?	Yes Details:	
9.10	Is there water capacity for the proposed development?	Yes Details:	

	http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search)?		
	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? http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soils-and-development/cpp/	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 https://www.aberdeencity.gov.uk/services/environment/core-paths-plan)	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:	
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: Not Applicable	
	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 Energy Park to a very high standard.	
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	

10.	Education	
10.1	Have discussions been had with the Council's Education Department?	No Details: Not Applicable
10.2	Is there currently education capacity for the proposed development? https://www.aberdeencity.gov.uk/services/education-and-childcare/schools-and-education/schools-pupil-roll-forecasts	Not Applicable

11.	Community benefits	
	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 open space at the Energy Park is available for public use.

12.	Masterplan Development Framework	
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

13.	Additional attachments		
	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	

14.	Development Viability		
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 Energy Park, Bridge of Don,
Aberdeen

Prepared on behalf of Buccmoor LP

May 2018

Contact details

Knight Frank LLP, 4 Albert Street, Aberdeen, AB25 1XQ
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KF ref: 1018243



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Appendix 3 – Energetica Strategy



1. Introduction

- 1.1 Knight Frank on behalf of our client Buccmoor LP are submitting this development bid for land at Aberdeen Energy Park, Bridge of Don, Aberdeen as an expression of interest for the policy zoning of the original First Phase of the Energy Park to be changed from Policy B2 Specialist Employment Areas to Policy B1 Business and Industrial Land so that there is consistency in the application of policy with the Energy Park Extension Area (LDP Opportunity Site OP3) which is zoned as Policy B1 Business and Industrial Land. We would also wish to see some additional flexibility considered in terms of the range of acceptable uses that would be permitted on the Energy Park in the Aberdeen Local Development Plan 2022. In this respect we would be looking for specific mention to be made in the B1 Business and Industrial Land 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 Energy Park should be identified as all lying within a Policy B1 area and for a wider range of permissible uses to be considered appropriate for the land in the new Local Development Plan. There are still a number of undeveloped sites remaining on Phase 1 of the Energy Park and all of the Energy Park extension area remains undeveloped. Despite a welcome relaxation on user restrictions at the Park by the Planning Authority it is still proving hard to find occupiers in the current market. The site has been marketed extensively for 25 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 Energy Park is located off Ellon Road in Bridge of Don a major residential suburb of the City and employment centre. The Energy Park is located north of the River Don and has good communications to the rest of the City with direct access to the A90 Trunk Road, the City Centre and 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 brownfield and greenfield site allocated as Business and Industrial Land and a Specialist Employment Area in the LDP. The developable area of the Energy Park measures some 30.1 hectares of which 12.2 hectares (41%) have been developed. The majority of the undeveloped land (16.4 hectares) is located on the Energy Park extension area. The Energy 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 partly Business and Industrial Land (Policy B1) and partly 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 employment sites such as the Energy 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 Phase 1 of the Energy Park as a Specialist Employment Area - Policy B2. The Energy Park Extension Area however was changed from the allocation in the 2012 LDP from a specialist employment area to a Business and Industrial Land – Policy B1 zoning. (See Appendix 2 LDP Extract). This change in the allocation sought to reflect the planning consent for Class 4, 5 and 6 uses all being permissible at the Energy Park Extension Area (reference P160107) granted in 2016. Policy B2 was also altered in respect of the Energy Park to allow a mix of Class 4 (Business), Class 5 (General Industrial) and Class 6 (Storage and Distribution) uses if it can be shown that the respective uses can co-exist without eroding the amenity of the park. Previously the policy only allowed a mix of Class 4 and Class 5 uses for the Energy Park. It is also stated in both the B1 and B2 policies that facilities that directly support business uses may be permitted where they enhance the attraction and sustainability of the city's business and industrial land and of the Specialist Employment Area for investment. Such facilities should be aimed primarily at meeting the needs of businesses and employees within the B1 and B2 areas.

Energetica

3.5 Energetica is the 25-year programme built around the Aberdeen City and Shire Economic Future (ACSEF) vision for Aberdeen City and Shire. The Energetica Energy corridor runs along the coastal area from the north of Aberdeen to Peterhead (See Appendix 3: Energetica Strategy). Energetica aims to deliver four strategic objectives:

- To consolidate and grow the region's position as one of the world's major energy centres at the energy capital of Europe;
- To attract new high value investment and people to the region;
- To grow the international trade of indigenous business; and
- To create a location that seeks to maximise both quality of design/development and quality of life.

ACSEF has been replaced by Opportunity North East (ONE) and the new private sector led agency working with Scottish Enterprise and Aberdeen and Aberdeenshire Councils and through the City Region Deal will focus on the diversification of the economy of the North East, focussing on oil and gas, tourism, food and drink and life sciences to create a sustainable economic future for the area. Energetica will be a key component of this and whilst the Energy Park is well placed to take advantage of any economic spin off from Energetica, to date the impact has been disappointing.

Planning History

3.6 The original planning consent for the Energy Park dates back to the mid 1989 when planning consent (reference 881895) was granted to the former Scottish Development Agency for the establishment of an Offshore Technology Park beside the AECC. The



original consent set down the parameters for the initial development and layout of the Energy Park and the high quality landscape environment in which the Park was set. A number of developments were then undertaken on the Park over the next 25 years including the construction of the Innovation and Enterprise Centres, the Hub a test oil drilling rig and other research and development facilities and offices. An extension to the Park was granted consent in 2007 and this was not implemented. An updated consent for the extension area was subsequently granted in 2014. Since then the concept and management of the Energy Park, like that 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 Energy Park need further updating to ensure they remain relevant.

4. Energy Park Development Bid

- 4.1 The development bid for the Energy Park is seeking to have the policy zoning for Phase 1 of the Park changed to Policy B1 Business and Industrial Land so that there is consistency in the application of policy with the Energy Park Extension Area (LDP Opportunity Site OP3) which is zoned as Policy B1 Business and Industrial Land. We would also like to see greater flexibility being incorporated in Policy B1 in respect of the Energy Park to allow for the range of appropriate uses permissible at the Energy Park to be extended. This is to ensure that the Energy Park continues to remain viable and relevant for the 21st 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 Energy Park and its generous landscape setting.
- 4.2 In terms of why consideration should be given to applying the B1 Policy to all of the Energy Park (Phase 1 Existing and the Extension Area) and why greater flexibility on permissible uses should be included in the policy for the Energy Park the following should be taken into account:
- The original concept for the Energy Park was based on the former Scottish Development Agency's aims and objectives for the Scottish economy in 1985. At that time the Park's focus was the oil and gas industry, thus the previous Park's title the "Offshore Technology Park". Circumstances have changed with the ownership and management of the Energy 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.
 - Following the granting of a Section 42 Variation to Condition 9 and removal of Condition 10 of Planning Permission in Principle P131483 to allow Class 6 (Storage or Distribution) Use in addition to Class 4 (Business) and Class 5 (General Industrial) Uses in 2016 at the Energy Park Extension Area, the policy designation applicable to this part of the Park was changed in the 2017 LDP from Policy B2 to Policy B1. This was consistent with the uses permitted in terms of the planning consent. Whilst Policy B2 was also changed in the 2017 LDP to allow Class 6 uses on the Energy Park Phase 1 Area, it would be more logical and



consistent in planning policy terms if the same policy designation B1 applied across the whole Energy Park area (Phase 1 Area and Extended Area). There is effectively no difference between the two areas, both of which are high amenity employment areas where research and design (R&D) will continue to be encouraged and welcomed by Buccmoor, the Park's owners.

- Whilst development rates at the Energy Park have been quicker than at the Innovation Park, due to less restrictive user restrictions, they have been slower compared to other industrial sites in the City and nearby Aberdeenshire towns of Westhill and Portlethen. Some 12.2 hectares were developed at the Energy Park between 1990 and 2013. There has been no new development since then. There are currently 3 undeveloped sites at the Park on Phase 1 (including a road site on Ellon Road) and a start has yet to be made on the Park Extension Area.
 - A high proportion of the development undertaken at the Energy Park has been carried out by the Public Sector, principally Scottish Enterprise, or with assistance from the public sector. This in the past has been a reflection of the tighter user and occupier restrictions that apply to the Energy Park compared to industrial estates and business parks. The restrictions provided an impediment to securing private sector funding and investment for development at the Park and attracting companies to locate on the Park. With the more recent and welcome easing of the restrictions it has still proved difficult to attract companies to the Park due to the economic downturn.
 - 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 uses that would be permissible on the Energy Park in addition to Class 4, 5 and 6 uses my client would wish for the following uses to be covered in Policy B1 in respect of the Energy Park:

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 Energy 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.

Class 3 Food and Drink and Hot Food Take-Away Uses – A Class 3 café use was granted consent for change of use from technology units on the Innovation Park. Starbucks have been granted consent on Wellington Park Estate and Prime Four Business Park and more recently a Costa was granted consent on West Tullos Industrial Estate. There are also examples of a Burger King on Wellington Park Estate and a McDonalds on Bridge of Don Industrial Estate. Given these examples and the wording of Policy B1 we consider that Class 3 Uses such as cafes and hot food take-away uses 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 it is not believed that there was any conditions attached to the consents referred to above seeking to control the patronage of those visiting the above outlets.

Class 7 Hotels and Hostels - There are several precedents in Aberdeen for hotel uses being granted on land allocated for industrial/business park use. We believe a hotel would be an appropriate use for the Energy Park.

Class 10 Non Residential Institutions – Planning consent has already been granted for a nursery on the Energy Park and this 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.

Class 11 Assembly and Leisure – A class 11 use, an indoor sports centre and outdoor football pitch, were approved previously as a facility for staff at Silverburn House. We believe that Class 11 sports uses would be appropriate at the Energy Park for staff and external use. 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 centre and sports halls have been granted on industrial estates and business parks in the City.

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 Energy Park at Bridge of Don has been prepared to provide a robust justification for changes to be made to include all of the Energy Park as a Policy B1 Business and Industrial Land Area and for greater flexibility to be included in the



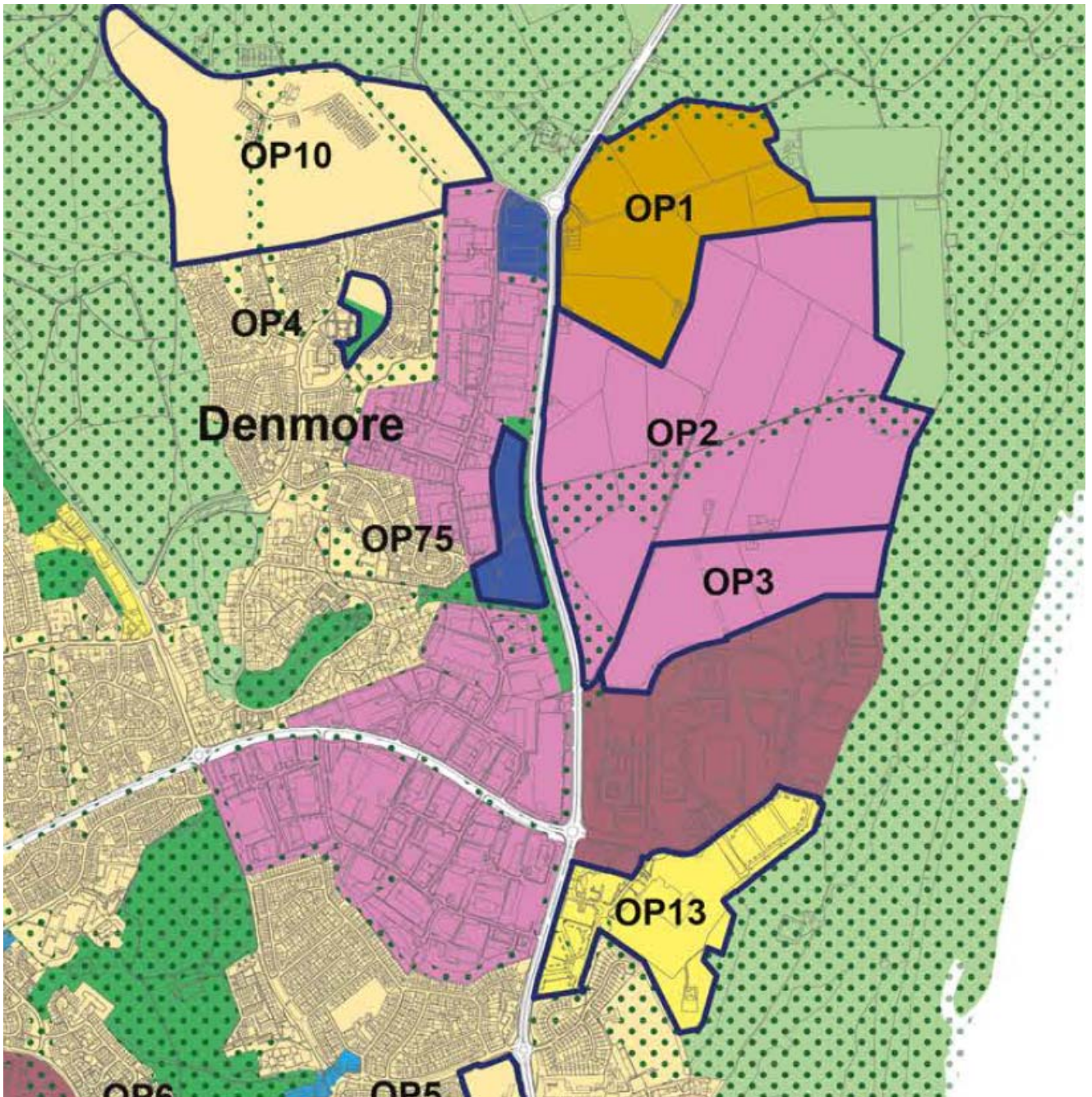
policy in respect of the Energy Park. We would wish the following changes to be considered to Policy B1:

- Make reference in the policy to the list of employment uses permissible on the Energy Park to be widened to include Class 2, 3, 7, 10 and 11 Uses with Class 1 Shops being considered on its individual merits.
- It should also be made clear in the policy that for the Energy Park there is no requirement that supporting business uses should be aimed primarily at meeting the needs of businesses and employees within the 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 Energy Park, in addition to providing greater flexibility. This will encourage and stimulate investment and help speed up decision making.

Appendix 1 – Site Location Plan

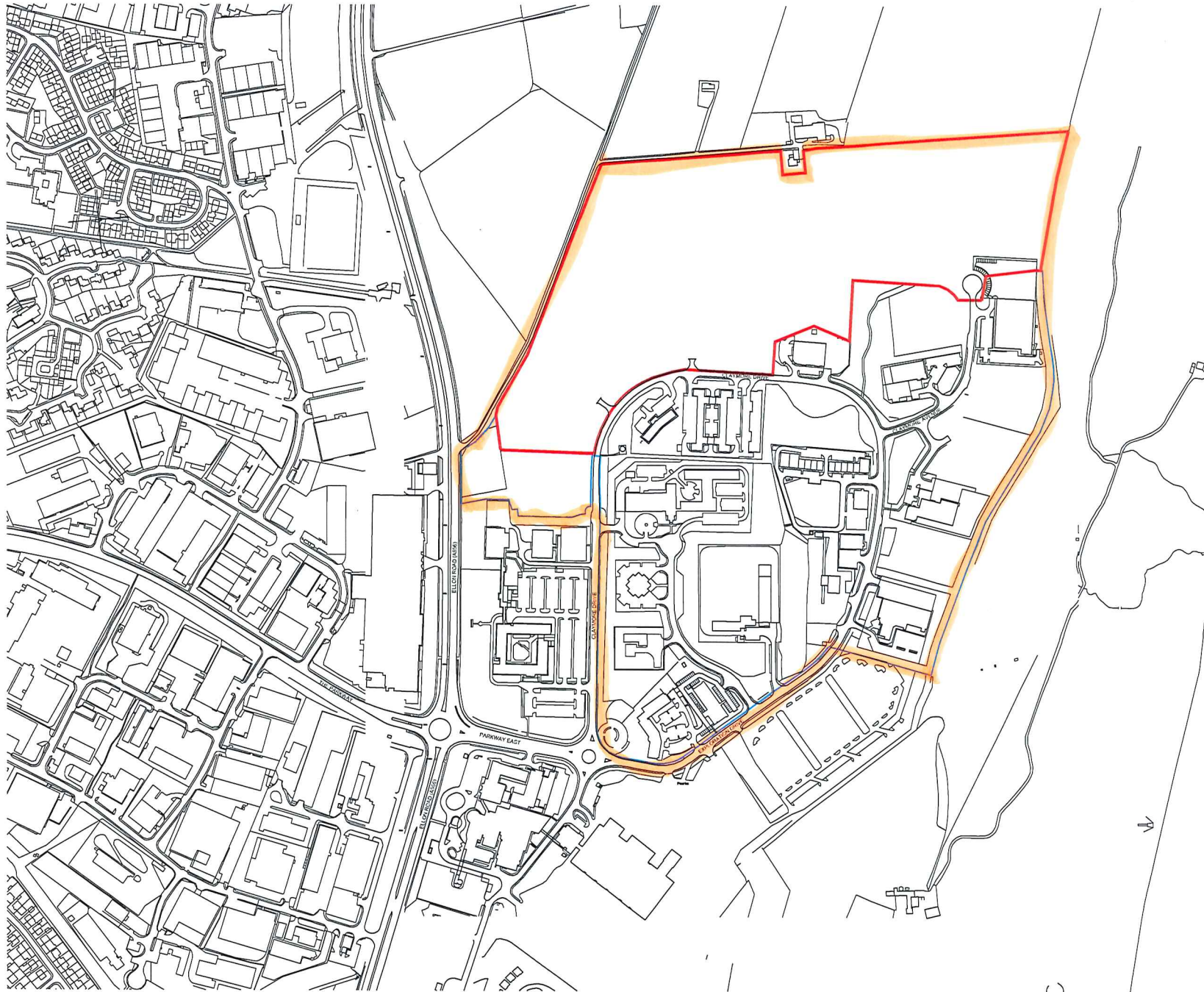


Appendix 2 – Adopted Aberdeen LDP – Bridge of Don Extract



Appendix 3 – Energetica Strategy





*Energy Park
Boundary*

- PLANNING BOUNDARY
- ASP LP PARK OWNERSHIP BOUNDARY



LOCATION PLAN

PROJECT	ABERDEEN ENERGY PARK EXPANSION PLANS	DATE	E1282	PLAN NO.	(PL)001	REVISION	C
CLIENT	ABERDEEN SCIENCE PARKS LP	DISCIPLINE	PLANNING	DESIGNER	1.25.00@A1	DATE	11.02.16
							CM