

5. Site Details		
5.1	<p>What name would you like the site to be known by?</p> <p>(Please note if the site is currently included within the ALDP2017 please use the OP site number)</p>	Gateway Site, OP19 Rowett North
5.2	Site Address	Land at Gateway, Rowett North, Aberdeen
5.3	Postcode	AB21 9TX
5.4	<p>Have you any information for the site on the internet? If so please provide the web address:</p>	<p><b>Yes / No</b></p> <p>Details: <a href="http://www.aeccevolves.co.uk/bucksburn-masterplan.html">www.aeccevolves.co.uk/bucksburn-masterplan.html</a></p>
5.5	Is the site currently being marketed?	<p><b>Yes / No</b></p> <p>Details: The site is currently under construction, with initial development phase incorporating the new AECC, associated hotel and Energy Centre due for completion in 2019. Construction of the Gateway site is likely to commence 2020, with appropriate marketing undertaken thereafter.</p>
5.6	<p>Site Location Map (Please include an OS Map with the Boundary of the site clearly marked)</p>	<p>Details:</p> <p>Please refer to attached OS MAP</p>
5.7	Please provide the National Grid reference of the site.	NJ881107
5.8	What is the current use of the site?	Disused agricultural land designated for Specialist Employment associated with Rowett North OP19 LDP allocation
5.9	Has there been any previous development on the site? If yes please provide details	<p><b>Yes / No</b></p> <p>Details: The majority of the site remains undeveloped agricultural land with land to the south east having formerly been occupied by the Former Rowett Research Institute, which extended to approximately 25,000m<sup>2</sup> of research, academic and agricultural buildings</p>

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	✓
		Part owner	
		Option to purchase	
		No legal interest	
6.2	Is the site under option to a developer?	<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No Details: Site is contracted to Henry Boot Developments	
6.3	Is the proposed site included in the ALDP2017?	<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No Details: The land is currently allocated OP19 Rowett North, comprising 63.9ha of land reserved as a Specialist Employment Area for redevelopment of AECC and complimentary employment uses	
6.4	Is the proposed site included in the Aberdeen City Centre Masterplan?	<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No Details: Site is outwith the City Centre	
6.5	Has the site been subject of previous discussions with the Council or any agent there of?	<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No Details: The site has been subject to extensive discussions	
6.6	Has the site been subject of previous Planning Applications? (Please provide a planning reference)	<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No Details: Site have been subject to a number of planning applications. Please refer to attached paper apart	
6.7	Has the site been subject of a previous Bid to a previous LDP? (Please provide the bid reference number)	<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No Details: Rowett North has been subject to previous LDP bids, Please refer to attached paper apart.	
6.8	Are there any legal restrictions on the title deeds such as rights of way, way leaves etc.	<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No Details:	
6.9	Are there any other legal factors that might prevent or restrict development? (e.g. ransom strips / issues with accessing the site etc.)	<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No Details:	

<b>7.</b>	<b>Your Proposal</b> (Please provide as much detail as possible on your site proposal)		
7.1	Proposed Use	Housing	
		Employment	
		Mixed Use	
		Retail	✓
		Other (Please Specify)	
7.2	Do you have a specific occupier in mind for the site?	Yes / No	
		Details:	The site would offer the opportunity to attract a supermarket or bulky goods retail operator.
7.3	Site Area (hectares)	ha	9.8ha
	Housing		
7.4	Approx. no of units.	N/A	
7.5	Proposed Mix and Number (Number of Flats / Terraced / Semi-detached / detached etc.)	N/A	
7.6	Affordable Housing Percentage	%	N/A
7.7	Affordable Housing Partner (Details of any partner organisation, Registered Social Landlord etc.)	Yes / No	
		Details:	N/A
7.8	Tenure (Details of tenure type, Private Rental Sector / private sale / Housing for the elderly etc.)	N/A	
	Employment		
		Exact floorspace will be determined by future occupier demands. See attached Paper Apart.	
7.9	Business and Office	m <sup>2</sup>	
7.10	General Industrial	m <sup>2</sup>	
7.11	Storage and distribution	m <sup>2</sup>	
7.12	Other Please specify	m <sup>2</sup>	
	Mixed Use (Please provide as much detail as possible on each use class)		
7.13	Housing	No of units and type:- N/A	
7.14	Employment	m <sup>2</sup>	
7.15	Retail	m <sup>2</sup> The exact floorspace will be driven by occupier demand	
	Retail		
7.16	Approx. floor area	m <sup>2</sup> The exact floorspace will be driven by occupier demand	

	Other (Please Specify examples could include retailing, tourism, renewable energy, sports, leisure and recreation, institutions and education.)	
7.17	Details of proposal	N/A
7.18	Approx. floor area	m <sup>2</sup> N/A

<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?	<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><b>Yes / No</b>  Details:  The wider OP19 allocation and associated Masterplan and Planning Applications have been subject to extensive public consultation. Should a retail designation be accepted within the Gateway site at Rowett North, my client would be committed to further consultation with the surrounding community.</p>
8.2	Will the proposed development be phased?	<p><b>Yes / No</b>  Details:  The Employment land associated with the Gateway site is programmed to come forward post completion of the AECC (2019). Any retail use would therefore tie in with an associated allocation within the 2022 LDP.</p>
8.3	Expected development <b>start</b> post adoption of the plan in 2022	Year <b>0-5, 6-10, 10+</b>
8.4	Expected development <b>completion</b>	Year <b>0-5, 6-10, 10+</b>
8.5	Is finance in place and if so what form? (Secured Loan, Grant Funding etc.)	<p><b>Yes / No</b>  Details: See attached paper Apart</p>
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.)	<p><b>Yes / No</b>  Details:</p>

<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	✓
9.3	Aspect:- (is the site mainly)	North facing	
		East or west facing	
		South, south west or south east facing	✓
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	✓
	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	
9.6	Has a flooding strategy been developed for the site?	Yes / No Details: There is no flood risk associated with the site	
9.7	Have discussions been had with the Council's flooding team?	Yes / No Details: Consultation undertaken with ACC Flood and SEPA during PPIP ref:150826 and were content subject to appropriate conditions	
9.8	Have discussion been had with Scottish Water?	Yes / No Details: Discussions with Scottish Water have been undertaken as part of the wider development of Rowett North	
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 / No Details: Waste water would feed into the existing public system, which has capacity to cope with the wider OP19 allocation. The proposed modification to allow for retail use would create no additional pressures.	
9.10	Is there <b>water</b> capacity for the proposed development?	Yes / No Details: Connection to public water supply is available	

	<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?	Yes / No Details:			
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>	Yes / No Details:			
9.20	Is the development site within the airport safety exclusion zone?	Yes / No Details:	See attached Paper Apart		
9.21	Is the development site within the airport 57dB LAeq noise contours?	Yes / No Details:			
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:	There would be no significant conflicts, please refer to Paper Apart		
Transport and Accessibility					
9.24	Has contact been made with the Council's transport team?	Yes / No Details:	Contact with the Council's transport team would be made subject to the inclusion of a retail allocation within the next LDP and prior to any formal planning application being pursued.		
9.25	Is access required onto a Trunk road and if so has contact been made with Transport Scotland?	Yes / No Details:	Contact would be made with Transport Scotland subject to inclusion of retail allocation within next LDP and prior to any formal planning application being pursued.		
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?	<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No Details: High speed internet connections available at the site	
9.32	Does the development include a Heat Network/District Heating Scheme?	<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No Details: N/A	
9.33	How is the development proposing to satisfy the Councils Low and Zero Carbon Policy?	Details: Please refer to attached Paper Apart	
9.34	Are there any further physical or service infrastructure issues affecting the site?	<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> 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)	<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No Details: Please see attached Paper Apart	
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	
		Please justify your response: Please refer to attached Paper Apart	



<b>10.</b>	<b>Education</b>	
10.1	Have discussions been had with the Council's Education Department?	Yes / No Details: N/A. This is an employment proposal and will not generate any education requirements.
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>	Yes / No Details: N/A. This is an employment proposal and will not generate any education requirements

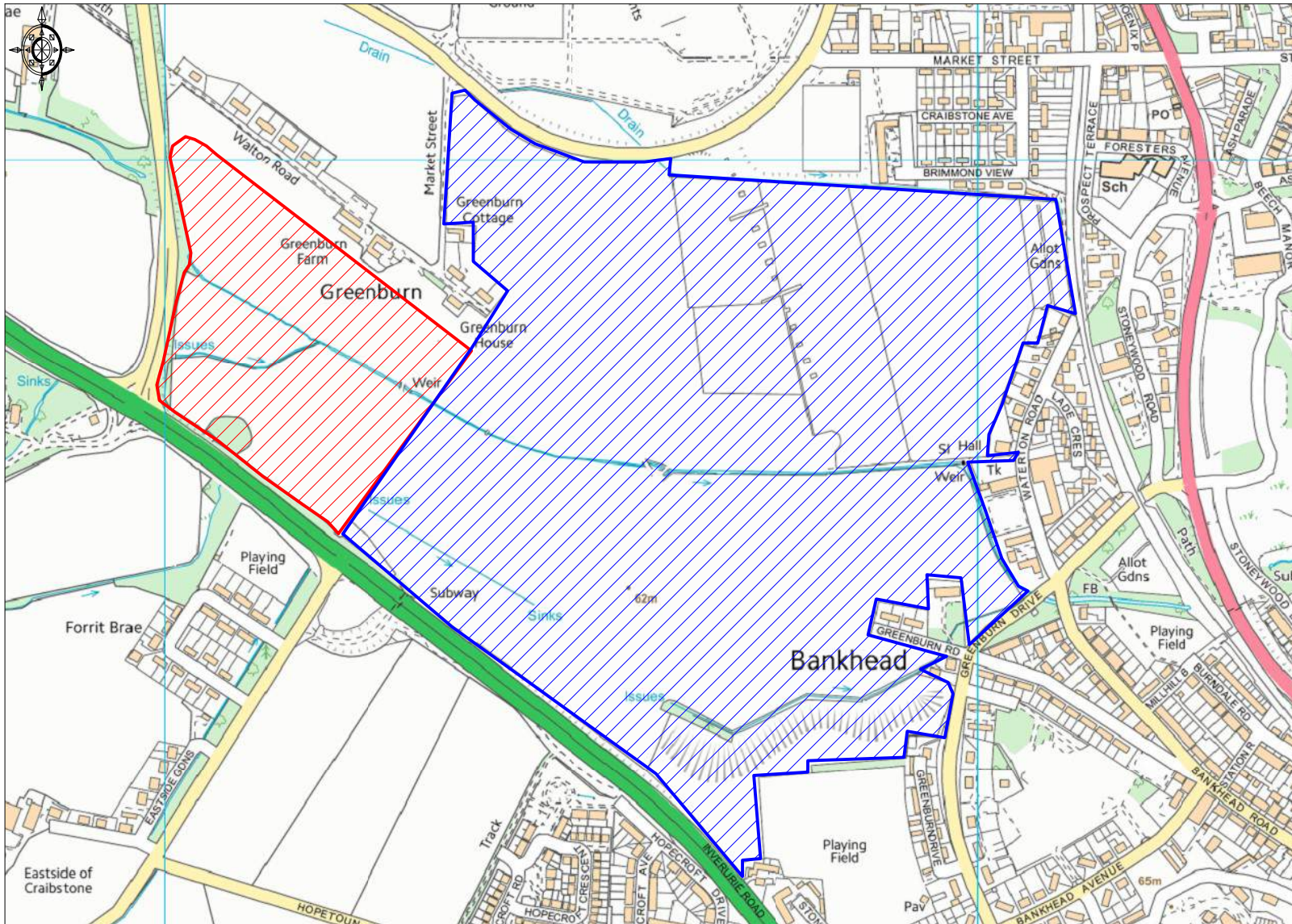
<b>11.</b>	<b>Community benefits</b>	
	Community benefits can include new community facilities (such as local shops, health, education, leisure and community facilities), affordable housing, green transport links and open spaces. Include elements which you anticipate may be required as developer contributions 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?	<input checked="" type="checkbox"/> Yes / No Details: Expands the range and choice of employment opportunities and retail provision to bolster the new AECC development, broadening the range and choice of retail provision to the west of the city in the surrounding area in response to the Aberdeen and Aberdeenshire Retail Study 2013.

<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.	<input checked="" type="checkbox"/> Yes / No Details:  A detailed Masterplan has been prepared for the wider OP19 Rowett North allocation, which includes the Gateway site for commercial use, capable of accommodating Class 4 office and Class 11 Leisure

<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)		✓

<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:  Please refer to attached Paper Apart	



Ordnance Survey © Crown Copyright 2018. All rights reserved. Licence number 100022432. Plotted Scale - 1:7500

**ABERDEEN LOCAL DEVELOPMENT PLAN REVIEW  
PRE-MAIN ISSUES REPORT 2018: DEVELOPMENT BID**

**PAPER APART: LAND AT GATEWAY, ROWETT NORTH, ABERDEEN**

**Introduction**

This development bid is submitted on behalf of The University of Aberdeen for their land interests at Rowett North, which lies to the North West of the Aberdeen, between Bucksburn and Dyce. The site was previously home to the Rowett Research Institute, however as part of their relocation to the Foresterhill Campus, the site became surplus to requirements. The site has since been promoted for employment use subsequently identified as part of a major expansion area along the Dyce/Bucksburn A96 corridor in close proximity to Aberdeen Airport with significant housing and employment land allocations identified as part of a major release of Greenfield land within the Aberdeen Local Development Plan (LDP).

Rowett North is currently allocated as 'OP19' which comprises 34.5 hectares of employment land and identified as the home of the new Aberdeen Exhibition and Conference Centre (AECC). The site is owned by The University of Aberdeen, who have worked very closely with Henry Boot Developments to secure a contract with them to deliver the AECC. Significant progress has been made since their appointment, with construction work well underway on site and the strategically positioned, world class facility is due to open in 2019.

Since securing an allocation in the 2012 LDP, significant background preparation work has been undertaken to progress the site to its current position, which has involved the preparation of a detailed Masterplan and public and stakeholder engagement in 2014. The Masterplan identifies the key design framework for the delivery of the new AECC building, 2 new hotels, business space, access/ car parking arrangements and substantial degree of public open space. Planning Permission was also granted for the demolition of the existing buildings on site and the erection of the AECC, hotel, energy centre and associated works in March 2016, allowing construction works to commence thereafter.

In recognition of the progress being made and the requirements to deliver the balance of employment land at Rowett South post completion of the new AECC, the University is keen to secure additional flexibility in the range of employment uses which are identified for the site. The AECC will serve as a considerable new attraction for Aberdeen, therefore every effort should be made to bolster this new venue with an appropriate range of complimentary uses, ensuring that the site remains a vibrant and viable addition to the surrounding area, catering for both daytime and evening activity. Furthermore, Rowett North enjoys a key strategic gateway location to Aberdeen, offering direct access from the A96 Strategic Growth Corridor and is in close proximity to Aberdeen Airport. This Bid therefore seeks a relaxation in the existing Specialist Employment Land allocation, to allow for a broader employment allocation to accommodate retail use on site.



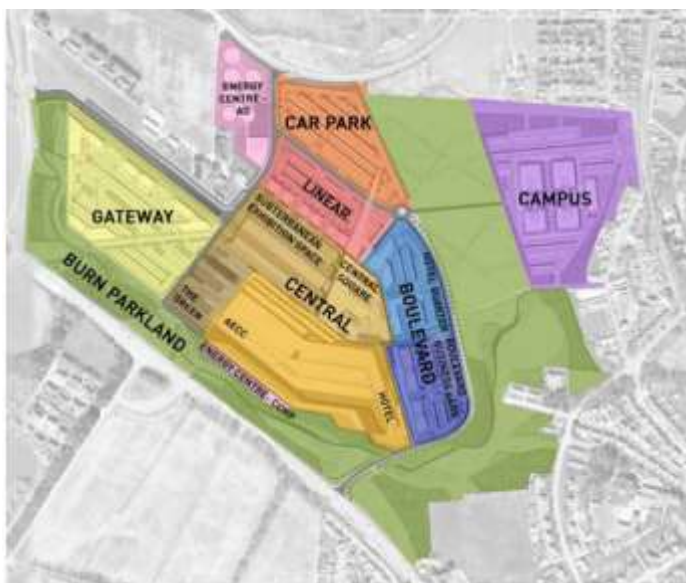
## Site Plan

Please refer to the attached OS Plan submitted along with this Development Bid which identifies the site within the context of the surrounding area. Figure 1 provides an extract from the approved Rowett North Masterplan, highlighting the site within the context of the mix of uses proposed for the site.



**Figure 1: Rowett North Masterplan Extract with bid site identified in red.**

The proposed bid seeks a retail allocation within the 'Gateway' Character Area which is currently identified for Class 4 business and ancillary uses as part of the LDP Specialist Employment allocation. Figure 2 below identifies the Gateway Area within the wider Rowett North Masterplan Area.



**Figure 2: Masterplan Character Areas  
'Gateway' located to South West**

## **Q6. Legal and Planning History**

As highlighted above, aware that the Rowett Research Institute was relocating and the land would become surplus to University requirements, the site was promoted through the 2012 LDP process for business use. Accordingly, the site was identified within the previously adopted 2012 LDP under Land Release Policy as suitable for employment use and designated as Opportunity Site OP28.

Following adoption of the 2012 LDP, The relocation of the AECC was identified as a key project as part of the Council's wider Strategic Infrastructure Plan (SIP) programme to relocate the new AECC from the current Bridge of Don site at Ellon Road. During the preparation of the extant 2017 LDP, the Proposed Aberdeen Local Development Plan was published in March 2015 and the Rowett North site was zoned for specialist employment use. It was also specifically identified as an opportunity site for the relocation of the AECC and this allocation has been included within the extant LDP as Opportunity Site OP19.

The University of Aberdeen submitted representations to the Main issues Report stage of preparation of the current LDP, detailing their support for the proposed relocation of the AECC to Rowett North. The Reps also requested that the allocation include scope for ancillary uses and specifically retail development, in particular a potential supermarket. In response to the MIR consultation, ACC stated at that time that *"It is not thought appropriate to identify part of Rowett North for retail development (i.e. supermarket). A supermarket has been identified for the Newhills Expansion Area as part of a town centre as it will support the new residential development. Retail at the Rowett North site will be severed from the residential area to the south"*.

Running in parallel to this, was the preparation of a masterplan for the Rowett North site. The masterplan was approved by the Housing and Infrastructure Committee at its meeting on 27<sup>th</sup> October 2015. It aims to establish design-led planning guidance to inform a business and leisure led mixed-use development with the new AECC building as the centrepiece of the site. The masterplan included the demolition of all buildings on site, including Strathcona House.

A proposal of application notice (P140606) associated to the new AECC development was submitted in April 2014. Subsequent public consultation was undertaken between April 2014 and April 2015.

A number of related Planning Applications have also been pursued for the site:

**Ref: 150826** – *Planning Permission in Principle for Demolition of existing buildings, erection of exhibition and conference centre including subterranean space, energy centre, hotels, offices, leisure, cafe/restaurants and associated access, landscaping, engineering works (including burn diversion) and car parking (including temporary car parking)* **Granted Feb 2017**

**Ref: 151390** – *Detailed Planning Permission for Demolition of existing buildings, erection of exhibition and conference centre including subterranean and public space, energy centre, hotel and associated access, landscaping, engineering works (including burn diversion/formation and ground works/platforming) and car parking (including temporary car parking)* **Granted March 2016**

**Ref: 161790/MSC** - *Approval of matters specified in conditions 3 (Drainage), 5 (Contaminated Land), 6 (Site Levels), 7 (Archaeology), 9 (Otter Protection), 15 (Radar Safeguarding), 17 (Layout and Design), 18+19 (Noise), 20 (Low and Zero Carbon Buildings) and 21 (Landscaping) of P150826 in relation to the erection of 150 bed hotel and associated car parking and landscape works.* **Granted Oct 2017**

**Ref: 171270/MSC** - *Approval of matters specified in Conditions 5 (Waste water), 11 (CEMP), 12 (SWMP), 13 (Dust MP), 14 (Bird MP), 16 (Green Travel Plan) & 24 (External Lighting) of P150826 in*

*relation to the erection of 150 bed hotel & associated car parking & landscape works. **Granted Feb 2018***

### **Q7. Proposal**

The Bid is submitted for land associated with existing LDP allocation OP19 Rowett North. The Bid seeks a relaxation of the current Specialist Employment Use designation to allow for new retail use to be accommodated within the 'Gateway' area located to the west of the Masterplan area.

The Aberdeen and Aberdeenshire Retail Study 2013 identified a number of retail deficiencies that require to be addressed. To the west of the City, the Newhills Expansion Area has been identified as deficient in retail provision and the proposal to create a new town centre comprising of supermarket, general comparison, local shops and retail services. Whilst Newhills expansion area has made provision for a neighbourhood centre lying within the Rowett South land which is owned by the University, it may not have the required profile to attract a supermarket operator.

Accordingly, some of the balance of employment land allocated at Rowett North should be considered for retail development, in particular, a supermarket or bulky goods operator. Such development would sit harmoniously within the wider allocation, serving the proposed new employment area, as well as visitors to the new world class AECC facility. Retail development would have the benefit of maintaining activity on site throughout the day and evening periods, located on a strategic gateway into Aberdeen, with excellent accessibility and transport links.

### **Q8. Engagement and Delivery**

The Rowett North site has been subject to rigorous public engagement through the preparation of the associated Masterplan and applications for PPiP and Detailed Planning Permission, throughout the course of 2014. These involved widely publicised drop in exhibitions with the public, business, neighbours and other interested stakeholders.

No public consultation has taken place in respect of this specific bid. However, should the allocation be modified to allow for retail provision, my client would be prepared to engage with the local Community Council to discuss the proposal. A full public engagement exercise would be undertaken prior to the submission of any related application for a new supermarket or bulky goods store.

### **Q9. Sustainable Development and Design**

**Exposure** The site offers relatively good shelter from northerly winds and would be further protected through existing buildings along Walton Road to the north.

**Slope** - The site has no significant gradient constraints, thereby presenting no requirements for significant earthworks. The land slopes gently, from the north down to the A96.

**Flooding** - SEPA's Flood Risk maps show that there is no flood risk associated this site.

**Waste Water and Water** - Connections would be available in the vicinity of the site. An extension to these may be required and new foul and surface water sewers would be provided to service the development to link in with the wider drainage strategy for the site.

**Built and Cultural Heritage** – There are no listed buildings, conservation areas or scheduled monuments that within the immediate locale therefore no impacts would be posed.

**Natural Conservation** – The site is currently designated a specialist Employment Area through its associated Op19 LDP allocation. A small element of Green Space Network is designated within the site, however this is fully incorporated and protected within the Rowett North Masterplan. Any retail

proposal would be located within the area zoned for employment uses within a built up portion of the site. As such, there would be no adverse impacts on any species or habitats.

**Landscape features** – The site is subject to the wider approved Rowett North Masterplan which has undertaken a detailed assessment of landscape characteristics and provided a strategy that will create a series of formal, informal and semi-formal landscapes within the site, which form a logical network of open spaces and movement corridors. Cognisance of established landscape patterns within the wider area have been considered to help integrate the development into the site.

**Landscape fit** – The site is allocated as part of the Rowett North employment area therefore any proposed retail use will be designed to fit in with the surrounding employment uses.

**Relationship to Existing Settlements** - The site is part of a large expansion area to the north west of Aberdeen along the A96 corridor. The site has been subject to a Masterplan which will help integrate the new uses to compliment established employment use associated with the business parks at the surrounding the Airport to the north west, as well as new residential areas as part of the Newhills expansion area to the south.

**Land Use Mix** – A proposed retail use will bolster the new AECC and Class 4 employment use to be delivered at the site.

**Airport Safety Exclusion Zone** – Detailed analysis of building height restrictions have been undertaken through the Masterplan process and plotted in conjunction with radar, air traffic control and aerodrome safety guidelines. Furthermore, appropriate measures have been identified to ensure that proposed new buildings contain appropriate noise insulating fabric to meet existing guidelines.

**Heating/Low Carbon** – In recognition of its strategic position as a Gateway to the southern end of the Energetica Corridor, an Energy Strategy has been prepared to deliver innovation and low carbon sustainable solutions. This strategy will reduce reliance on fossil fuels and is in modular form to utilise a variety of tested and innovative renewable technologies. Any proposed retail use would be expected to incorporate renewable/low carbon generating technologies. Furthermore, a new CCHP Energy Centre will be delivered as part of the Rowett North site to produce an energy-eco system for the AECC and wider site.

**Open Space** - The site will provide the required level of open space as per the current LDP requirements and approved Rowett North Masterplan, which contains a significant portion of Open Space provision for the area.

**Impact on Green Space Network** – Development of the site would have no impact on the associated Green Space Network corridor which runs through the site. It would respect the establish layouts contained within the approved Rowett North Masterplan, which have been designed to protect this area through the creation of the Burn Parkland, which achieves improved access through the creation of new paths, street furniture and connections with the wider Green Space Network.

#### **Q11. Community Benefits**

The proposals provide benefits to the local community, providing a new retail use to the Rowett North site, creating jobs and supporting the range of new businesses, leisure and hotel uses, as well as the new AECC building which will generate a significant footfall to the site.

#### **Q14. Development Viability**

The proposed allocation of retail use to the north of the A96 would complement the new AECC, increasing daytime and evening activity in that area for the benefit of those working within the proposed business areas, as well as the substantial numbers of visitors expected for the AECC. We are emerging from a difficult economic period as a result of the restructuring within the Oil and Gas Sector, with positive early signs of economic recovery. Diversifying the range of uses within the Rowett North Site will help create and vibrant and attractive new business area at a strategic location to the North West of Aberdeen.



Our client is therefore confident that there is residual value following development of the site and the provision of necessary access, drainage and landscaping. There are no significant infrastructure constraints impeding this development from being delivered.