

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)	AECC Bridge of Don Site – Proposed Recycling Centre
5.2	Site Address	AECC Exploration Drive 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:	No Details: Not Applicable
5.5	Is the site currently being marketed?	No Details: A development scheme for the site is being drawn up by Henry Boot in conjunction with the landowners Aberdeen City Council.
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 95273 10778
5.8	What is the current use of the site?	Part of the existing Aberdeen Exhibition and Conference Centre which is currently used for car parking.
5.9	Has there been any previous development on the site? If yes please provide details	Yes Details: Car Parking

<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	
		Part owner	
		Option to purchase	
		No legal interest	Yes
6.2	Is the site under option to a developer?	Yes Details: Henry Boot Developments Limited	
6.3	Is the proposed site included in the ALDP2017?	Yes Details: Allocated as an H2 Mixed Use Area and as Opportunity Site OP13 AECC Bridge of Don.	
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: Representations were previously made to the 2017 LDP, the AECC Bridge of Don Development Framework 2014 and to planning application reference 150824.	
6.6	Has the site been subject of previous Planning Applications? (Please provide a planning reference)	Yes Details: Planning Application Reference 150824 is currently still pending.	
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 seeking to move the potential location of the recycling centre away from the Energy Park.	
6.8	Are there any legal restrictions on the title deeds such as rights of way, way leaves etc.	No Details: Nothing that we are aware of.	
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:	

<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	
		Retail	
		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)	See Plan in Supporting Planning Statement	
	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	An appropriate use for the site.	
7.10	General Industrial	Not Applicable	
7.11	Storage and distribution	Not Applicable	
7.12	Other Please specify	Not Applicable	
	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 Applicable	
	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	This representation is seeking for the location of the recycling centre to be removed from the AECC site proposals or located away from Aberdeen Energy Park as per Option 2 in the approved AECC Bridge of Don Development Framework 2014. The land at the AECC site immediately adjacent to the Energy Park would more appropriately used for business and office use.
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?	<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: Not Applicable</p>
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 Known
8.4	Expected development <b>completion</b>	Not Known.
8.5	Is finance in place and if so what form? (Secured Loan, Grant Funding etc.)	Details: Not Applicable
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.)	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	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 <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: Some screening for Royal Aberdeen Golf Course proposed but none for the Energy Park.			
Transport and Accessibility					
9.24	Has contact been made with the Council's transport team?	No Details: Not Applicable			
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:	
9.33	How is the development proposing to satisfy the Councils Low and Zero Carbon Policy?	Details: Not Known	
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)	Details: Not Known	
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: Not Applicable
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>	Not Applicable

<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?	Details: Not Known

<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.	Details: See the AECC Bridge of Don Development Framework 2014.

<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: Not Applicable	

## **Development Bid**

AECC Site – Proposed Recycling Centre,  
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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Appendix 2 - Adopted Aberdeen LDP – Bridge of Don Extract

Appendix 3 – AECC Development Framework Extract



## 1. Introduction

- 1.1 Knight Frank on behalf of our client Buccmoor LP are submitting this representation in respect of land at the AECC site at Bridge of Don. My clients would wish the recycling centre use proposed on this site and referenced in the Local Development Plan (LDP) as Opportunity Site OP13 to be either removed from the opportunity site or it made clear in the plan that this will be located beside the Park and Ride Site on Ellon Road and not adjacent to the Energy Park. It is considered that the site currently proposed for the recycling centre would be better used for business and office type uses, which would be complimentary to the uses on Aberdeen Energy Park. 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 justification for why we consider it is inappropriate to locate a recycling centre beside the Energy Park and that a more centrally located and accessible site in Bridge of Don would be better for the users of the site. This statement should be read in conjunction with the Development Bid Application Form submitted with the bid.

## 2. Site Characteristics and Background

- 2.1 The AECC site is located in Bridge of Don a major residential suburb of the City and employment centre. The site lies between the Ellon Road to the west and Balgownie Links to the east. Housing is located on its southern boundary and Aberdeen Energy Park to the north. The site is accessed from the Parkway/Ellon Road roundabout junction.
- 2.2 The land subject of the development bid is a brownfield site and is identified in Appendix 1.

## 3. Planning Context

- 3.1 The development bid site is allocated in the Local Development Plan for Mixed Use. The full planning context and background is considered below.

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

- 3.2 The Aberdeen Local Development Plan was adopted by Aberdeen City Council in January 2017. The plan identifies the land at the AECC site as a Mixed Use Area where Policy H2 applies (See Appendix 2). This policy states that applications for development or change of use within Mixed Use Areas must take into account the existing uses and character of the surrounding area and avoid undue conflict with the adjacent land uses and amenity. The site is also identified as Opportunity Site OP13 AECC Bridge of Don where it is stated that the site will be required to accommodate an expansion of the Park and Choose to 999 spaces and a household waste recycling



centre to replace the facility at Scotstown Road. It is also stated in LDP Policy R4 – Sites for New Waste Management Facilities that the following sites will be safeguarded for waste-related uses i.e. Aberdeen Exhibition and Conference Centre site (part) at Bridge of Don (OP13) – a household waste recycling centre to replace the facility currently on Scotstown Road.

- 3.3 It is worth noting the Reporter's comments at the inquiry into the 2017 LDP regarding objections submitted to the proposed recycling centre at the AECC site (Issue 3). The Reporter considered that the concerns expressed regarding the amenity impact of a recycling centre are understandable, particularly given the high amenity business and industrial uses that it is hoped to attract to Site OP13. Though not supporting the removal of the recycling centre proposal from the AECC site, the Reporter did state that regarding the potential impact of the recycling centre and the wider development on the Royal Aberdeen Golf Club, it is not normally necessary to specify a need to preserve the amenity of individual neighbours to development sites. In particular the need for a landscape framework that enhances the visual impact of development is already covered in general terms by Policy D2. However, in this particular case he was satisfied that the courses of the Royal Aberdeen Golf Club do represent an asset of particular value to the city's economy and as a tourism draw and therefore considered that, on balance, it would be advantageous to highlight the particular need for development within the OP13 site to respect the landscape setting and amenity of these golf courses. The Reporter considered it is beneficial to state this in the plan itself to ensure that potential developers are aware of the importance of this factor from the outset. The following wording was added to the wording of Opportunity Site OP13 in the LDP "Development should respect the landscape setting and amenity of the course of the Royal Aberdeen Golf Club".

### **AECC Bridge of Don Development Framework (2014)**

- 3.4 The former AECC Bridge of Don Development Framework was produced and adopted as Interim Planning Advice prior to the adoption of the Aberdeen Local Development Plan 2017 and following adoption of the plan in January 2017 was adopted as Supplementary Guidance to the plan. The framework identified four land use options for the re-development of the AECC site, with two options including a location for the recycling centre. Option 2 proposed that the recycling centre be located in the north western corner of the site adjacent to Ellon Road. Option 3, which my clients are objecting to, proposes that the recycling centre be located in the north eastern corner of the site opposite the Energy Park and the golf courses at Royal Aberdeen. Though preferring Options 1, 2 and 3 no recommendation is given in the framework as to which option should be proceeded with. It should also be noted that the layout shown in the framework summary (Page 86) does not show a site for the recycling centre (see Appendix 3) and no reference is made to its inclusion within the proposed phasing of the development. Under consideration of character areas in the framework the recycling centre is also not shown though it is stated that should it be included then further consideration of these areas will be required. No clear recommendation or commitment to the recycling centre's inclusion within the AECC site is therefore given in the approved framework.



## Planning History

- 3.5 The site has operated as a Park and Ride, an Exhibition Centre (permanent and temporary), car park and offices for Aberdeen City Council between 1980 and the present time. An application for planning permission in principle (reference 150824) for the demolition of the existing buildings and the erection of a mixed use development comprising approximately 500 residential units, commercial and businesses uses, a household waste and recycling centre (HWRC), and an enlarged 'Park and Choose' (circa 999 spaces) was submitted in May 2015 by Henry Boot Developments Limited. This was granted a willingness to approve by the Council's Planning Development Management Committee in December 2015. No planning consent however has as yet been issued for the proposed re-development.
- 3.6 No conclusive planning guidance as yet has been provided as to where the proposed recycling centre is to be relocated within the AECC site.

## 4. AECC Site Development Bid

- 4.1 The development bid for the AECC Bridge of Don site is seeking to have the reference to the recycling centre removed from LDP Opportunity Site OP13 and failing that the centre located beside Ellon Road per Option 2 in the approved development framework.
- 4.2 In terms of why consideration should be given to this, the following should be taken into account:
- Consideration should be given by the Council in the first instance to finding a more central location for the proposed recycling centre in the Bridge of Don Area. There is other land in Council ownership and control which would be appropriate including land adjacent or close to the Parkway. A precedent already exists for using open space land or land close to open space, with the establishment of a recycling centre at Hazlehead Park. A more centrally located site would provide greater accessibility to people in the Bridge of Don Area and those in the northern part of the City who would use the facility. The land proposed for the recycling centre beside the Energy Park would be more appropriately used for business and office use.
  - If it proves not possible to find an alternative site to the AECC at Bridge of Don then in order to protect the amenity of Aberdeen Energy Park and the golf courses at Royal Aberdeen Golf Club, consideration should be given to making it clear in the LDP and other guidance that the recycling centre is to be located on the site on Ellon Road as per Option 2 of the approved development framework.
  - Where ever the recycling centre is eventually located the standards of screening and landscaping need to be of the highest possible standard.



## 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 AECC Bridge of Don Site has been prepared to provide a robust justification for changes to be made to the plan to remove the reference to the provision of a recycling centre at the AECC site and include an alternative location in the plan. Failing that it should be made clear in the plan that that the recycling centre will be located beside Ellon Road as per Option 2 in the approved AECC Development Framework.

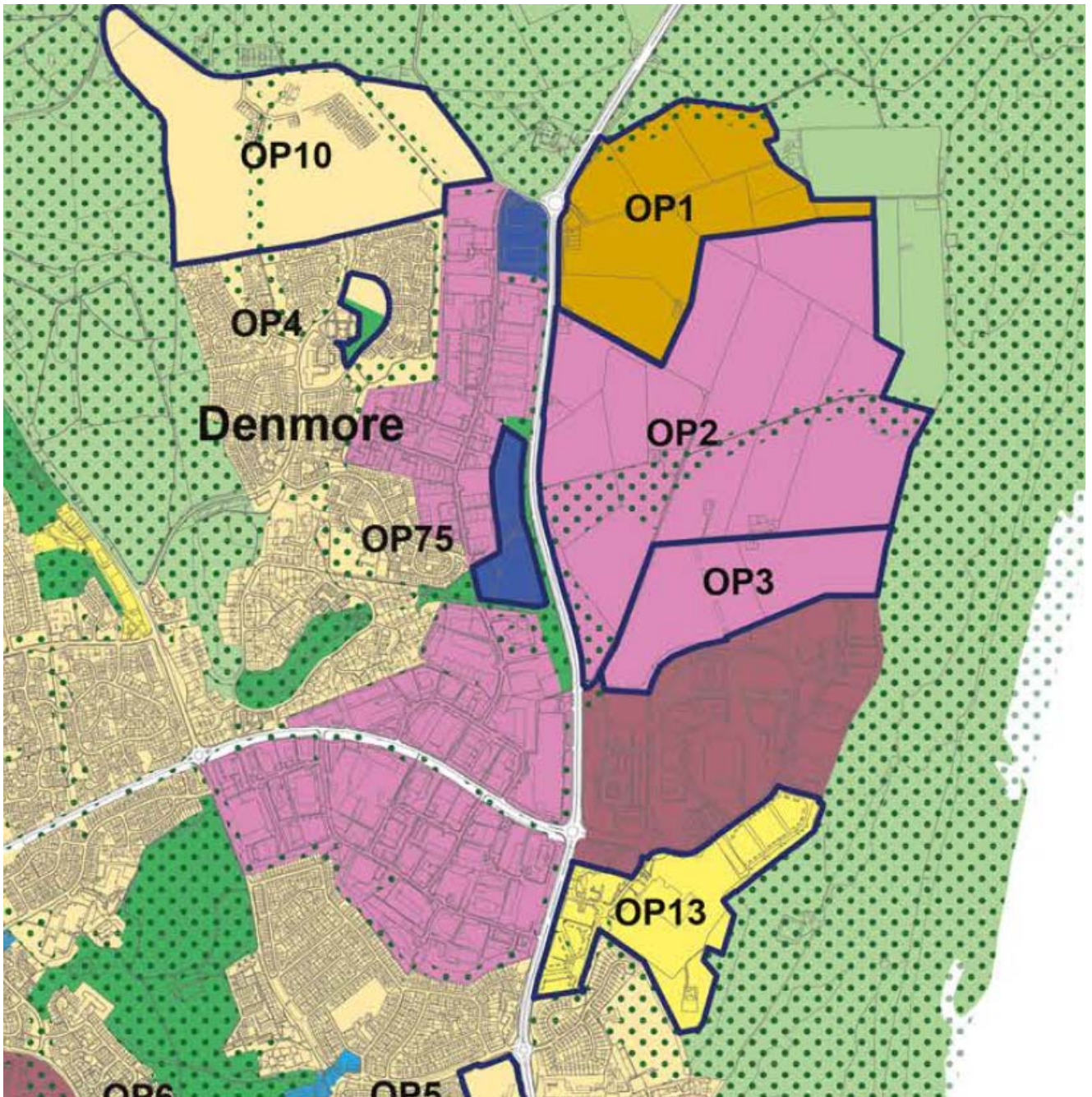


## Appendix 1 – Site Location Plan



above Submitted PoAN Plan

**Appendix 2 – Adopted Aberdeen LDP – Bridge of Don Extract**





## Appendix 3 – AECC Development Framework Extract

### SECTION 8

#### SUMMARY

##### 8.1 SUMMARY



### Bridge of Don Site Layout

The proposals for the future redevelopment of the existing AECC site at Bridge of Don will deliver an urban environment which creates both a highly successful space and one which has a distinct identity.

The proposals embrace the opportunity and vision to create a place which is safe, pleasant, easy to move around, welcoming to visitors and which considers place before movement. It is believed that the proposals will deliver a place where site planning, urban design, sustainable transport, ecology, landscaping and community facilities are all successfully and fully integrated.