

Development Plan Team
Aberdeen City Council
Business Hub 4
Ground Floor North
Marischal College
Broad Street
Aberdeen
AB10 1AB

13th June 2013

Dear Sir/Madam,

**Aberdeen Local Development Plan 2015
Pre-Main Issues Report Consultation**

D2 Business Park, Dyce Drive, Dyce, Aberdeen, AB21 9TT

On behalf of our client Miller Developments Ltd we are instructed to submit comments to the current Pre-Main Issues Report consultation process. We have not completed a bid form or a questionnaire, as on review, these are not pertinent to the submission our client wishes to submit at this time. In terms of key principles Miller is supportive of the proposed Local Development Plan (LDP) 2016 strategy.

As major land owners at Dyce Drive, Miller is a key stakeholder in the future of Aberdeen City. Our client's landholding is allocated within the current ALDP 2012 as a 'Specialist Employment Area' where Policy B12 is applicable. B12 provides that only Class 4 uses will be acceptable in this location.

Miller secured Planning Permission in Principle (PPiP) for (Class 4) Business Park, Ancillary (Class 5), General Industrial and (Class 6) Storage and Distribution uses and associated infrastructure works at Dyce Drive on 19th November 2012 (Reference: A4/1644). The delivery of development on site is progressing by way of a series of planning application submissions to deliver core infrastructure and initial phases of development. An application to agree the core road infrastructure was submitted on 3rd June 2013.

Miller is supportive of the both the emerging SDP and current LDP strategy. The release of significant portions of land to support and sustain the buoyant Aberdeen economy is critical to the continued success of Aberdeen as a leading destination for major oil and gas companies and associated industry and businesses.

At this stage of the Local Development Plan review process we are aware that the Council are seeking bids for new development sites and broad responses in relation to key issues/questions posed within a pre-prepared questionnaire. Our client's landholding is already allocated and established as a new business and industry location for the immediate, medium and long term. They do not wish to promote additional land release or



comment on the specifics of the core strategy of the new LDP at this time. It is important however to ensure that their landholding is correctly represented within the new LDP and to this effect they would seek a revised allocation and policy position such that the use of the site Class 4, 5 and 6, as approved within PPIP A4/1644, is confirmed within the new LDP land use designation and associated policy.

The review of the LDP also presents an opportunity to revisit the phasing and control mechanisms within the Plan which determine the release of surrounding sites. The market in Aberdeen is such that demand for occupiers is highly competitive. The success of the planned release of new business and industry location is dependent upon securing economy of scale and creating a destination of choice and synergy between users. In doing so, successful locations are delivered, but also, critically, the optimum use of initial investment in infrastructure is assured. This is critical to the development viability of any new release and this issue must be considered as a key issue within the new LDP.

We trust that our comments will be accepted and taken on board at this important, initial stage of consultation on the new ALDP 2016. Miller is committed to delivering the highest quality development at Dyce Drive and are working with Aberdeen City Council and adjoining owners to deliver the key infrastructure to release Dyce Drive for development at the earliest opportunity. The success of this delivery can only be assured with a strong, clear and relevant policy framework at local development plan level such that future proposals are provided with certainty.

We look forward to continuing to engage with the LDP review process. Should you require any additional information or wish to discuss the content of this submission please contact me direct.

Yours faithfully,

[Redacted signature]

Pippa Gardner

[Redacted contact information]