

Proposed Aberdeen Local Development Plan 2015 Representation Form

Please use this form to make comments on the Proposed Aberdeen Local Development Plan, ensuring that your comments relate to a specific issue, site or policy in either the Proposed Plan, Proposed Supplementary Guidance, Proposed Action Programme or Strategic Environmental Assessment Environmental Report. Please include the relevant paragraph(s) and use a separate form for each issue you wish to raise.

The consultation period runs between Friday 20th March and Monday 1st June 2015. Please ensure all representations are with us by 5pm on Monday 1st June.

Name	Mr	Mrs	Miss	Ms	
Organisation					
On behalf of (if relevant)					
Address					
Postcode					
Telephone					
E-mail					

Please tick if you would like to receive all future correspondence by e-mail

What document are you commenting on?	Proposed Plan Proposed Supplementary Guidance Proposed Action Programme Strategic Environmental Assessment Environmental Report		
Policy/Site/Issue		Paragraph(s)	

What would you like to say about the issue?

What change would you like to see made?

Please return the completed form by:

- post to the Local Development Plan Team, Aberdeen City Council, Business Hub 4, Ground Floor North, Marischal College, Broad Street, Aberdeen AB10 1AB; or
- email to ldp@aberdeencity.gov.uk

The representation form can be filled in, saved, e-mailed and/or printed. You must “save as” to ensure the completed form is saved with the changes you have made. If you need more space, please fill out another representation form or send a word document attachment via e-mail with your completed representation form. **Please ensure all representations are with us by 5pm on Monday 1st June.**

Thank you. For more information, please visit www.aberdeencity.gov.uk/aldp2016 or to contact the Local Development Plan Team call 01224 523470.

Data Protection Statement

The comments you make on the Proposed Plan will be used to inform the Local Development Plan process and the Examination into the Local Development Plan by the Scottish Ministers' Reporter. You must provide your name and address for your representation to be considered valid, and this information will be made publicly available. Other personal contact details such as telephone and e-mail will not be made public, although we will share these with the Reporter, who may use them to contact you about the comments you have made. For more information about how Aberdeen City Council maintains the security of your information, and your rights to access information we hold about you, please contact Andrew Brownrigg (Local Development Plan Team Leader) on 01224 523317.

Turnberry Planning Limited
41-43 Maddox Street, London, W1S 2PD

Tel: 020 7493 6693 Fax: 020 7493 2393
planning@turnberryuk.com www.turnberryuk.com

Local Development Plan Team
Planning and Sustainable Development
Aberdeen City Council
Business Hub 4 Marischal College
Broad Street
Aberdeen
AB10 1AB

TurnberryPlanning

29th May 2015

Our ref L 29.05.15 Gdh-LDP
Your ref

Dear Sir/Madam,

**Proposed Aberdeen Local Development Plan 2015
The Grandhome Trust**

This letter has been prepared in response to Aberdeen City Council's Main Proposed Local Development Plan Consultation on behalf of the Grandhome Trust. Contact details as requested by the response form have been provided at the end of this letter.

A representation was submitted previously as part of the Main Issues Report (MIR) Consultation dated 24/03/2014. A copy of the MIR letter is enclosed for ease of reference. This response should be read in conjunction with that letter.

Policy LR1 - Land Release Policy

The Grandhome Trust welcomes Aberdeen City Council's approach to greenfield release for housing and employment allocations, and in particular supports the allocation of site OP 9 for a mixed use development of 7000 homes and 5ha of employment land.

In February 2015 Aberdeen City Council granted Planning Permission in Principle (ref: 131535) for a mixed use development at Grandhome comprising: up to 4,700 homes, town and neighbourhood centres (including commercial, retail, leisure and hotel uses), employment land (c.5 ha), community facilities, energy centre, open space/ landscaping, and supporting infrastructure.

An application for Matters Specified in Condition (MSC) was submitted on 8 May 2015 in respect of enabling infrastructure for the first phase of development and an MSC application

for the first phase of housing will be brought forward later this year in conjunction with our delivery partners.

In addition to the Planning Permission in Principle, it has been demonstrated through the approved Development Framework [and Masterplan] for Grandhome that the wider capabilities of the site will allow for the accommodation of a further 2,300 residential units and supporting infrastructure for the period beyond 2026. The Trust is therefore supportive of the figures laid out in Table 3 *Development at Bridge of Don and Grandhome* on page 11 of the Proposed Plan.

The Network of Centres – Policy NC4/NC8

The Trust is broadly supportive of the hierarchical approach to retail development as set out in paragraph 3.25. Policy NC4 of the Proposed Plan sets out the sequential approach to the designation of centres. It is recognised however that designating centres outwith the city centre is important to help create sustainable mixed communities. Facilities at a local scale are to be supported in new major developments (para 3.27). Phase 2 of Grandhome will serve as a Town Centre for the Grandhome development as well as the wider Bridge of Don area, as recognised in the wording of the OP9 Allocation in *Appendix 2 – Opportunity Sites* (p79 of Proposed Plan).

Against this background, the Trust object to the omission of Grandhome as a Tier 2 Town Centre within the Supplementary Guidance *Hierarchy of Centres*, which forms part of the SG Topic Area 5: Business.

Opportunity Sites Sites – Appendix 2

The Trust also **objects** to the description of OP9 in terms of the level of retail floor space identified in Appendix 2 *Opportunity Sites* (page 79) which identifies that Grandhome Town Centre will comprise approximately 7,500m² in retail floor space (comprising 4,000 sq.m supermarket, 3,500 sqm other comparison and local shops and retail services). This wording appears contradictory to the intention of Proposed Policy NC8 which requires masterplans to “*allocate land for retail and related uses at an appropriate scale to serve the convenience shopping needs of the expanded local community*”.

The figure stated in Appendix 2 is significantly below that which has been approved in the Planning Permission in Principle consent (ref:131535) and does not align with the details contained within the Grandhome Development Framework which has been adopted by the Council as Supplementary Guidance. The table below (part of the approved Planning Permission in Principle submissions) provides further details of the level of retail provision proposed throughout Grandhome which is felt promotes a level of retail development appropriate to a new community of up to 7,000 homes and accords with the ranges set out in the Supplementary Guidance *Hierarchy of Centres*:

Class	Use	Type	Laverock Braes		Town Centre		Clerkhill		Whitestripes/ Bonnyside		Whitestripes/ Bonnyside		TOTAL
			Phase 1		Phase 2		Phase 3		Phase 4		Phase 5		
			Site (ha)	GFA (sqm)	Site (ha)	GFA (sqm)	Site (ha)	GFA (sqm)	Site (ha)	GFA (sqm)	Site (ha)	GFA (sqm)	
1	Retail	Convenience		729		7380		577		360		840	
		Comparison				5000							
		Bulky				5000							
		Supermarket			0.73	2700							
		Total		729		20080		577		360		840	22,586
2	Financial & Professional		122		1230		96		60		140	1,648	
3	Food & Drink		365		3690		289		180		420	4,944	
4	Business (Office)			0.52	3218		14938					18,156	
5	Industrial												
6	Distribution												
7	Hotels			0.57	4,500 (75 rooms)							4,500 (75 rooms)	
8	Residential Institution												
9	Residential		500 units		1,800 units		500 units		1,100 units		800 units	4,700 (units)	
10	Non-Residential Institution	Civic/Community	0.08	240	0.63	3760	0.11	210	0.28	720			
		School			3.67	3375	11	18375					
		Total		240	4.3	7135	11.11	18585		720	0	0	26,680
11	Assembly & Leisure			0.42	2200								2,200
		Sui Gen											
SUB TOTAL				1455		42053		34485		1320		1400	80,713

Figure 1 - Development Schedule as submitted in Planning Permission in Principle Planning and Design Statement

The masterplan has been developed to include shops and community facilities within the town centre intended to cater not only to the new residents of Grandhome but also the needs of the existing Bridge of Don community. The development will provide a range of jobs for local residents minimising out-commuting whilst providing facilities and retail opportunities for the existing community to utilise, meaning they no longer need to travel to central Aberdeen for such amenities.

It is requested that the details contained in Appendix 2 be amended to reflect the above table which indicates approximately 20,000 sqm of retail floor space, which in turn warrants the Tier 2 Town Centre status sought.

Infrastructure Requirements – Appendix 3

Appendix 3 of the Proposed Local Plan designates the Infrastructure requirements for the Grandhome Masterplan Zone as the following:

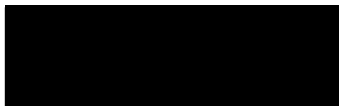
- *New road accesses from Grandhome onto Parkway, and*
- *Improve Whitestripes Road and B997 to appropriate design standards for forecasted traffic volumes and enable sufficient access to AWPR (does not include further capacity improvements connecting the B977/B997 through Parkhill towards Dyce Drive).*

The Trust has already undertaken extensive assessment and negotiation with the Council regarding the exact contributions required for the development site, and these are specified in the Conditions and S75 Agreement of the Planning Permission in Principle (ref:131535). The Trust would therefore propose a more appropriate wording as follows:

“Localised road upgrades as set out in Planning Permission in Principle Ref 131535 with regards to site OP9 in addition to any supplementary requirements as identified for site OP8 East Woodcroft North”

I trust the above makes the Trust's position clear, however should you require any further information please do not hesitate to contact me directly.

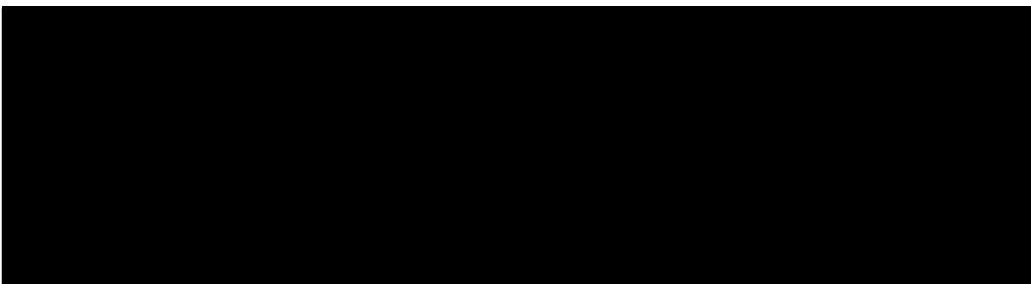
Yours sincerely,



Chris Pattison

Enc:

MIR response dated 24/3/14



Turnberry Planning Limited
41-43 Maddox Street, London, W1S 2PD

Tel: 020 7493 6693 Fax: 020 7493 2393
Email: info@turnberryuk.com

Local Development Plan Team
Planning and Sustainable Development
Aberdeen City Council
Business Hub 4 Marischal College
Broad Street
Aberdeen
AB10 1AB

TurnberryPlanning

24th March 2014

Our ref L 24.03.14 Gdh-MIR
Your ref

Dear Sir/Madam,

**Aberdeen Local Development Plan 2016
Main Issues Report Consultation**

On behalf of the Grandhome Trust this letter has been prepared in response to Aberdeen City Council's Main Issues Report Consultation. Contact details as requested by the response form have been provided at the end of this letter.

Main Issues Report Consultation Response

Main Issue 1 - MIR Page Number 11

The Grandhome Trust welcomes Aberdeen City Council's consistent approach to greenfield housing and employment allocations and supports the Council's preferred spatial strategy as referred to as Option 1. In particular, the Trust is wholly in agreement with the retained housing and employment land allocation of Grandhome (OP12).

In October 2013 the Grandhome Trust submitted an application for Planning Permission in Principle (App ref: 131535) to Aberdeen City Council for a new mixed use community at Grandhome aligning with the housing and employment land allocations in the adopted Aberdeen Local Development Plan up to 2023. Planning Permission in Principle has been sought for a new mixed use community comprising up to 4,700 homes, a town centre (including commercial, retail and leisure uses and hotel), 5ha of employment land, neighbourhood centres, community facilities, an energy centre, open space, landscaping and supporting infrastructure.

In tandem with the submission for Planning Permission in Principle, extensive work has been undertaken regarding the detail and delivery of the first phase of development for up to 500 homes and associated infrastructure. The Trust has been working closely with the Council and service providers in this respect and a Full Planning Application for the initial phase of development for up to 500 homes is due to be formally submitted by Summer 2014.

The Trust has also been examining the wider capabilities of the site which has the capacity to accommodate a further 2,300 residential units and supporting infrastructure for the period beyond 2026.

The progress and momentum of work undertaken in support of Grandhome (OP12) demonstrates the Trust's commitment to a new mixed use community at Grandhome. The site represents a highly deliverable solution contributing to the City's current and future housing needs. On this basis the Trust do not consider the release of further greenfield housing and/or employment land necessary or required as referred to in Option 2.

Main Issue 6 - MIR Page Number 30

The Grandhome Trust is supportive of the Council's preferred approach as outlined in Option 2 and specifically supports the inclusion of Grandhome Town Centre as a retail allocation out with the city centre. However, the Trust **objects** to the level of floor space identified in table 6 which identifies that Grandhome Town Centre will provide approximately 7,500m² in retail floor space.

This figure is significantly below what is proposed within the Application for Planning Permission in Principle (app ref: 131535) and does not align with the details contained within the Grandhome Development Framework which has been adopted by the Council as a Supplementary Planning Document.

The table below (as provided as part of the Application for Planning Permission in Principle) provides further details of the level of retail provision proposed throughout Grandhome:

Class	Use	Type	Laverock Braes		Town Centre		Clerkhill		Whitestripes/Bonnyside		Whitestripes/Bonnyside		TOTAL
			Phase 1		Phase 2		Phase 3		Phase 4		Phase 5		
			Site (ha)	GFA (sqm)	Site (ha)	GFA (sqm)	Site (ha)	GFA (sqm)	Site (ha)	GFA (sqm)	Site (ha)	GFA (sqm)	
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		Comparison				5000							
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		Supermarket			0.73	2700							
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11	Assembly & Leisure			0.42	2200							2,200	
	Sui Gen												
SUB TOTAL				1455		42053		34485		1320		1400	80,713

The Trust requests that the level of retail provision referenced in relation to Grandhome in Table 6 is amended to reflect the Table above.

The vision for Grandhome is the creation of a sustainable mixed use urban extension to Aberdeen that serves as a wider centre and a new heart for the Bridge of Don area. The proposed Town Centre is essential to achieving this.

The masterplan has been developed to include shops and community facilities within the town centre intended to cater not only to the new residents of Grandhome but also the needs of the existing Bridge of Don community. The area will provide a range of jobs for local residents minimising out-commuting whilst also providing facilities and retail opportunities for the existing community to utilise meaning they no longer need to commute to central Aberdeen for such amenities.

Formally allocating Grandhome Town Centre as a retail centre will ensure such uses are delivered appropriate to the local catchment and will address deficiencies across the city.

Question 11 – MIR Page Number 30

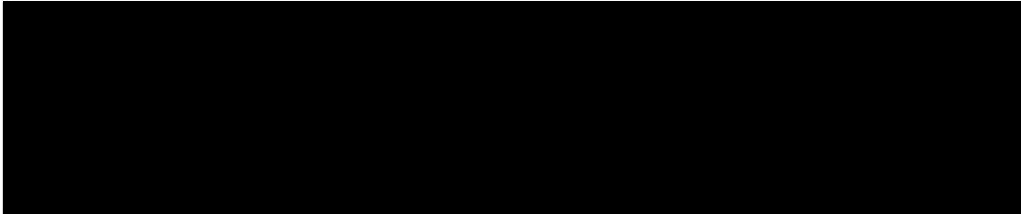
Grandhome Trust agrees with Aberdeen City Council in that as the City continues to attract inward investment and development, large scale retailers will too also be attracted to locating in Aberdeen.

Given site constraints within the City Centre, the Trust suggests that Grandhome presents a suitable alternative location to accommodate large scale retailers. Specifically, the Trust suggests that retailers could be accommodated in and around the Town Centre and Business Park which represents an attractive, accessible and sustainable location that could be masterplanned in advance.

This offers a unique opportunity to accommodate a major floor plate retailer in a planned town centre offering many advantages:

- Grandhome Town Centre and Business Park will be a highly accessible location.
- Consumers visiting the area can frequent both the Business Park and Town Centre in one trip rather than having to make several outings or relying on travelling by car or bus between locations.
- Potential to internalise car trips and encourage walking within Grandhome itself.

Contact Details



I trust the above makes the Trust's position clear, however should you require any further information please do not hesitate to contact me directly.

Yours sincerely,



Chris Pattison