

From: [REDACTED]
Sent: 16 May 2018 09:56
To: Claire McArthur
Subject: FW: Aberdeen SDP MIR
Attachments: ASDP MIR Consultation Form.pdf

From: Miller, Chris (GVA) [mailto:Chris.Miller@gva.co.uk]
Sent: 15 May 2018 16:41
To: Team <team@aberdeencityandshire-sdpa.gov.uk>
Subject: Aberdeen SDP MIR

Dear Sir/Madam.

Please find attached comments in response to the recent publication of the Aberdeen City and Shire Strategic Development Plan - Main Issues Report.

I'd be most obliged if receipt of this submission could be provided, perhaps by way of a return email.

Kind regards.

Chris Miller MRTPI
Associate, Planning, Development and Regeneration

GVA

Note – we are moving to Sutherland House, 149 St Vincent Street, Glasgow, G2 5NW as of Monday 21st May.

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Strategic Development Plan Review

Main Issues Report Consultation **12th March - 21st May 2018**

The Aberdeen City and Shire Strategic Development Planning Authority are currently reviewing the Strategic Development Plan for the area. Our Development Plan Scheme outlines a timetable for the review of the Plan, and also identifies where there are opportunities to participate. It is available to view at:
<http://www.aberdeencityandshire-sdpa.gov.uk/DevelopmentPlan/DevelopmentPlanSchemes.aspx>

The **Main Issues Report** is the first formal stage in the review process – it describes and invites discussion on options for future policies, as well as employment and housing land targets for the next Plan. No settled view on the content of the next Strategic Development Plan has yet been reached, making the Main Issues Report the key stage for public consultation. Giving us your views will help to shape the future strategy for development and the policies by which future planning applications are determined.

You can view a copy of the Main Issues Report on our website at:
<http://www.aberdeencityandshire-sdpa.gov.uk/CurrentWork/CurrentConsultations.aspx>

Copies are also available to view at all Council Offices and Libraries within the Strategic Development Plan Area.

A series of accompanying documents, including an Interim Environmental Report, Monitoring Statement, Housing Needs and Demand Assessment and Interim Cumulative Transport Appraisal can also be viewed on our website (by following the above link).

How to Respond

The Main Issues Report contains a series of issues and questions on which we would like to hear your views. Please use this form to respond to these, or any other issues raised by the Main Issues Report or any other accompanying documents.

Consultation Responses must be received by 12pm on Monday 21st May 2018

You can make your views heard in a number of ways:

- **By Post - please return a completed version of this form to:**
Aberdeen City and Shire Strategic Development Planning Authority, Woodhill House, Westburn Road, Aberdeen, AB16 5GB
- **By Email - please return a completed version of this form to:**
team@aberdeencityandshire-sdpa.gov.uk
If you choose to fill out our online Word form, please be aware that you must download the form and save any changes before submission.

Letters and emails which do not make use of this form will also be accepted, however please make sure include your name, address, telephone number and email address (if applicable), as well as the details of anyone you are representing, if you would like us to be able to contact you with any queries on your submission.

Using your Personal Information

Information you supply to the Strategic Development Planning Authority (SDPA) by responding to this consultation will be used to prepare the next Strategic Development Plan for the area. The SDPA will not share the personal information provided in response to this consultation with other parties or organisations. The SDPA will not disclose any contact information about you to any organisation or person unless it is authorised or required to do so by law.

The SDPA Officers may use your contact details to contact you about the comments you have made. Your name and organisation may be published alongside your comments but contact details will not be made public. If you chose not to provide a name or contact details, your comments will still be valid but we will not be able to contact you in the future.

For further information on how your information is used, how the SDPA maintain the security of your information, and your rights to access information the SDPA holds about you, please contact: Claire McArthur, Acting Team Leader, Strategic Development Planning Authority, Woodhill House, Westburn Road, Aberdeen, AB16 5GB.

Contact Details

Name (Mr/Mrs/Miss/Ms)	Chris Miller
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Address	Sutherland House, 149 St Vincent Street, Glasgow
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Email	chris.miller@gva.co.uk

Please tick this box if you wish further correspondence to be directed to this address:

YES

If you are completing this form on behalf of an organisation, group or landowner, please provide their details below.

Name (Mr/Mrs/Miss/Ms)	
Organisation (if relevant)	Aberdeen Shopping Centre Ltd. c/o Capreon (UK) Ltd.
Address	30 Market Place, London
Postcode	W1W 8AP
Telephone	
Email	

If you wish to be added to the SDPA distribution list to be kept informed of our progress in producing the next SDP, please tick this box and provide the you wish to be added to our database (if different from above):

YES

email

Email : _____

Your Views

Please use a separate box for each issue/question you wish to respond to. If you wish to continue on a separate sheet, please attach to the paper copy or email.

Main Issue / Question Number: 2	
<p>We are broadly supportive of the Spatial Strategy. The regeneration of Aberdeen City Centre and the objectives and associated projects set out within the Aberdeen City Centre Masterplan should remain a key priority for the region.</p> <p>The Spatial Strategy should continue to safeguard the primacy of the city centre as the regional focus for retail, town centre and significant footfall generating uses. Likewise, proposals which could in any way undermine Aberdeen City Centre as the regional centre should continue to be resisted.</p>	

Main Issue / Question Number: 3	
<p>We are broadly in agreement with the preferred option that the new plan should protect the junctions of the Aberdeen Western Peripheral Route from inappropriate speculative development; particularly significant proposals that would have the potential to negatively impact upon the primacy of Aberdeen City Centre as the regional focus for retail, town centre and significant footfall generating uses.</p>	

Main Issue / Question Number: 4

We are in agreement with paragraph 4.16 that some of the regeneration priority projects within the Aberdeen City Centre Masterplan should be specifically mentioned within the SDP. The City Centre Masterplan identifies the Bon Accord Centre as one such project (CM07).

The owners of Bon Accord are committed to delivering significant investment in Aberdeen city centre and successfully gained planning consent in 2014 (and revised in 2017) to develop a new leisure hub, incorporating a high-end 700-seat cinema, plus additional food, drink and leisure space. They are looking to commence approved works in this regard later in 2018.

Furthermore, in 2017 they also achieved planning permission in principle (subject to a section 75 agreement) for a substantial retail-led mixed-use development around the George Street / Loch Street / Crooked Lane area of the Bon Accord Shopping Centre in Aberdeen city centre. The approved scheme will significantly contribute towards meeting a number of key policy objectives of the Local Development Plan and City Centre Masterplan. In particular, those that relate to providing significant new retail and commercial floorspace in the city centre; improving a key city centre site; and safeguarding the primacy of the city centre as the regional focus for retail and town centre uses.

Maintaining and enhancing the primacy of the city centre, together with associated development plan policies which have been purposefully conceived to achieve this, are of the utmost importance to the owners of Bon Accord. This policy context was material to our client's decision to originally invest in Aberdeen city centre and remains so.

Main Issue / Question Number: 5

Whilst the SDP should allow for optimism and a degree of flexibility, it should be cautious in terms of how it seeks to promote economic growth within the region.

Development proposals which generate significant levels of footfall should continue to follow the sequential approach and the primacy of Aberdeen City Centre as the regional centre should continue to be protected. Likewise, proposals which could in any way negatively impact upon the vitality and viability of Aberdeen City Centre as the regional centre should continue to be resisted at both strategic and local levels.

It is essential that investor confidence for the delivery of investment in Aberdeen city centre is maintained. Whilst it might be easier for a developer to deliver development (for example a retail park) on a greenfield site; the more challenging development proposals, such as those within the city centre, require a greater level of confidence in the certainty of development plan policy in order to deliver them.