

ABERDEEN CITY COUNCIL

COMMITTEE	Finance and Resources
DATE	2 December 2010
DIRECTOR	Gordon McIntosh
TITLE OF REPORT	Aberdeen Local Development Plan – Proposed Plan (Landowners Outcomes)
REPORT NUMBER:	EPI/10/280

1. PURPOSE OF REPORT

This Report advises the Committee on the recently published “Aberdeen Local Development Plan: Proposed Plan; September 2010” from a Council Asset Management perspective (ie as landowner/landlord). It seeks Committee approval to make further appropriate representations, on a case by case basis, to protect the Council’s position as a landowner.

2. RECOMMENDATION(S)

It is recommended that:-

- a) Members note the status of the proposed local development plan in relation to Council owned Land.
- b) The Head of Asset Management and Operations, in consultation with the Convener/ Vice Convener, is authorised to make appropriate further representations in relation to land which the Council has an interest in.
- c) Members note that a further report will be presented at the next meeting to identify future actions required to further promote/ advance Council sites, including initial budget requirements.

3. FINANCIAL IMPLICATIONS

The proposed local plan highlights a number of sites in the Council’s ownership for alternative use (the full list is attached as Appendix A). The re-designation of sites may have a beneficial impact on the value of the Council’s land portfolio. Zoned sites lie within, the general services account, the Common Good fund and the Housing Revenue Account.

There is however a number of steps required to realise these enhanced values in both the short, medium and long term. Officers are currently reviewing the impact on individual sites with a view to presenting a report on initial capital requirements to the next committee.

No financial assessment has been undertaken at this time to try and quantify the benefit to the Council from the proposed Local Plan. This is considered premature until such time as a new Local Plan is in place and further site/ development investigations have been undertaken.

There are no State Aid Implications.

4. OTHER IMPLICATIONS

At this stage there are no significant other implications other than staff time within the Asset Management Team.

There will be wider policy implications in relation to taking forward individual sites for redevelopment, which will be addressed on a case by case basis.

5. BACKGROUND/MAIN ISSUES

A Report was presented to the Finance and Resources Committee on 10 March 2009, which approved the following recommendations:-

'It is recommended that the Head of Resources Development and Delivery is authorised to make representations to have sites included in the Aberdeen City Local Development Plan, and undertake appropriate Community Consultation in this regard.'

The previous Report clearly differentiated the Council role as a landowner from its statutory duty as a planning authority. Members are again advised that this report only considers the Local Plan developments from the Council's perspective as a landowner.

Following approval of the March 2009 report representations were subsequently made for a number of Council assets, with a particular emphasis on greenfield sites. The outcome in relation to these sites was first put forward in the Main Issues Report and most recently the Aberdeen Local Development Plan: Proposed Plan. This was approved by the Council on 18th August 2010 and was formally published on 24th September 2010. The proposed plan is now going through a 12 week consultation period. The closing date for comments is 5pm on 17th December 2010.

The individual sites put forward in the March 2009 Report and the outcome is noted in the table below.

Site	Requested Zoning	Local Plan Outcome
East Woodcroft	Residential	Site OP30 2.2ha Identified for 60 homes.
Scotstown Rd	Residential	Site Rejected Urban Green space
Middleton Park	Residential	Site Rejected
Manor Walk	Residential	Site OP21 2.65 ha Urban Green Space/ Residential
Bankhead Playing Fields	Residential	Site Rejected Urban Green space
St. Fittick's Farm	Residential	Site Rejected Urban Green space
Greenferns Landward	Residential	OP31 69.6 ha in Land Release Policy. Opportunity for 1500 homes. Joint Masterplan required with OP29 and 30.
Blackhills of Cairnrobin	Business	OP79 3.5 ha Land Release Policy. Opportunity for employment land.
Loch Inch Farm (Loirston Loch)	Residential/ Stadium	OP77 Land Release Policy/ Green Space Network. Total 119.2ha in mixed ownership. 1500 homes and 11ha employment land.
Summerhill Education Centre	Supermarket / Business/ Residential.	OP120 3.3ha - Residential
Devil's Den (Grt Northen Road)	Residential	OP135 19.1 ha Land Release Policy/ Green Space Network/ Green belt. Mixed ownership – 300 homes 50% Affordable.
Westburn Park (Choices and Park House)	Residential	OP113 Planning permission granted for a purpose-designed cancer support centre.

Further information in relation to all other Council owned sites is included in Appendix A, which also includes a commentary on the current status and plans for the site.

This report also seeks committee approval for officers to make further representation to the council as Planning Authority to further promote Council assets through the planning process.

6. IMPACT

Corporate –

Within the Single Outcome Agreement there is an emphasis on efficient, effective Local Authorities. The management of Property Assets to maximise potential Capital returns meets this objective.

Public –



This report highlights the outcomes from the Local Development Plan. The local development plan process has to date attracted significant public and media interest. Similarly the impact of the plan on Council's land assets is likely to be of interest to the wider community.

7. BACKGROUND PAPERS

Finance and Resources Committee – 10 March 2009
Local Development Plan 2009 – Council's Landholding.

Aberdeen Local Development Plan : Proposed Plan (24 Sept. 2010)

9. REPORT AUTHOR DETAILS

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