

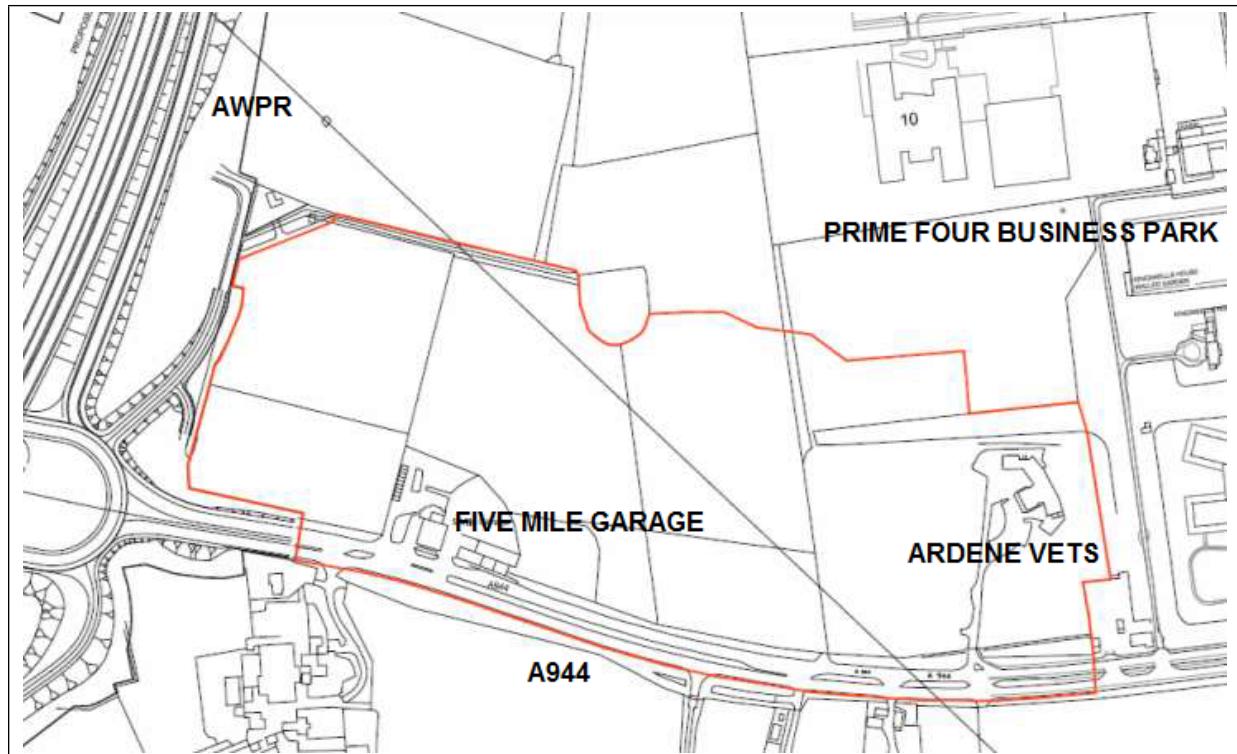
PRE-DETERMINATION HEARING

Planning Permission in Principle

161429/PPP: Major Development mixed use commercial (up to 30,000m²) including retail (class 1), food and drink (class 3), other ancillary uses (such as offices) and associated landscaping, infrastructure and access works at Site OP40, Prime Four Business Park, Kingswells, Aberdeen

For: Prime Four Ltd

Application Date:	4 October 2016
Officer:	Matthew Easton
Ward:	Kingswells/Sheddoxley/Summerhill
Community Council:	Kingswells
Advertisement:	No premises to send neighbour notifications.
Advertised Date:	12 December 2016



PURPOSE OF REPORT

Under section 38A of the Town and Country Planning (Scotland) Act 1997 ('the Act'), the opportunity to attend pre-determination hearings must be provided in respect of applications for major developments which are considered to be significantly contrary to the vision or wider spatial strategy of the 'development plan'. At the time of writing, the Development Plan comprises the Aberdeen Local Development Plan 2012 and the Aberdeen City and Shire Strategic Development Plan 2014. The Proposed Aberdeen Local Development, which will replace the 2012 plan, is expected to be adopted during the week commencing 16th January 2017.

This report provides information for the pre-determination hearing to be held on the planning application for a major retail development at Prime Four Business Park

Kingswells, which is considered to be significantly contrary to the strategic development plan and both the adopted and proposed local development plans.

No assessment of the merits or failings of the proposal is made in this report.

SITE DESCRIPTION

The site comprises 13.3 hectares of predominately agricultural land located to the south-west of the emerging Prime Four Business Park, located itself to the west of Kingswells. The southern part of the site is relatively flat at 140m AOD whereas the northern part rises steeply over a distance of approximately 90m, to 155m AOD at the northern site boundary, beyond which the land continues to rise to 165m AOD some 150m to the north.

Ardene House Veterinary Practice, comprising a complex of 1½ storey buildings dating from the mid-1990s, is located at the eastern end and is enclosed by mature woodland belts to the north and east. Beyond this, out-with the site, are Kingswells House (dating from 1666 and category B-listed) and wrapping round the northern part of the eastern section of the site is the Prime Four Business Park, presently comprising several large modern office buildings and a hotel.

The southern part of the site, alongside the A944 (Skene Road) features the Five Mile Garage, Five Mile Caravan Park and vacant cottages and post office, all accessed from the A944 which itself forms the southern boundary. Beyond the A944 is the Backhill of Broadiach Farm, where the land raises up towards Kingshill Wood.

The Aberdeen Western Peripheral Route ('AWPR') South Kingswells Junction is currently under construction around 100m to the west and when finished will cross and link with the A944 at this point. The Borrowstone Road (Kingsford to Clinterty) currently forms the west boundary, but is to be stopped up as part of the AWPR works and thereafter only provide access to East Kingsford Cottage, which is on the edge of the north western site boundary.

The land beyond the northern boundary is in agricultural use, with pockets of woodland, although allocated for specialist employment use via Opportunity Site 69 ('OP69') in the Aberdeen Local Development Plan 2012 (ALDP) and likely to form a subsequent expansion (phase 4) of Prime Four. A category C-listed 17th century dry-wall enclosure known as 'Friends Burial Ground' is some 150m to the north.

A small part of the western extent of the site lies within the outer consultation zone of the Shell Natural Gas Liquids (NGL) pipeline. High voltage power lines cross the site roughly from south-east to the north-west.

RELEVANT HISTORY

- Previously greenbelt, the site was released for development in the ALDP as part of the wider 50 hectare OP40 allocation, which has now been partially developed to become Prime Four.
- In June 2013, at the 'developer bid' stage of the Proposed Aberdeen Local Development Plan 2015 (PALDP), a proposal (ref: B0309) was made by the

applicant to alter the OP40 allocation to allow a mix of employment, retail and leisure uses.

In considering the proposal the Council's Local Development Plan Team discounted this option as it was considered that there was no quantitative deficiency of convenience retail¹ (supermarket) provision. It was accepted that new communities such as Countesswells may require retail elements that would meet day-to-day and occasional main food shopping requirements. However, such provision should be made within a more convenient/sustainable location in Countesswells itself, in order to reduce the need to travel. It was also found that a retail development in this location had the potential to have a wide catchment given its prominence and location next to the new AWPR junction. It was considered there was no justification for a large scale retail use. Therefore the proposal was not carried forward to the Proposed Local Development Plan.

- The Proposed Aberdeen Local Development Plan (2015) has the site and Prime Four zoned for specialist employment use. A further area of land immediately to the north of the application site has been identified to be allocated as an extension to Prime Four and is known as OP63.
- A proposal of application notice (PoAN) was submitted in June 2016 and an associated public consultation event took place on 31st August 2016 at Prime Four Business Park Management Suite.

DESCRIPTION OF PROPOSAL

Planning permission in principle is sought for the development of the site for a retail led mixed use development of up to 30,000sqm (gross).

This is proposed to include class 1 (retail), class 3 (food and drink) and other ancillary uses such as offices, along with associated landscaping, infrastructure and access works.

It is intended that 26,013sqm (gross) of the retail space would be for comparison goods² with an expected focus on clothing and fashion retailers. This would be accompanied by a 3,716sqm (gross) convenience (food) store and food & drink premises.

A new signal controlled junction is proposed to provide vehicular access from the A944.

¹ 'Convenience Goods' – Generally defined as retail goods that are widely available and purchased frequently with minimal effort. Because convenience goods can be found readily, it does not require the consumer to go through an intensive decision-making process. Generally such goods are non-durable, for example food, drinks, cigarettes, magazines and newspapers.

² 'Comparison Goods' – Generally defined as any non-food retail goods. For example clothing and shoes, furniture & household items, white goods & other appliances, electrical equipment, books, games, toys, stationery and garden items.

SUPPORTING DOCUMENTS

All drawings and supporting documents listed below can be viewed on the Council's website at www.publicaccess.aberdeencity.gov.uk. The following supporting documents have been submitted –

- Archaeological Desk Based Assessment
- Ecological Impact Assessment (*offline access only due to sensitivities*)
- Drainage Assessment
- Design Statement
- Flood Risk Assessment
- Geo-Environmental Desk Study
- Landscape and Visual Assessment
- Planning Statement
- Pre-Application Consultation Report
- Retail Capacity Study
- Socioeconomic Report
- Transport Assessment
- Tree Survey
- Utility Infrastructure Design Statement

PRE-APPLICATION CONSULTATION

A public event was held by the applicant on Wednesday 31st August 2016 from 1pm to 7pm at the Prime Four Business Park Management Suite. It took the form of a drop-in session where display materials were available and members of the design team were there to answer questions. Twenty-two people are reported to have attended.

The applicant states that there was mixed feedback to the proposal, with most agreeing the concept was acceptable but having significant reservations with regards to traffic and amenity.

CONSULTATIONS

At the time of writing the responses summarised below have been received from consultees. Responses are expected from the ACC Roads Development Management Team and Transport Scotland in due course.

Aberdeenshire Council – Object to the proposed development on the basis that it has not been demonstrated that the proposed development would not adversely impact upon the vitality and viability of existing town centres within Aberdeenshire.

It is requested that Aberdeenshire Council be consulted on any additional information submitted in relation to the retail impact assessment or transport assessment in order that any changes can be fully considered and to ascertain whether the objection could be removed.

Aberdeen City and Shire Strategic Development Planning Authority – The application is contrary to the Aberdeen City and Shire Strategic Development Plan (2014), which is up-to-date and relevant to the application. The proposal will result in the loss of strategically important employment land and have a negative impact on the City Centre, which itself is able to accommodate significant retail growth if demand exists. The application is in an unsustainable location in that it will have a very small catchment in terms of easy and safe access by walking, cycling and public transport, when compared to the City Centre.

ACC – Environmental Health Service – No objection, but raise the following matters that would need to be addressed through conditions.

- Should the development involve the decommissioning and demolition of the Five Mile Garage, it will be necessary for conditions to be attached to any planning permission granted requiring a risk based site investigation to be carried out in accordance with best practice.
- If the development were to be operational 24 hours a day then the potential for noise to affect nearby residential properties would need to be taken into account. Offices at Prime Four could also be affected by noise.
- Any catering premises may create odour issues which would need to be addressed.
- During construction measures should be taken to limit noise and dust.

ACC – Flooding and Coastal Protection Team – Details of the full drainage proposals including SUDS design and discharge rates to the Denburn are required.

Archaeology Service – Conditions should be attached requiring a standing building survey for the Five Mile Garage buildings and a programme of archaeological works across the site.

Developer Obligations Team – As a Planning Permission in Principle with limited detail, no assessment can be carried out at this stage. An assessment will be carried out when the detailed application is received therefore this application will require a section 75 agreement in order to capture the necessary contributions at that stage and at the rates and methodologies pertaining to the time. New developments are required to install or upgrade core paths that are designated within the site and contribute to any cumulative impacts on surrounding core paths.

Kingswells Community Council – Generally agree that retail is a suitable use on the site. However, the following concerns are raised –

- Considering the areas identified for development, it is unlikely that a retail development of this scale and the associated car parking and landscaping could be accommodated in a manner that complies with the key objectives identified in the Development Framework. A smaller development should be considered.
- All possible access solutions should be investigated and the selected option should address the needs of the community during off peak times as well as the needs of commuters during peak times. The TA should consider all traffic from all

phases of Prime Four and all other known developments. All future upgrades should be considered to avoid a piecemeal approach.

- Aberdeen City Council should determine the effects that an out-of-centre retail development would have on the city.

Scottish Environment Protection Agency (SEPA) – No objection but raise the following matters that should be addressed.

- Wetlands in the southern section of the site contain a natural spring which is thought to act as primary source of water for the Den Burn. The Ecological Assessment states that this area is an example of a ground water dependant terrestrial ecosystem, and therefore should be protected. A condition should be attached to any consent requiring further survey work be carried out, demonstrating that the water environment would be protected.
- The initial details of permanent surface water drainage are acceptable in principle and it has been demonstrated that there is space within the site. However it is yet to be confirmed how this will be achieved in detail. Therefore SEPA request that a condition is attached to any consent requiring the submission of a detailed scheme.
- A condition should be attached to any consent requiring a Construction Method Statement be submitted.
- The site lies part within the medium likelihood (0.5% annual probability or 1 in 200 year) flood extent of the SEPA Flood Map and may therefore be at medium to high risk of surface water flooding. SEPA agree with the flood risk assessment (FRA) that development should not be located in low points in the topography that have been identified by the Flood Map as being at risk of flooding. SEPA support the recommendation that finished floor levels should be raised above ground levels and for ground profiling to mitigate any potential overland flows.
- The proposed utilisation of existing combined sewer structures in the area is acceptable.

REPRESENTATIONS

Representations have been received, within the allotted period, from ten different organisations, predominately with interests in retailing or the city centre. They are –

- Aberdeen Civic Society;
- Aberdeen Inspired (City Centre Business Improvement District);
- BMO Real Estate (owners of Bon Accord and St.Nicholas Centres);
- CDL Countesswells (developers for the Countesswells mixed use development);
- Columbia Threadneedle (owners of Kittybrewster and Lower Berryden Retail Parks);
- Ellandi LLP/ Lone Star (managers and owners of the Trinity Centre);
- Union Square Developments / Hammerson (owners of Union Square);
- Knight Property Group (owners of the Capitol office development);

- Rockspring (owners of the former BHS building and Aberdeen Indoor Market); and
- Standard Life Assurance (owners of the Beach Boulevard and Denmore Road Retail Parks).

All representations object to the proposal. In summary, the following matters have been raised –

Failure to Comply with National, Regional and Local Policy

1. The proposal is contrary to the ‘town centre first principle’ in National Planning Framework 3 (NPF3) and Scottish Planning Policy (SPP).
2. An out-of-town retail development is contrary to the aim of the Strategic Development Plan (SDP) to regenerate Aberdeen city centre.
3. The site is not allocated for retail development and represents a significant departure from the Local Development Plan (LDP) and is contrary to retail policy by failing to meet any of the requirements therein identified.
4. Retail development at the site has already been promoted by the applicant through the LDP review process and was rejected by the Council.
5. The appropriate way to promote such a significant departure from the LDP would be through the next review of the LDP, not a speculative planning application.

Retail Impact and Sequential Test

6. The Council has set out a clear and comprehensive strategy for the delivery of additional retail floor space up to 2035 – supported by the 2013 Aberdeen City and Aberdeenshire Retail Study (ACARS). There is therefore no requirement for the proposed development.
7. The development would be in direct competition with the city centre and any benefit from the development would be at the city centre’s expense in terms of retail and spin-off expenditures.
8. Approval of the development would undermine the role of the city centre and cast doubt on the Council’s commitment to regenerating the city centre through the City Centre Masterplan (CCMP). This would send out a concerning message to investors and operators.
9. The retail assessment submitted is not fit for purpose, due to significant deficiencies in the methodology and figures used, assumptions made and conclusions drawn. It under-estimates the level of quantitative trade diversion from the city centre and implications on turnover.
10. The applicant’s sequential test is simplistic, does not adhere to the process set out in SPP and misinterprets case law. No effort has been made to demonstrate that the development cannot reasonably be altered or reduced in scale to allow it to be accommodated in a sequentially preferable location.

11. Comparisons of the retailing situation in other parts of Scotland, such as Glasgow and Edinburgh, are not appropriate and no way justify the proposal.

Transportation and Sustainability

12. The A944 is an important route into Aberdeen and traffic management in the area must be considered in detail.

13. The validity and robustness of the applicant's transport assessment is questioned.

14. An out-of-town retail park of the size proposed would significantly undermine the Council's aim of encouraging modal shift towards more sustainable methods of transport.

PLANNING POLICY

National Policy

National Planning Framework 3 (2014)

NPF3 is a long-term strategy for Scotland - the spatial expression of the Government's Economic Strategy, and of plans for infrastructure investment. The section on Aberdeen and the North East states that the city centre will be a focus for regeneration efforts.

NPF3 also highlights that city centres are key assets for attracting investment and providing services. Quality of place is fundamental to the success of Scotland's cities, in particular city centres. The Scottish Government wish to see ambitious, up-to-date frameworks for city centre development. These should focus on the quality, sustainability and resilience of the built environment and wider public realm, and on improving accessibility by public and sustainable transport modes, such as cycling.

Scottish Planning Policy (2014)

Scottish Ministers, through SPP, expect the planning system, amongst other things, to focus on outcomes, maximising benefits and balancing competing interests; play a key role in facilitating sustainable economic growth, particularly the creation of new jobs and the strengthening of economic capacity and resilience within communities; and be plan-led, with plans being up-to-date and relevant.

SPP states that it is important that planning supports the role of town centres (*which includes city centres*), to thrive and meet the needs of their residents, businesses and visitors for the 21st century. The 'town centre first' principle, stemming from the Scottish Government's Town Centre Action Plan, promotes an approach to wider decision-making that considers the health and vibrancy of town centres.

The section of Promoting Town Centres states that out-of-centre locations should only be considered for uses which generate significant footfall where:

- all town centre (*including city centre*), edge of town centre and other commercial centre options have been assessed and discounted as unsuitable or unavailable;

- the scale of development proposed is appropriate, and it has been shown that the proposal cannot reasonably be altered or reduced in scale to allow it to be accommodated at a sequentially preferable location;
- the proposal will help to meet qualitative or quantitative deficiencies; and
- there will be no significant adverse effect on the vitality and viability of existing town/city centres.

Planning authorities, developers, owners and occupiers should be flexible and realistic in applying the sequential approach, to ensure that different uses are developed in the most appropriate locations.

Planning permission should not be granted for significant travel-generating uses at locations which would increase reliance on the car and where:

- direct links to local facilities via walking and cycling networks are not available or cannot be made available;
- access to local facilities via public transport networks would involve walking more than 400m; or
- the transport assessment does not identify satisfactory ways of meeting sustainable transport requirements.

Regional Policy

Aberdeen City and Shire Strategic Development Plan (2014)

The SDP sets out a series of key objectives for the growth of the City and Aberdeenshire. It recognises the importance of the city centre as an asset, and highlights that its regeneration is vital for the economic future of the area. It also states that there needs to be a strong focus on improving the quality of the city centre's shopping, leisure, commercial and residential environment. A target of ensuring Aberdeen city centre remains one of the top-20 retail areas in the UK is also set.

In line with SPP, section 4.2 states that a sequential approach will be taken when identifying sites for new retail development across the strategic development plan area.

Section 4.40 explains that to create sustainable mixed communities, retail services must be one of the main considerations in preparing masterplans and development briefs for new development. As well as the sequential approach to new retail development, existing retail centres will be supported to make sure that the needs of the community are met now as well as in the future.

Local Policy

Aberdeen Local Development Plan (2012)

At the time of writing the ALDP 2012 is the adopted local plan. The finalised version of the Proposed ALDP 2015 has been submitted to Scottish Ministers and it is expected that the Council will be in a position to adopt the plan during mid-January 2017.

The relevant policies from the 2012 plan are summarised below –

- Policy C1 (City Centre Development - Regional Centre) – The City Centre is the preferred location for retail, commercial and leisure development serving a city-wide or regional market. Proposals for new retail, commercial, leisure and other city centre uses shall be located in accordance with the sequential approach referred to in the Retailing section of the Plan and in the relevant Supplementary Guidance: Hierarchy of Retail Centres.
- Policy LR1 (Land Release Policy) – The site is identified in the local development plan (LDP) as opportunity site OP40 (West Hatton and Home Farm, Kingswells) which is allocated for 50 hectares of employment land in the period between 2007 and 2023.
- Policy I1 (Infrastructure Delivery and Developer Contributions) – Development must be accompanied by the infrastructure, services and facilities required to support new or expanded communities and the scale and type of developments proposed.
- Policy T2 (Managing the Transport Impact of Development) – New developments will need to demonstrate that sufficient measures have been taken to minimise the traffic generated.
- Policy D3 (Sustainable and Active Travel) – New development will be designed in order to minimise travel by private car, improve access to services and promote healthy lifestyles by encouraging active travel. Development will maintain and enhance permeability, ensuring that opportunities for sustainable and active travel are both protected and improved. Access to, and movement within and between, new and existing developments will prioritise transport modes in the following order – walking, cycling, public transport, car and other motorised vehicles.
- Policy D6 (Landscape) – Development will not be acceptable unless it avoids: significantly adversely affecting landscape character and elements which contribute to, or provide, a distinct 'sense of place' which point to being either in or around Aberdeen or a particular part of it; disturbance, loss or damage to important recreation, wildlife or woodland resources or to the physical links between them; sprawling onto important or necessary green spaces or buffers between places or communities with individual identities, and those which can provide opportunities for countryside activities.
- Policy BI5 (Pipelines and COMAH) – In determining planning applications for development within consultation distances for hazardous installations, the City Council will take full account of the advice from the Health and Safety Executive and will seek to ensure that any risk to people's safety is not increased.
- Policy RT1: Sequential Approach & Retail Impact – All retail, commercial, leisure and other development appropriate to town centres should be located in accordance with the hierarchy and sequential approach as set out below and detailed in Supplementary Guidance: Hierarchy of Retail Centres:-
 - Tier 1 - Regional centre
 - Tier 2 - Town centres
 - Tier 3 - District centres

- Tier 4 - Neighbourhood Centres

Proposals serving a catchment area that is city-wide or larger shall be located in the City Centre, preferably in the City Centre Business Zone.

In all cases, proposals shall not detract significantly from the vitality or viability of any first, second, third or fourth tier retail location.

A restriction may be imposed on the amount of comparison goods floorspace allowed within convenience shopping developments outside the city centre or other town centres.

- Policy RT2 (Out of Centre Proposals) – Retail, commercial, leisure and other development appropriate to town centres, when proposed on a site that is out-of-centre, will be refused planning permission if it does not satisfy all of the following requirements:
 - No other suitable site in a location that is acceptable in terms of policy R1 is available or is likely to become available in a reasonable time.
 - There will be no significant adverse effect on the vitality or viability of any retail location listed in Supplementary Guidance: Hierarchy of Retail Centres.
 - There is, in qualitative or quantitative terms, a proven deficiency in provision of the kind of development that is proposed.
 - The proposed development would be easily and safely accessible by a choice of means of transport using a network of walking, cycle and public transport routes which link with the catchment population. In particular, the proposed development would be easily accessible by regular, frequent and convenient public transport services and would not be dependent solely on access by private car.
 - The proposed development would have no significantly adverse effect on travel patterns and air pollution.
- Policy NE1 (Green Space Network) – The City Council will protect, promote and enhance the wildlife, recreational, landscape and access value of the Green Space Network. Proposals for development that are likely to destroy or erode the character or function of the Green Space Network will not be permitted.
- Policy NE5 (Trees and Woodlands) – There is a presumption against all activities and development that will result in the loss of or damage to established trees and woodlands that contribute significantly to nature conservation, landscape character or local amenity, including ancient and semi-natural woodland which is irreplaceable.

Appropriate measures should be taken for the protection and long term management of existing trees and new planting both during and after construction. Buildings and services should be sited so as to minimise adverse impacts on existing and future trees and tree cover. Native trees and woodlands should be planted in new development.

- Policy NE6 (Flooding and Drainage) – Development will not be permitted if –
 - It would increase the risk of flooding;
 - It would be at risk itself from flooding;

- Adequate provision is not made for access to water-bodies for maintenance; or
- It would result in the construction of new or strengthened flood defences that would have a significantly damaging effect on the natural heritage interests within or adjacent to a watercourse.

Surface Water Drainage associated with development must be the most appropriate available in term so SUDS; and avoid flooding and pollution both during and after construction. Connection to the public sewer will be a pre-requisite of all development where this is not already provided.

- Policy NE8 (Natural Heritage) – Development that, taking into account any proposed mitigation measures, has an adverse effect on a protected species or an area designated because of its natural heritage value will only be permitted where it satisfies the relevant criteria in SPP.

Proposed Aberdeen Local Development Plan (2015)

Approval to adopt the LDP was sought at the Full Council meeting of 14 December 2016. At the time of writing the Council are now awaiting confirmation from Scottish Ministers that adoption can take place, with the expectation that the plan is adopted during the week commencing 16th January 2017.

Site Zoning

The site remains as Specialist Employment Land (Policy B2) in the Proposed Aberdeen Local Development Plan. Policy B2 states that only Class 4 (Business) uses shall be permitted in order to maintain a high quality environment. Activities associated with research, design and development, knowledge-driven industries and related education and training will be encouraged in these areas.

Facilities that directly support business uses may be permitted where they enhance the attraction and sustainability of the Specialist Employment Area for investment. Such facilities should be aimed primarily at meeting the needs of businesses and employees within the Specialist Employment Area.

Retail Vision

Retailing is identified by the Proposed ALDP as a major activity in the city centre and, as the region's main shopping destination, it is important to maintain and improve the visitor experience on offer to maintain Aberdeen's strength and competitiveness.

In order to support the drafting of the plan the Aberdeen City and Aberdeenshire Retail Study (ACARS) was carried out in 2013. It shows there is potential for developing an additional 30,000-35,000sqm of retail floor space in the city centre by 2022. This potential is driven by a combination of expenditure growth per capita and large population increases within the catchment area served by the city centre. Additional floor space will also help to prevent expenditure leakage and maintain the city centre as the primary retail area in the North East.

The City Centre Retail Core contains most of the city centre's shopping floor space and this is where new development should be directed. New retail development (Marischal Square, Crooked Lane/ George Street, Aberdeen Market and Upper/ Basement Floors 73-149 Union Street) and further expansion and improvements to the existing retail stock in the City Centre Retail Core, will be encouraged to consolidate and enhance Aberdeen's position as one of the UK's leading retail destinations. The guidance and direction given in the Aberdeen City Centre Masterplan and Delivery Programme will enhance that role.

Policies

The following policies in the Proposed ALDP are relevant and substantively reiterate existing policies in the adopted local development plan –

- Policy LR1: Land Release Policy
- Policy D2: Landscape
- Policy NC1: City Centre Development - Regional Centre
- Policy NC4: Sequential Approach and Impact
- Policy NC5: Out of Centre Proposals
- Policy I1: Infrastructure Delivery & Planning Obligations
- Policy T2: Managing the Transport Impact of Dev
- Policy T3: Sustainable and Active Travel
- Policy B6: Pipelines, Major Hazard & Explosive Storage
- Policy NE1: Green Space Network
- Policy NE5: Trees and Woodlands
- Policy NE6: Flooding, Drainage and Water Quality
- Policy NE8: Natural Heritage

OTHER RELEVANT MATERIAL CONSIDERATIONS

Aberdeen City and Aberdeenshire Retail Study (ACARS) – Produced in 2013, ACARS provided an up to date assessment of retail provision within Aberdeen City and Aberdeenshire and provided an assessment of potential future demand and supply for retail floor space within this area for the next 15 years. The primary purpose of ACARS was to provide a basis for the development of plans and proposals for retail and related activities in the SDP and LDPs being prepared for the Aberdeen City and Aberdeenshire Councils.

The study recommended a retail development strategy which identifies 30,000 sqm GFA of new retail floor space to be located in the city centre.

Aberdeen City Centre Masterplan (CCMP) – Approved by the Full Council in June 2015, the CCMP outlines a 20 year development strategy for Aberdeen City Centre. It identifies a series of ambitious but deliverable projects that will support future economic growth and will secure more benefits and opportunities for the communities of Aberdeen City and Shire. The projects are complemented by a robust, costed and achievable delivery programme and together these provide a framework for managing city centre development up to 2035.

There are seven projects which are expected to focus on increased retail activity in the city centre –

- Aberdeen Indoor Market (CM06)
- Bon Accord Centre (CM07)
- Independent Aberdeen (CM08)
- St Nicholas Centre (CM09)
- Trinity Centre (CM10)
- Union Street Conservation Area Improvement Scheme (CM11)
- Union Square (CM12)

In combination with other identified projects with the masterplan it is expected that around 50,000sqm of retail and leisure floor space could be delivered within the CCMP area.

Strategic Investment Plan (SIP) - The Council's SIP focuses on the development of the enabling infrastructure needed to realise the city's aspirations to be an even more attractive, prosperous and sustainable city by creating a unified and cohesive proposal that is needed to deliver growth. Regeneration of the city centre is identified as a key goal of the SIP.

NEXT STEPS

A report will be prepared by officers for Full Council with a recommendation assessing the proposed development and making a recommendation to members.