



# Aberdeen Local Development Plan Review

## Pre- Main Issues Report Questionnaire 2018

Aberdeen City Council is currently in the early stages of reviewing the Aberdeen Local Development Plan 2017(ALDP). The 2018 Development Plan Scheme provides a timetable for the review of the ALDP and the opportunities to participate throughout the process.

It is available to view online at: [www.aberdeencity.gov.uk/localdevelopmentplan](http://www.aberdeencity.gov.uk/localdevelopmentplan)

This questionnaire forms part of the pre-Main Issues Report consultation activities we are undertaking. It is designed to gather views on the main planning issues in Aberdeen to be considered by the next ALDP.

### Using your Personal Information

Information you supply to Aberdeen City Council (ACC) in this questionnaire will be used to prepare the Local Development Plan. ACC will not share the personal information provided in this questionnaire with other parties or organisations. ACC 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 Local Development Plan team 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 ACC maintain the security of your information, and your rights to access information ACC holds about you, please contact Andrew Brownrigg, Team Leader, Local Development Plan Team, Strategic Place Planning, Aberdeen City Council, Business Hub 4 Marischal College, Broad Street, Aberdeen AB10 1AB.

A separate form for submitting development sites for consideration can be found on our website at: [www.aberdeencity.gov.uk/localdevelopmentplan](http://www.aberdeencity.gov.uk/localdevelopmentplan)

**Our consultation runs from the 19th March to the 8th of May 2018.**  
**Please note the deadline has been extended to Monday 28th May 2018.**



## 1. YOUR DETAILS

1.1 Please let us know the capacity in which you are completing this questionnaire. Are you...

- A member of the public
- A community representative e.g Community Council

If yes, which area do you represent?

- A developer/ their agent
- A landowner/ their agent
- From a Key Agency
- Other

Acting on behalf of the owners of the

1.2 Please provide your name and contact details:

Name and Organisation:

Heather Gallagher (Williams Gallagher)

Address:

Postcode:

Telephone:

Email:

1.3 If you are acting as an agent or completing this on behalf of an organisation, group or landowner, please provide their details:

Organisation/group/landowner:

LSREF3 Tiger Aberdeen S.à.r.l.

Address:

Postcode:

Telephone: C/O AGENT

Email: C/O AGENT

## 2. ABERDEEN'S MAIN PLANNING ISSUES

Feel free to continue on separate sheets if necessary and attach to the questionnaire. You do not have to answer every question.

### Vision

2.1 What do you think are the most important things that make Aberdeen a good place to live, visit and/or work?

Please refer to accompanying letter.

2.2 What do you think should be the Council's top priorities for the next Aberdeen Local Development Plan?

Please refer to accompanying letter.

2.3 Do you have any particular aspirations for your community or Aberdeen as a whole that you think should be taken forward through the ALDP? For example, what are your views on recycling of waste, affordable housing, access to green space or ways to reduce CO<sub>2</sub> emissions?

Please refer to accompanying letter.

**Policy Topic Areas**

**What do you think should be our main planning priorities for...**

**2.4** ...the City Centre? (For example, what should the role of Union Street be? Does the City Centre have all the uses we want, or should there be more uses there - and if so where could they go?)

Please refer to accompanying letter.

**2.5** ...providing infrastructure? (For example, how should new infrastructure be provided and how might it be paid for?)

Please refer to accompanying letter.

**2.6** ...transport and accessibility? (For example, how can we make it easier to travel in and around Aberdeen? Should we look at pedestrianisation in the City Centre?)

Please refer to accompanying letter.

**2.7** ...ensuring we have high quality buildings and places? (For example, how can we better protect our built heritage and ensure high quality and sympathetic architecture and landscape design?)

Please refer to accompanying letter.

**2.8** ...meeting the needs of business and industry? (For example, what can be done to retain existing businesses and attract new employment opportunities to Aberdeen?)

Please refer to accompanying letter.

**2.9** ...meeting Aberdeen's housing and community needs? (For example, how can we meet the needs of people who cannot afford mainstream housing?)

Please refer to accompanying letter.

**2.10** ...supporting retail centres across Aberdeen? (For example, should we be safeguarding existing centres, and what are your thoughts on new out-of-town retail parks?)

Please refer to accompanying letter.

**2.12** ...ensuring that resources and waste are managed sustainably? (For example, can we make more innovative use of waste as a resource? Should we encourage renewable energy use? How could we do these things?)

Please refer to accompanying letter.

**2.11** ...protecting and enhancing the natural environment and preventing flooding? (For example, what areas or features should we be safeguarding?)

Please refer to accompanying letter.

**2.13** If you have any views on topics not covered above, please write them below.

Please refer to accompanying letter.

Thank you for taking the time to complete this questionnaire. Please return completed questionnaires to:

**Local Development Plan Team**

Strategic Place Planning  
Aberdeen City Council  
Business Hub 4  
Ground Floor North  
Marischal College  
Broad Street  
Aberdeen  
AB10 1AB

Twitter: **@AberdeenLDP**

You can also visit the Aberdeen Local Development Plan Facebook page.

**COMPLETED QUESTIONNAIRES SHOULD BE WITH US BY NO LATER THAN 28 MAY 2018.**

If you wish to be added to the LDP E-Mailing list to be kept informed of our progress in producing the next Local Development Plan, please tick here.

If yes, please provide an email address

28 May 2018

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

**WILLIAMS  
GALLAGHER.**

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## Sent by Email

Dear Sir / Madam

### **Aberdeen Local Development Plan Review Pre-Main Issues Supplementary Representation on behalf of LSREF3 Tiger Aberdeen S.À.R.L.**

This letter is submitted as a note to accompany the Aberdeen Local Development Plan Review Pre-Main Issues Questionnaire and has been prepared by Williams Gallagher<sup>1</sup> on behalf of the owners of the Trinity Shopping Centre in Aberdeen City Centre (LSREF3 Tiger Aberdeen S.À.R.L. c/o Ellandi LLP).

By way of background, LSREF3 Tiger Aberdeen S.À.R.L. acquired the Trinity Shopping Centre in December 2014 and Ellandi LLP (Ellandi) is responsible for the asset management of the Centre. The Trinity Centre itself forms an intrinsic part of Aberdeen's retail circuit and provides an important link between Aberdeen Railway Station and Hammerson's Union Square to the south, Union Street (Aberdeen's main commercial thoroughfare) and Bon Accord & St Nicholas to the north.

Both LSREF3 Tiger Aberdeen S.À.R.L. and Ellandi have previously lent their support to regeneration projects in the City Centre, which includes enhanced connections to the Trinity Centre and Union Street from the train station as identified in the City Centre Masterplan and the associated Station Gateway Development Brief (albeit as we have previously articulated, the costs of doing so are currently prohibitively expensive owing to site topography and complex land ownerships in this area).

As major investors in the City Centre, both LSREF3 Tiger Aberdeen S.À.R.L. and Ellandi are committed to ensuring that new development in Aberdeen occurs in the right place, at the right time, to help sustain and strengthen the City Centre as an attractive, sustainable and commercially viable place to live, work, shop and visit for a range of uses and activities. They are also committed to ensuring that the Trinity Centre is able to respond to the shifting demands of the consumer economy and that it contributes to the City Council's aspiration to promote Aberdeen as a progressive, global City.

It is with the above in mind that this letter responds to the following questions posed in the Pre-Main Issues Questionnaire, namely:

- **Q2.2:** What do you think should be the Council's top priorities for the next Aberdeen Local Development Plan?

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<sup>1</sup> Williams Gallagher was formed in January 2017 by Matthew Williams and Heather Gallagher who previously advised Ellandi LLP through Savills (UK) Ltd (Savills).

- **Q2.4:** What do you think should be our main planning priority for the City Centre? (For example, what should the role of Union Street be? Does the City Centre have all the uses we want, or should there be more uses there - and if so where could they go?)
- **Q2.10:** What do you think should be our main planning priority for supporting retail centres across Aberdeen? (For example, should we be safeguarding existing centres, and what are your thoughts on new out-of-town retail parks?)

In brief, we continue to support the Council's current ambition to promote retail as the major activity in the City Centre (as the region's main shopping destination) as well to maintain and improve the visitor experience on offer to maintain Aberdeen's strength and competitiveness.

Notwithstanding this, we would urge the Council to ensure the emerging Plan is flexible enough to ensure that landlords such as LSREF3 Tiger Aberdeen S.À.R.L. are able to respond quickly to changing shopping habits (in particular internet retailing) and structural shifts in the retail market (such as the programmed closure of high street stores) in order to create the right environments to attract people to visit and stay longer. This includes allowing for a wider mix of uses in the City Centre Core which reinforce traditional retail uses.

The retail and leisure industry is going through a period of fundamental change and as such it will be important for the Plan to support the sector particularly in a post-EU economy, and a flexible policy framework will assist this. We will therefore support a Plan which places emphasis on retailing in the City Centre Core, but which also provides a framework which allows for the consideration of other, vibrant non-retail uses that may come forward in this location.

This is particularly relevant in the context of adopted LDP Policy NC2 which currently sets out very strict criteria as to when a proposal for a change of use from Class 1 will be acceptable. As we have asserted in previous consultations, such criteria has the potential to stifle changes of use which are likely to be of benefit to the City Centre (over and above certain retail uses). This includes for example changes of use from to Class 1 (Retail) to Class 3 (Food and Drink) which can positively contribute to the vibrancy and vitality of town centres through enlivenment of the street scene and through increasing shopper dwell time. In this context, we note that increasingly, retail forms only one part of the experience for visitors to a city / town centre; it is equally about gaining access to people driven services, eating out, meeting with friends and having an opportunity to socialise. Subsequently, we would urge the emerging Plan to incorporate more flexible policies in connection with changes of use in the Core Retail Area in recognition of the fact that customers increasingly expect more from their shopping experiences and there is pressure on shopping centre owners, managers and tenants to respond to this.

Referring to Q2.10 of the Questionnaire, we would ask that the emerging Plan continues to promote a town centres first policy as advocated by SPP and the Aberdeen and Shire Strategic Development Plan. For Aberdeen, this means directing major new retail and town centre development to the City Centre Retail Core. Subject to the findings of an updated Retail Study (which we anticipate will be prepared), we are of the view that there are sufficient sites to accommodate new retail development within the City Centre (including locations specified by the City Centre Masterplan including but not limited to Marischal Square, Crooked Lane / George Street, Aberdeen Market and Upper / Basement Floors 73-149 Union Street).

It thus remains unnecessary to allocate sites for retail and town centre development outwith the City Centre Core (with the exception of appropriately sized development directed towards existing designated centres and local provision to support expanding residential communities in order to encourage sustainable travel patterns). Any identified capacity can also be met by further expansion and improvements to the existing retail stock in the City Centre Retail Core – a type of development that should continue to be positively encouraged in order to consolidate and enhance Aberdeen's position as one of the UK's leading retail destinations.

Allied to the above, we support the retention of Policies NC4 and NC5 which set out criteria for assessing proposals for significant footfall generating development appropriate to designated centres in edge and out of centre locations with a view to protecting the vitality and viability of Aberdeen City Centre as well as the City's network of Town, District and Neighbourhood Centres. We look forward to reviewing future iterations of such policies as and when they are drafted and consulted upon.

As a final point, we note the various references to the pedestrianisation of Union Street over the past few years. Should such proposals progress, those affected must be properly consulted. As part of any such consultation it is necessary to properly understand how this would affect how people will use the City Centre and the impact of such proposals on existing businesses.

We trust that these comments are helpful and would be happy to meet with you in due course to discuss any of the issues raised in more detail. On behalf our client, we request that we are kept up to date on the progress of the emerging Local Development Plan.

Yours sincerely,



Heather Gallagher (MRTPI)

**Director**

**Williams Gallagher**

**Enc:** Aberdeen Local Development Plan Review Pre- Main Issues Report Questionnaire 2018