

## Fraser Napier

---

**From:** Tom Walsh  
**Sent:** 10 May 2018 08:25  
**To:** Team; Claire McArthur  
**Subject:** FW: Bennachie Community Council Response - Consultation on Main Issues Report 2018

---

**From:** Bennachie Community Council [mailto:BennachieCC@outlook.com]  
**Sent:** 10 May 2018 00:05  
**To:** [REDACTED]  
**Cc:** Tom Walsh <tom.walsh@aberdeenshire.gov.uk>  
**Subject:** Bennachie Community Council Response - Consultation on Main Issues Report 2018

Dear Sir/Madam,

Please find below the response of Bennachie Community Council to the subject Consultation which closes on 21.05.18. We have answered the 16 consultation questions and also provide our comment that we would like to see changes to the current planning system which ensures that development planning (houses and associated infrastructure) is planning led as opposed to developer led, which is currently the case.

**Q1 – Do you agree with the updated Vision, as set out in the Preferred Option?**

We agree with the revised Vision statement, however, we believe it should be a lot simpler with maximum three bullet points in language that is easily understood by all.

**Q2 – Do you agree with the Preferred Option that the existing spatial strategy, in general terms, remains fit for purpose and should be carried forward?**

Yes. Improvements in travel infrastructure (A96 and rail) are positive. Although strategic expansion areas have been identified, these will only be realised if there is a strong economic plan and factors such as adequate employment and schooling make these areas attractive. That which makes the City and Shire currently attractive to live in must be preserved.

**Q3 – Do you agree with the Preferred Option that the new plan should protect the junctions of the Aberdeen Western Peripheral Route from inappropriate speculative development?**

Yes. We would assume that existing planning policy would protect against this.

**Q4 – Do you agree that the Preferred Option for the new plan should focus on the towns of Banff, Macduff, Fraserburgh and Peterhead for regeneration?**

We are concerned that any regeneration investment will be a waste of money unless the fundamental issues of investment in schools, health services and employment are first addressed.

**Q5 – Do you agree that we should present an optimistic view of future economic growth in the new plan?**

No, there needs to be a realistic view based on a best and worst case scenario. The economic plan needs to move away from reliance on the oil and gas sector and focus on the historical strengths of our area.

**Q6 – Do you agree with the Preferred Option that the new plan should delay releasing safeguarded employment land until after 2030 and look at improving existing employment areas for future use?**

Yes. We do not see a need to release any further land at this point.

**Q7 – Do you agree with the Preferred Option that the new plan should take a stronger and more flexible approach to long-term tourist development?**

We very strongly agree that more focus needs to be put on tourism. It is imperative that the area retains its natural beauty and appeal to those who live here and to those who visit. This must not be destroyed by over-development. There needs to be significantly more optimism and proactivity in researching and delivering all potential benefits of tourism.

**Q8 – Is there anything more the planning system should do to support sustainable economic growth?**

It is critical that there is a holistic view and an integrated approach for development which includes planning, roads and infrastructure. Sustainable economic growth will only be achieved if these three work together. We consistently see that this is not the case.

**Q9 – Is there anything more that the planning system can do to help improve mobile data coverage and ultrafast broadband?**

We suggest you discuss with the suppliers of this service.

**Q10 – Do you agree that the housing supply target should be based on a composite scenario rather than directly on any of the three scenarios identified in the Housing Need and Demand Assessment?**

We agree that the system needs to be more flexible and reflect current circumstances. The indicators of the current circumstances have to be carefully assessed to ensure that the composite scenario is realistic. The demand and supply for housing is very much driven by the economic prosperity of the region. We believe that increased flexibility is required in order to effectively respond to local changes in circumstance.

**Q11 – Do you agree that we should assume continued funding for affordable housing at 2020/2021 levels from the Scottish Government for the whole of the next plan period?**

Yes.

**Q12 – Do you agree that significant generosity should be included in the early years of the plan but, for the later periods, no generosity should be added? This would be subject to review in future plans.**

No.

**Q13 – Do you agree that our Preferred Option should allow Local Development Plans to make some further housing allocations?**

No.

**Q14 – Do you agree that any new greenfield allocations should preferably be under 100 houses in size?**

Yes.

**Q15 – Do you agree with the Preferred Option that the new plan should target generating 5 Gigawatt hours of renewable electricity and seek to diversify non-wind based generation by 2040, along with energy storage?**

Yes.

**Q16 – Do you agree that the next Strategic Development Plan should continue to identify regionally significant long-term transport projects and cumulative transport interventions?**

Yes.

I would be grateful if you could confirm receipt of our comments.

Regards

Sarah Robinson

Chair - Bennachie Community Council