

[Redacted]

**From:** [Redacted]  
**Sent:** 18 May 2018 08:29  
**To:** Claire McArthur  
**Subject:** FW: Aberdeen City and Shire Strategic Development Plan Main Issues Report - Buccmoor LP Representations  
**Attachments:** SDPA MIR Consultation Form - Buccmoor -May 2018.pdf

Claire McArthur  
Team Leader (Acting)  
Aberdeen City and Shire SDPA

[Redacted]

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Working Days: Tuesday – Friday

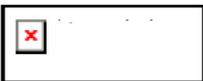


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**From:** Malcolm Campbell [Redacted]  
**Sent:** 17 May 2018 18:23  
**To:** [Redacted]  
**Subject:** Aberdeen City and Shire Strategic Development Plan Main Issues Report - Buccmoor LP Representations

Please find attached representations submitted on behalf of Buccmoor LP to the Aberdeen City and Shire Strategic Development Plan Main Issues Report.

Regards  
Malcolm



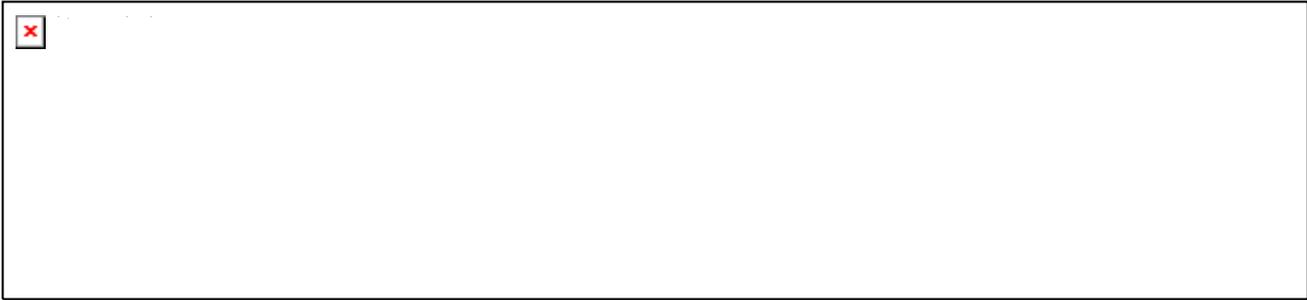
**Malcolm Campbell, MRTPI**  
Associate

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# Strategic Development Plan Review

## Main Issues Report Consultation 12<sup>th</sup> March - 21<sup>st</sup> 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 21<sup>st</sup> 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](mailto: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.



## 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.

<b>Main Issue / Question Number: 5</b>	<b>Do you agree that we should present an optimistic view of future economic growth in the new plan?</b>
<p>My clients are in full agreement with an optimistic view of future economic growth being presented and embraced by the new SDP. Whilst the energy industry, in particular oil and gas, will continue to play a leading role in the economy of the north east we fully support the efforts being made to diversify the economy by Opportunity North East, Aberdeen and Aberdeenshire Councils and the Scottish and UK Governments as part of a wider package of the promotion of economic growth in the area. The SDP needs to be in alignment with this and the investment being made in the future of the north east by the Aberdeen City Region Deal. The SDP also needs to help position the north east to be able to take advantage of the opportunities that will arise from the investment in major new infrastructure, in particular the AWPR and the Aberdeen Harbour extension.</p> <p>The best way to do this is to look forward positively and continue to plan for continued strong economic growth for the medium to longer term across the north east.</p>	

<p><b>Main Issue / Question Number: 6</b></p>	<p><b>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?</b></p>
<p>The planning system and the Development Plan (both the SDP and LDPs) need to be more flexible and not unduly restrict the timescales for when employment land can be brought forward for development. If a justifiable planning and economic case can be made for the early release of safeguarded land then the policies in the SDP and LDPs need to be worded in such a way that this would not be seen as a departure from the Development Plan. That way the plans would be able to react much more quickly and effectively to changing economic circumstances.</p> <p>In a similar vein there is a need to allow greater flexibility in existing employment areas to again reflect changing economic circumstances and demands for land from different types of companies. In this respect allocating employment areas in LDPs for Class 4, 5 and 6 uses only, is unduly restrictive in many instances and needs to be changed. This is considered in more detail in the response to Question 8. Any investment, particularly in infrastructure, by Councils and government bodies that would improve existing employment areas would be very welcome and we would agree should be supported by the SDP.</p>	

<b>Main Issue / Question Number: 8</b>	<b>Is there anything more the planning system should do to support sustainable economic growth?</b>
<p>Of major assistance to economic growth would be to build greater flexibility into the policies of the SDP and LDPs, particularly those relating to employment land. Rigid land use zoning is no longer appropriate or fit for purpose in many instances and plans need to be much more flexible to allow quicker decision making, which will assist job creation and employment retention. As mentioned in the response to Question 6 above, allocating employment areas for Class 4, 5 and 6 uses only, is unduly restrictive. There are many instances in practice in Aberdeen and Aberdeenshire where development management decisions are allowing a much wider range of employment uses to locate on employment land. This includes drive in restaurants, leisure uses, hotel uses, medical centres, banks, nurseries and retail uses. This more flexible approach to land use planning needs to be better reflected in the Development Plan to allow planning guidance to be clearer for investors and decision makers and for decisions to be made more quickly. This will encourage more investment in the north east economy with consequential benefits for employment creation and economic growth.</p> <p>Guidance on this matter for LDPs should be provided in the SDP.</p>	