

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 18 May 2018 16:17  
**To:** Claire McArthur  
**Subject:** FW: CONSULTATION RESPONSE  
**Attachments:** MIR\_Consultation\_Form\_CM.pdf

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

[REDACTED]  
[www.aberdeencityandshire-sdpa.gov.uk](http://www.aberdeencityandshire-sdpa.gov.uk)

Working Days: Tuesday – Friday

**ABERDEEN** | *Strategic Development*  
**CITY AND** | *Planning Authority*  
**SHIRE**

---

**From:** Campbell Murdoch [REDACTED]  
**Sent:** 18 May 2018 16:11  
**To:** [REDACTED]  
**Subject:** CONSULTATION RESPONSE

Please find attached my response to the consultation on the Strategic Development Plan.

Regards,  
Campbell Murdoch

# 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.

## Contact Details

<b>Name (Mr/Mrs/Miss/Ms)</b>	Mr Campbell Murdoch
<b>Organisation (if relevant)</b>	
<b>Address</b>	████████████████████
<b>Postcode</b>	██████
<b>Telephone</b>	██████████
<b>Email</b>	████████████████████

Please tick this box if you wish further correspondence to be directed to this address:

**If you are completing this form on behalf of an organisation, group or landowner, please provide their details below.**

<b>Name (Mr/Mrs/Miss/Ms)</b>	
<b>Organisation (if relevant)</b>	
<b>Address</b>	
<b>Postcode</b>	
<b>Telephone</b>	
<b>Email</b>	

If you wish to be added to the SDPA distribution list to be kept informed of our progress in producing the next SDP, please tick this box and provide the  email you wish to be added to our database (if different from above):

Email : \_\_\_\_\_

## **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:</b>	Q 2
<p><b>No – Growth West of and North of Aberdeen could be assumed once the impact of the AWPR becomes clearer (i.e. monitoring traffic flows when it is opened)</b></p>	

<b>Main Issue / Question Number:</b>	Q3 & Q4 - YES

<b>Main Issue / Question Number:</b>	Q 5
<p><b>No – We should be realistic and not overly optimistic. The proposed uplift of a “generosity” percentage should provide a sufficient buffer if the economy performs better than anticipated.</b></p>	

<b>Main Issue / Question Number:</b>	Q6 - YES
<p><b>it is preferable to improve existing employment land, more of which will become available as the oil industry declines.</b></p>	

<b>Main Issue / Question Number:</b>	Q7 - Yes
<p><b>the new plan should take a much stronger approach to long-term tourist development</b></p>	

<b>Main Issue / Question Number:</b>	Q8 - yes
<p><b>promotion and utilisation of the new Aberdeen Exhibition and Conference Centre, support of Aberdeen Airport – more direct flights to foreign hubs – labs and tech hubs close to the airport – don't destroy the site and setting of the City, re-develop the harbour area as has been done in Stavanger</b></p>	

<b>Main Issue / Question Number:</b>	Q 10 - Yes <b>but not on the composite scenario proposed</b>
<p>There would appear to be little merit in preparing the scenario analysis and then ignoring it when evaluating future demand. Nevertheless, using an estimate, or hunch of future economic performance for the region, based upon a sound understanding of current performance, and the most likely outcomes for the future given a realistic scenario plan, could provide a good foundation for the current analysis.</p> <p>The investment in the City Deal should provide jobs and growth for the region, but it is certain that this will at its very best simply arrest what would otherwise be much larger drop in economic activity because of the decline of the oil &amp; gas industry. The oil price has latterly picked up but production will inevitably decline and jobs will be lost. Just recently 400 announced at ConocoPhillips and 300 at TOTAL, and this is in spite of the oil price rise. For every job lost in the industry there are around eight support jobs that will be impacted, so as the oil industry declines it is expected that high value jobs can only be maintained in the region through the City Deal, the Oil &amp; Gas Technology Centre, life sciences and possibly renewable energy projects.</p> <p>However, it is fanciful to suggest that there will be a continuing growth in housing requirements in the period 2025 to 2035, during this time we will be fortunate if the overall growth is flat, or mildly positive. The more likely hypothesis is that the demand rate initially tracks Scenario 2 and then trends towards Scenario 1. A more measured scenario would be one which is a composite of Scenarios 1 &amp; 2, consistent with the facts which would reflect the decline in the oil industry, the potential for that being mitigated by the investment being made in the City Deal, and the possible Brexit impact in the short term.</p> <p>This is confirmed by the recently published National Records of Scotland – Population Projections for Scottish Areas (March, 2018), which estimates that in the ten years to 2026 the population growth in Aberdeen City would be 3.2%, and in Aberdeenshire 7.1%. Accordingly, it is a significant overestimation to suggest that the population increase over twenty five years (2014 – 39) would trend towards the high growth scenario of 26%, rather than the low growth of 11% (<math>3.2\% * 2.5 = 8\%</math>).</p> <p>It simply is over optimistic to assume that housing demand will track towards the high migration Scenario. A hypothetical scenario which assumes steady growth up to and beyond 2030 is just not consistent with reality; it is the case that by 2030 UK Oil &amp; Gas production will be approximately half of what it is today</p>	

<b>Main Issue / Question Number:</b>	Q 11 Answer – Yes
Empty content area	

Main Issue / Question Number:	Q 12 Answer – Yes
<p>but the generosity in the early years of the plan should only be set at 10% (for the reasons given in my response to Answer 10)</p>	

Main Issue / Question Number:	Q 13 Answer – No
<p>unless the generosity proposed is set at 10% as suggested in Q 12</p> <p>Q 14 Answer – Yes – It is key that brownfield sites are prioritised, not only for the improvement of the built environment in the City and suburban towns, but also for environmental reasons (shorter commutes, and walking to work).</p>	