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**From:** [REDACTED]  
**Sent:** 22 May 2018 08:51  
**To:** Claire McArthur  
**Subject:** FW: Fwd: Consultation on Strategic Development Plan - Main Issues Report 2018  
**Attachments:** Strategic Development Plan Review CDDCC.docx

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**From:** [REDACTED]  
**Sent:** 20 May 2018 20:23  
**To:** [REDACTED]  
**Cc:** CDD CC [REDACTED]  
**Subject:** Re: Fwd: Consultation on Strategic Development Plan - Main Issues Report 2018

Dear Claire / SDPA Team

Thank-you for giving us the opportunity to be consulted at this stage of the planning process. Please find attached comments on the main issues report from Crathes Drumoak & Durriss CC. We struggled to enter a response on your pdf form so please accept a word document with responses for the 16 questions.

Whilst I have sent this email and composed the response, I do not wish my name to be included in your analysis of responses. If you need to contact us please do so through our generic email address.

Thanks and wishing for a good outcome on your deliberations.

[REDACTED]  
for CDDCC

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**From:** CDD CC <[crathesdrumoakdurrisscc@gmail.com](mailto:crathesdrumoakdurrisscc@gmail.com)>  
**To:** [REDACTED]  
**Sent:** Friday, 9 March 2018, 20:18  
**Subject:** Fwd: Consultation on Strategic Development Plan - Main Issues Report 2018

----- Forwarded message -----

**From:** [REDACTED]  
**Date:** 9 March 2018 at 12:23  
**Subject:** Consultation on Strategic Development Plan - Main Issues Report 2018  
**To:** Team <[team@aberdeencityandshire-sdpa.gov.uk](mailto:team@aberdeencityandshire-sdpa.gov.uk)>  
**Cc:** [REDACTED], Tom Walsh [REDACTED]

Dear Community Councils,

Please find attached a letter advising that consultation on the Main Issues Report for the next Strategic Development Plan is due to begin this Monday, 12<sup>th</sup> March, and will close on Monday 21<sup>st</sup> May.

Strategic Development Plans cover the four largest city regions in Scotland, and are prepared by the Strategic Development Planning Authorities. The Plans set out a long-term (20 years or more) development strategy for the city regions.

Please don't hesitate to be in touch with any queries.

Regards,

Claire

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



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

**Working Days: Tuesday - Friday**



# Strategic Development Plan Review

## Contact Details

*Name*

*Organisation Crathes Drumoak & Durriss Community Council*

*Address*

*Postcode*

*Telephone*

*Email : crathesdrumoakdurrisscc@gmail.com*

## Comments by Crathes Drumoak & Durriss CC

### 1. Vision

We agree with the updated vision.

### 2. Spatial Strategy

We are located in Deeside and we agree that the Dee valley (A93 / B9077 / A957) should not be considered a development corridor because transport links and key services cannot support it. This does not mean we should exclude some sympathetic growth opportunities e.g. mountain bike centres, heritage centres and the like. Perhaps we should be considered to be in a special zone – perhaps a touristic extension of the Cairngorm National Park. It is disappointing to see that Visit Scotland's strategy does not include many of the opportunities available in Aberdeenshire and too much is left to individuals to initiate e.g. the North East 250 driving concept.

### 3. AWPR

We agree that the AWPR needs to bed in, and that development should be done cautiously at the junctions. We are very concerned that the Peterculter junction will cope with all the volume for the west end of Aberdeen as well as all the Tourist traffic for Deeside.

#### 4. Regeneration

We have no opinion on the selection of the northern towns in this respect, but we feel that Banchory receives unfair categorisation as being “not in need” of some assistance. It’s High St is struggling.

#### 5. Economy

We are not so bullish for the economy because all aspects of the economy will be impacted by Brexit and then by the lingering doubt over Scottish Independence. We see that latter having a big impact in national investment and domestic tourism.

#### 6. Employment land

Yes we agree to delay releasing safeguarded land. There are many available spaces on existing industrial developments and with oil’s decline, more will become available.

#### 7. Tourism sector

We think this is a key sector to focus on. We have so many opportunities with castles, whisky trails, mountains, forests, golf, driving routes, cycling, mountain biking, whale/dolphin watching etc, We should also not forget traditional field sports which need supporting. What we will need is more catering facilities e.g. country pubs / small hotels, rest stops.

We welcome the concept for Aberdeen Harbour and the tourism opportunities it brings. We must protect Deeside’s natural assets from unsympathetic development at all costs.

#### 8. Other sustainable growth areas

Aberdeenshire is a place where renewable energy is harvested but we seem to do little to support it. We surely have the technical skills to add value here.

#### 9. Digital economy

Yes, we think the planning system could do more ... specifically to ensure developers future proof their housing from the outset. The

development in Crathes was built with slow broadband despite being less than 400m from the BT fibre line to Banchory.

Developers should also be required to also install renewable energy technologies and not just make do with insulation alone.

10. Housing supply target

We have no opinion on the targets, however we see too many developments which take too long to complete (██████ in Crathes, Kirkwood in Durriss, Chapelton etc). This suggests that we have awarded too many developments and the fact that the housing market would appear to be balanced suggests that the forecasted requirements are too high or are out of sync with the general economy (see answer to 5).

11. Affordable housing

We would like to see the Scottish Government increase funding for affordable homes by spending the recently increased stamp duty for example and reduce the onus on developer obligations which is ineffective and unfair on the people who buy in the private sector.

Affordable housing needs a complete overhaul on how it is structured, funded, implemented and woven into society.

12. Housing land supply

We have no opinion on the split over the years except that as discussed in 10, probably too much is available.

13. Housing land in LDP's

We disagree. There should be no more generosity. We see that in addition to local plans, there is generally a higher than anticipated level of house building from small one-off developments that can have a significant cumulative impact over time. Too much generosity will lead to too many speculative developments.

14. Greenfield

We support this idea to limit developments in greenfields to 100 and would even lower it to < 50 houses. We would also extend this

when a developer chooses a combination of brownfield and greenfield land to develop.

15. Renewable energy

We agree that Aberdeenshire can grow its energy generating capacity provided the extra power is not from land based wind, of which we think we have enough and any more will impact tourism.

16. Transport

Yes we need to have better road and public transport links to the central belt cities. It is a major cause of frustration to many residents. The AWPR delays do not help. Rail travel is long winded and Dundee roads are a bottleneck. We question why the Northbound junction in Dundee Forfar Rd can't be a continuous filter lane. Surely a cheap fix for the interim.

Aberdeen City is becoming difficult to drive through efficiently; it has too many sets of traffic lights - those on the A96 at the airport roundabout and its approach roads make no sense. The bridge of Dee is a massive bottleneck.

We are also concerned about the 4 way traffic lights at the end of the AWPR for traffic heading south wishing to join the A90.

17. Other comments

Reflecting on Q4, we would suggest to focus on a strategy across the region to enhance our town centres / High Streets especially those on tourist routes.

The plan does little for older generations which we will have an increasing number of within the plan period. Increased centralisation of medical facilities (in Aberdeen) is not ideal and will exacerbate costs for elderly and their care in Aberdeenshire.