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**From:** [REDACTED]  
**Sent:** 22 May 2018 08:53  
**To:** Claire McArthur  
**Subject:** FW: Strategic Development Plan Main Issues Report consultation: Response from B2C2  
**Attachments:** MIR Consultation Form FINAL\_07\_03\_18 BBCC response 180520.docx

**From:** David Younie [REDACTED]  
**Sent:** 21 May 2018 10:25  
**To:** [REDACTED]  
**Subject:** Strategic Development Plan Main Issues Report consultation: Response from B2C2

Dear SDA Team,

Please find attached a response to the SDA Main Issues Report consultation from Birse and Ballogie Community Council (B2C2). I should be grateful if you would acknowledge receipt.

Yours faithfully,  
David Younie  
Chair, Birse and Ballogie Community Council

# 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.

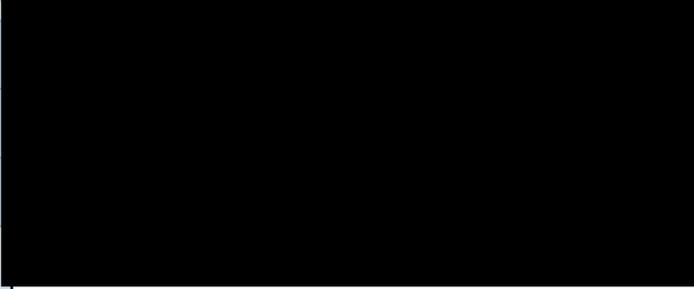
### Using your Personal Information

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.

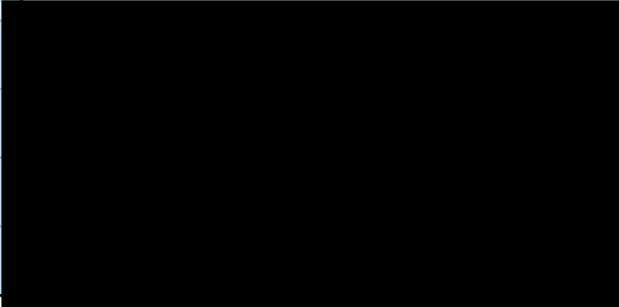
For further information on how your information is used, how the SDPA maintain the security of your information, and your rights to access information the SDPA holds about you, please contact: Claire McArthur, Acting Team Leader, Strategic Development Planning Authority, Woodhill House, Westburn Road, Aberdeen, AB16 5GB.

## Contact Details

<b>Name (Mr/Mrs/Miss/Ms)</b>	Mr David Younie
<b>Organisation (if relevant)</b>	Birse and Ballogie Community Council
<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>	Mr David Younie	
<b>Organisation (if relevant)</b>	Birse and Ballogie Community Council	
<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 you wish to be added to our database (if different from above):

email

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>	<b>2 Spatial strategy for economic development?</b>
<p>We are disappointed that you do not propose to encourage more economic development west of the AWPR (A93 and especially Westhill) in this SDP. Deeside and Donside, including Westhill itself, are favoured residential areas and encouraging more economic development around Westhill (and/or Banchory) would reduce the current level of commuting, traffic congestion and pollution on routes to Dyce and Altens – i.e. it would be the opposite of the transport challenge which you raise.</p>	

<b>Main Issue / Question Number:</b>	<b>3 Protection of AWPR junctions from inappropriate economic development ?</b>
<p>Yes we agree that the new plan should protect the junctions of the AWPR from inappropriate speculative development – but there <u>should</u> be more planned industrial development in the Westhill area.</p>	

<b>Main Issue / Question Number:</b>	<b>5 Optimistic view of future economic growth?</b>
<p>Yes, we agree that you should take an optimistic view of future economic growth in the region</p>	

<b>Main Issue / Question Number:</b>	<b>7 Planning approach to tourism developments</b>
<p>Whilst it may be desirable for long-term proposals for tourism to be dealt with sympathetically through the planning system, what is absolutely essential is that what tourists come here for, i.e. the natural beauty of the landscape, is strongly protected. The protections provided in LDPs for Special Landscape Areas and nature conservation areas should, therefore, never be diluted in order to facilitate inappropriate development, including housing development.</p>	

<b>Main Issue / Question Number:</b>	<b>10 Housing needs analysis method</b>
<p>No, we do not 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. What is the point of going to the cost and expense of undertaking a Housing Needs Analysis with three different scenarios if you simply disregard the outcome?</p> <p>In terms of future housing need, all three scenarios predict falling levels of overall need and demand over time, but very significant need for affordable and social housing over time. There is no point in planning for expensive 'market' housing when the trend in society is clearly for an increasing need for social and affordable housing.</p>	

<b>Main Issue / Question Number:</b>	<b>11 Funding for affordable housing</b>
<p>Yes, you have to assume that Scottish Government funding for affordable housing will be at least maintained over the period of the plan. The SG would be abrogating its responsibility if it did not do so, given the trend in society for more social and affordable housing.</p>	

<b>Main Issue / Question Number:</b>	<b>12 Estimation of housing land requirement</b>
<p>Given that sufficient land has already been earmarked in the current SDP and LDPs for 51,000 homes (para 6.2) (more homes than have been built in the region over the last 20 years), why is it necessary to add a 20% generosity to the housing supply target? Surely a 10% generosity should be sufficient.</p> <p>Your housing land requirement estimate of over 61,000 homes in the period up to 2040 seems very excessive given a) construction levels over the last 20 years of fairly buoyant (until recently) economy and b) the land already zoned for housing in current plans.</p>	

<b>Main Issue / Question Number:</b>	<b>13 Further housing land allocations in LDPs?</b>
<p>We would prefer your Alternative Option i.e. to have no further housing allocations in the Local Development Plans beyond what has already been identified. Both Councils should focus on delivering already identified sites.</p> <p>This is particularly relevant in areas which are <u>not</u> within your preferred spatial strategy for economic development. Zoning further land for housing on Deeside, for example, without encouraging economic development nearby, simply encourages more car dependency, traffic congestion and pollution.</p>	

<b>Main Issue / Question Number:</b>	<b>14 Constraints on greenfield sites for housing?</b>
<p>We agree that brownfield sites should be prioritised for future housing developments and that there should be a constraint on the use of greenfield sites for housing. This is particularly relevant in rural areas, outwith existing centres of population. There is no justification in permitting new housing on greenfield sites in rural areas where infrastructure, particularly public transport links, is inadequate.</p>	