

[REDACTED]

From: Giancarlo Pia [REDACTED]
Sent: 22 May 2018 10:04
To: Claire McArthur
Subject: Re: FW: Response to 2018 MIR with closing date of 12:00 noon today
Attachments: MIR_Consultation_Form_ response.docx

Good Morning Claire,
Thanks for keeping the MIR open, I had some real problems saving and writing to the saved Word format document but here it is this time, Regards, Giancarlo Pia

On Tue, 22/5/18, Claire McArthur [REDACTED]

Subject: FW: Response to 2018 MIR with closing date of 12:00 noon today
To: [REDACTED]
Date: Tuesday, 22 May, 2018, 9:43

Hello Giancarlo,

I refer to your email below.
I'm afraid that both of the files you have attached are blank – no text appears on either. Are you able to resend?

As the consultation closing date was yesterday I would be grateful if you would get back to me as soon as possible.

Regards,

Claire

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

[REDACTED]

[REDACTED]

www.aberdeencityandshire-sdpa.gov.uk

Working Days: Tuesday -
Friday

-----Original
Message-----

From: Giancarlo Pia [REDACTED]

Sent: 21 May 2018
10:49

To: [REDACTED]

Subject: Response to
2018 MIR with closing date of 12:00 noon today

Dear Sir / Madam,
Please find attached a
document covering both the Response Form to the MIR and the Call to Sites Document for Westhill.

I found the MIR
response form to be corrupted when downloaded and have tried my best to format it with my responses, I trust
you will take them as they are given, yours Sincerely, Giancarlo Pia

This e-mail may contain privileged information intended solely for the use of the individual to whom it is
addressed. If you have received this e-mail in error, please accept our apologies and notify the sender, deleting the
e-mail afterwards. Any views or
opinions presented are solely those of the e-mail's author and do not necessarily represent those of
Aberdeenshire Council. www.aberdeenshire.gov.uk Dh'fhaodadh fiosrachadh sochaire, a tha a-mhàin airson an
neach gu bheil am post-dealain air a chur, a bhith
an seo. Ma tha thu air am post-dealain fhaighinn mar mhearachd, gabh ar leisgeul agus cuir fios chun an neach a
chuir am post-dealain agus dubh às am post-dealain an dèidh sin. 'S e beachdan an neach a chuir am post-dealain a
tha ann an gin sam bith a thèid
a chur an cèill agus chan eil e a' ciallachadh gu bheil iad a' riochdachadh beachdan Chomhairle Shiorrachd Obar
Dheathain. www.aberdeenshire.gov.uk

Strategic Development Plan Review

Main Issues Report Consultation 12th March - 21st 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 21st 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
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

Name (Mr/Mrs/Miss/Ms)	Mr Giancarlo Pia
Organisation (if relevant)	
Address	
Postcode	
Telephone	
Email	

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.

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

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):

Cannot tick box but please put me onto database

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.

I write with reference to both the SDPA 2018 MIR Consultation Document and the 'call to sites' document recently published, specifically referring to the site at Strawberry Field Road, where Stewart Milne Homes has applied to have an area of ground, potentially containing 180 houses, to be included in the Strategic Development Plan currently under formation.

With reference to the SDPA 2018 MIR, I would like to make the following statements:

1. As a former member of RGU Oil & Gas Institute, I am struggling to find the justification for increases in population of Westhill & District as stated in the SDPA MIR. The entire document makes references to increases in population but does not provide any support documentation to justify the numbers or increases, where do they come from? Thin air?
2. When we decide to pull our collective heads out of the sand, we should all realise that the Oil Industry is departing the UKCS, there are no new discoveries of any significant size and our brownfield sites are depleting and close to decommissioning. OK, maybe this recent increase in Brent Crude is a temporary blip, but the fact remains, the good times are over and this is the new normal for us.
3. Employment in the NE is decreasing, IOC's are shipping strategic employees to the growth areas resulting in decrease in rental requirements and the industry is struggling to attract new young talent into a declining industry, we would be better to invest in alternate industry with a good growth potential.
4. The above statements are borne out by the decreases in population of both city and shire and is likely to gather pace as we move closer to decommissioning, we have to face the reality.
5. Just last week CoP announced the decommissioning of the Southern North Sea Gas Fields, further highlighting the decline in Industry, I fail to understand why we continue to deny our position, is this the denial stage or the grieving process?
6. There is no publically published justification for growth potential in the North Sea so where are all the people going to work?
7. Before we hang onto the shirt tails of this wonderful decommissioning industry, we have to realise Aberdeen is not well placed to reap from this, it requires deepwater harbours or large industrial expanses close to harbours suitable for scrap work, Teeside, Newcastle and others are better placed.
8. If we examine the trend of the IOC's (International Operating Companies like Shell etc.) we should realise they are slowly moving away to better areas, the amount of Investment is rapidly declining as investment requirements for new areas increases and the U.S Midwest teaches us the plight of oilfield towns, the Midwest are full of old towns who have enjoyed the industry but unable to cope when it moves on, learn the lessons!

Main Issue / Question Number:

With reference to the recent “call to Sites” document, specifically referring to the site at Strawberry Field Road, where Stewart Milne Homes has applied to have an area of ground, potentially containing 180 houses, to be included in the Strategic Development Plan currently under formation.

I would have several objections to this area of countryside being used for building:

1. The most northerly part of this area is currently agricultural ground growing crops and, until recently, the fields to the south of the area were also working agricultural ground. Currently they are being used as grazing but prior to this, the area was a fully working fruit farm, hence the name ‘ Strawberry Field Rd’, and has also been used for sheep and cattle grazing.
2. I am told by one of you four local Councillors that it has always been Westhill and Garioch Area Committees’ policy to maintain this area as a division between the settlements of Elrick / Westhill and Kirkton of Skene. By building here the two settlements will almost become one, especially if the Barretts’ site to the East of Kirkton of Skene is incorporated into the development plan. I understand that Strawberry Field Road is considered to be the Western boundary of Elrick / Westhill.
3. During a meeting with one of the planning officers in Woodhill House I was informed that the planners are going to recommend that the area to the West of Westhill, not in the current development plan, be designated Green Belt, thus preventing development any time in the foreseeable future. Their reasoning for this, in addition to above, is that Westhill has become overdeveloped to the West with houses becoming further and further from amenities like the Medical Practice, schools and shopping areas.
4. Also during this meeting the planning officer told me that they now have a distinct preference to develop small pockets of land rather than areas which can contain over 100 units due to the limitations of local infrastructure which has been worked on for several years and is now functioning well. This is critically important for Skene School which is a small local rural school unable to absorb increases in children from a large development.
5. According to the Aberdeen City and Shire document ‘Housing Need and Demand Assessment’ the population in the area fell in 2015/16 and it has fallen significantly since then. Is there not a danger of overdevelopment, particularly as it seems increasingly likely that the most productive times of the Oil Industry are behind us – see my comments on the SDPA 2018 MIR.
6. Traditionally houses to the West of Strawberry Field Road have been in the school catchment area of Kirkton of Skene Primary School, which necessitates school bus transport for children living in this area and increasing pressure on a rural school.
7. . I fully understand in the necessity of low cost housing to encourage and enable young people to stay in the area maintaining a balanced population. However placing low cost housing at the furthest point of the community from the Health Centre and all of its necessary services would be extremely disadvantageous to low income families living there. Furthermore, the current local public transport network is poor and roads do not support large public transport vehicles.
8. As the percentage of low cost houses allocated to the site is only 25% that means a total of 45 out of 180 houses would be affordable while 135 would be more expensive larger houses. At the time of writing there are 136 houses in the Westhill area for sale with only 9 under offer. Adding more houses of a similar size will depress an already struggling market even further.
9. There are unlimited brownfield sites inside Westhill as well as the city boundaries, instead of loosing more agricultural land to housing, why not use those, Westhill has over-developed the industrial estate surrounding Tesco and Aberdeen City has unlimited areas inside the city boundaries suitable for development.

10. **Main Issue/Question Number:** As an example mentioned in point 8 above, there is a compact brownfield site very close to the Health Centre, shops and schools which would be in an ideal position for access to all these amenities. With a plethora of empty car parking spaces around the current business and industrial parks it is apparent that there is no current need for more of this type of unit. With a change in planning conditions this site could start construction of homes straight away.

Main Issue / Question Number:

Main Issue / Question Number:

Main Issue / Question Number: