

Appendix 2: Comments Received from the two Councils

Draft Minute of Meeting of the POLICY AND STRATEGY COMMITTEE, 29th April, 2008

CONSULTATION ON PROVISIONAL DRAFT STRUCTURE PLAN

21. With reference to article 8 of the minute of meeting of 13th February, 2007, the Committee had before it a report by the Head of Planning and Infrastructure which provided a background to the development of a Structure Plan and explained that the current Plan had been approved by Scottish Ministers in 2001, with the preparation of a new Structure Plan having commenced in partnership with Aberdeenshire Council in February, 2007. The report went on to explain that once the new Structure Plan was approved by Scottish Ministers, the Plan would replace the current Structure Plan, which was called North East Scotland Together (NEST). The new Structure Plan would form part of the Development Plan, which, as a result, would be used in the determination of planning applications, with the next local (Development) Plan needing to be consistent with this.

The report went on to explain that the provisional draft Plan was seen as being a radical departure from previous Structure Plans, both in its form and its content. It was explained that the Plan was focused on delivering both economic growth and sustainable development in the area, and sought to be more in line with the Scottish Government's intentions for Strategic Development Plans. A copy of the provisional draft Structure Plan was appended to the report, and had been agreed by the Aberdeen City and Shire Strategic Planning Committee as the basis for consultation with both Aberdeen City and Aberdeenshire Councils. This would allow for either Councils to make any comments prior to the publication of a draft Plan for public consultation.

The report recommended:-

that the Committee –

- (a) consider the provisional draft Structure Plan attached as Appendix 1 to the report and provide comments to inform Aberdeen City and Shire Strategic

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Planning Committee as it comes to a view on the document which should be published for public consultation; and

- (b) recognise that the provisional draft reflects the Council's aspirations for economic growth and sustainable development and the views of Councillors as expressed through the various workshops which took place over the past year.

The Committee resolved:-

to approve the recommendations.

**Draft Minute of Aberdeenshire Council's
Infrastructure Services Committee (8 May 2008)**

**25. CONSULTATION – ABERDEEN CITY AND SHIRE STRUCTURE PLAN
PROVISIONAL DRAFT**

There had been circulated a report by the Director of Planning and Environmental Services, which sought the views of the Committee on the contents of the Provisional draft joint structure plan, taking into account the views of the six Area Committees. The report highlighted that the Committees agreed response, together with that of Aberdeen City Council, would be reported to the joint Aberdeen City and Shire Strategic Planning Committee (ACSSPC). Thereafter, it was intended that a draft plan would be made available for public consultation. Attached to the report were copies of the minutes when the item was discussed at each Area Committee and the officer recommendations in response to each of the issues raised.

The Director of Planning and Environmental Services highlighted that there had been several comments made at the Area Committees on the Aberdeen to Peterhead Strategic Growth Area and this part of the draft would be expanded further to make it more robust and include references to the improvement of infrastructure in the area as well as referring to the housing development

Officers also provided a verbal update in response to comment on the need for Fraserburgh to be given a higher status and that the Strategic Growth Area from Aberdeen to Peterhead should be extended to Fraserburgh. It was highlighted that both Peterhead and Fraserburgh were seen as regeneration priorities, but to extend the corridor to include Fraserburgh would be inappropriate as it was felt important that the planning system enabled Fraserburgh to meet its potential (through identification in the regeneration priority area and for local growth and diversification). Fraserburgh was considered an important town and the fact it was not identified in a strategic growth area did not have an impact on its development. Fraserburgh already had a Development Brief for employment land/housing that was sufficient for the first period of the Structure Plan through the Local Development Plan. The Structure Plan would be reviewed regularly and the issue would be revisited at that time if felt appropriate.

The Director indicated that the Chief Executive's Management Team had also considered the report and they had asked that consideration be given to the inclusion of a specific reference within the Plan to the possibility for some of the strategic growth within Aberdeenshire being accommodated in a new settlement; that the reference to the importance of investment in the infrastructure to keep pace with housing development in particular was strengthened; and that consideration be given to the mechanisms available to ensure that an appropriate mix of employment and housing development was secured throughout the lifetime of the Plan.

During discussion Members made the followings comments:

- It was felt that it would have been useful to see the City's comments when considering the document, however it was recognised that it was ultimately for the Joint Committee to consider all comments,
- It was indicated that the term 'noted' used in the officer response to the comments raised by the area committee should have indicated where they were issues for consideration when developing the Local Plan,
- Officers and Members alike, needed to change how the Structure Plan was discussed, and avoid referring solely to the figure of 72,000 houses that were to be built during the lifetime of the plan as the Structure Plan was about more than just housing.

The Committee considered and accepted the comments made by each of the Area Committee and any actions that arose out of the officer responses as detailed in the appendices, and the comments made at the Management Team meeting. Members also raised the following comments to be referred to ACSSPC for consideration:

- (a) There was a need to ensure that housing and employment land was developed together in order to create sustainable mixed communities,
- (b) There should be a mix of affordable housing within developments, which catered for a variety of markets.,
- (c) The wording describing the Strategic Growth Area from Aberdeen to Peterhead needed to be expanded, to express the importance of the corridor and that infrastructure as well as housing and employment land should be considered and developed during the early years of the Plan, and
- (d) The reference to housing density under part 5 'Sustainable Mixed Communities' of the draft Plan, should read 'generally, at a net density of no less than 30 dwellings per hectare', and comment should be included on the importance of good design as well as density of housing.

The Committee **agreed** to submit its comments as detailed above in addition to those made by the six Area Committees; the officers recommendations in response to these comments and the recommendations of the Chief Executives Management Team to the Aberdeen City and Shire Strategic Planning Committee for consideration at its meeting on 23 May 2008.

Ref	Area Committee Comment	Officer Comments	Recommendations to Policy Committee
BBAC1	City will not be able to accommodate the number of houses proposed.	The city has stated its commitment to delivering its share of the allocations	Noted
BBAC2	Emphasis in rural areas needs to be on reuse of brownfield sites before greenfield releases.	Much of rural area is designated as being for 'local growth' and there is an explicit emphasis on reuse of brownfield sites on p.6	Agreed
BBAC3	Require a change from ALP housing in the countryside policy to allow developments of a small scale to support primary schools etc.	Outwith the strategic areas local growth should relate to local need and the local plan will have regard to SPP3 and SPP15	Noted
BBAC4	Plan does not accord with housing service policy of allocating single bedroom houses to young people.	Objective 5 is concerned with sustainable mixed communities, mix of house types and sizes and does not conflict with the Housing Service aims.	Noted
BBAC5	Introduction needs major changes as it is not in plain language.	The plan is being examined by the Plain English Campaign with the aim of a Crystal Mark	Refer to "Plain English" for editing
BBAC6	Welcome ref. to economic dev and regeneration, but roads need significant improvement to enable this.	Transportation partners in roads continue to be involved in discussions on infrastructure provision to ensure plan is delivered	Agreed

BBAC7	More emphasis needed on use of land that is not brown or greenfield or of use for agriculture or any other purpose.	The criteria for the use of land must be based on a number of sound planning reasons, detail of this will be contained in the LDP	Noted
BBAC8	Concerned about the term 'city region' as this implies the emphasis is on the city.	The concept of a city region is enshrined in draft regulations and recently published circular on SDPA's but does not aim to suggest a bias towards the city.	Noted – emphasis will be on “Shire and City” terms wherever possible.
BBAC9	Cannot see how predictions for growth can be met with declining city and increasing 'shire' populations.	The plan must be read as a whole. Population growth overall – including reversing the City population decline - can only be achieved by also delivering the other key aims and objectives.	Noted
BBAC10	There is no mention of land in and around key towns to support renewable industry.	An amount of land is identified in each strategic corridor and emphasis is on employment growth and diversification. Local growth will provide both housing and employment land outwith these areas. The matter will be taken up in the LDP	Noted
BBAC11	North coastal towns are mentioned as regeneration priorities, but not in strategic terms.	This area will still benefit from housing and other development in line with local need. The exact amount	Noted. Coastal towns will be highlighted in the consultation document

		will be determined through the next local plan.	
BBAC12	Fraserburgh is declining in relation to Peterhead; the corridor should be extended to Fraserburgh.	Both towns are seen as regeneration priorities, but it would be inappropriate to extend the corridor as far as Fraserburgh. (Verbal update will be given at ISC). Development is phased based on expected economic growth and infrastructure requirements, but the plan will be subject to regular review and monitoring.	Noted
BBAC13	The emphasis is on the city and corridors, the B&B area is being missed out and our comments ignored.	20-25% of all development is directed outside the corridors; this is significant in terms of accommodating the aspirations of areas outwith the SGAs and has the potential to impact very positively on the Banff and Buchan area.	The plan will be edited to ensure it reflects the status of the B&B area
BBAC14	Need for more cycle tracks, reopening of Buchan railway, dualling A90 to Fraserburgh to encourage business.	The scale of development may facilitate these projects in the future, but will be achieved principally through NESTRANS and the Scottish Government.	Noted
BBAC15	There is a need for more	Allocated land in	Agreed

	employment land.	the strategic growth areas has been revised upward and for local need there is no determined limit - this will be for the local plan	
BBAC16	Land suitable for housing should be immediately available so it can be developed when the time is right for developers and communities.	Allocations must be phased, giving greater certainty to communities and infrastructure providers. This also prevents 'cherry picking' of sites. Some early release may, however, be required in advance of the plan being finally adopted.	Noted
BBAC17	Allocations for city are incorrect and some should go to the 'shire. People want to come and live in towns.	In order to achieve the objectives of the plan a 50/50 split was seen to serve the interests of city and shire. Many people also want / need to live in the city	Noted
BBAC18	Why should we accept the city as centre of dev. when one aim is to reduce car usage.	Taken holistically the plan aims to create sustainable mixed communities and tackle issues such as climate change. Reducing the need to travel is key to this and development patterns must be planned to take advantage of current and proposed transport infrastructure and concentrations of employment opportunities.	Noted

Area Committee: Marr Area Committee

Date: 8 April 2008

Ref	Area Committee Comment	Officer Comments	Recommendations to Policy Committee
MAC1	concerns with regard to the proposed density of housing developments (of thirty dwellings per hectare) which might not be appropriate in more rural areas,	Included in plan & issue for LDP's and development briefs to ensure a mix of housing types and therefore higher densities.	None - but reference to 30 h.p.hect. could be deleted from the SP to keep options open for the LDP Development Briefs and Masterplans
MAC2	that the vision for the Plan be amended to include reference to agriculture and tourism industries in Aberdeenshire,	Vision is a high level statement. Comment more suitably located in aims.	Reference to agricultural diversification and tourism to be included in the 'aims' section.
MAC3	the need for an appropriate mix of house types within Aberdeen City and not just flatted developments,	Included in plan, issue for LDP's and development briefs to ensure a mix of housing.	Agreed
MAC4	that appropriate co-ordination with Partners, including the Scottish Environment Protection Agency, in terms of Environmental Quality, be included,	Consultation has already taken place with agencies and this will continue as the plan develops.	Agreed
MAC5	to consider the inclusion of social mix under Sustainable Mixed Communities,	Included in plan, issue for LDP's and development briefs to ensure a mix of housing.	Agreed
MAC6	that the monitoring in relation to the percentage of new housing in Aberdeen should	%age completions will be monitored. Brownfield sites are given priority in plan. Also issue for LDP's	Noted

	include the type of housing provided and on sites other than brownfield sites,	and development briefs.	
MAC7	to highlight the need to upgrade transport routes to support developments,	Issue included in plan.	Noted
MAC8	that more emphasis be placed on innovation and inventiveness in terms of economic growth,	Noted	Reference to innovation and inventiveness will be added in economic Growth Section.
MAC9	the need for more housing as well as economic growth on the Aberdeen to Peterhead corridor,	This is included in the plan but additional reference can be made to the “Energetica” project which is developing the concept of an “energy corridor” which will include reference to both housing and economic growth.	Expand reference to “Energetica” in the Plan to give it a higher profile.
MAC10	the need to effectively control the rate of release of land for housing and industrial use to make best use of existing infrastructure and to ensure appropriate timetabling of new provision,	This is included in the Plan.	Agreed
MAC11	concerns in relation to the River Dee and the requirements of the Water Framework	The plan takes the Water Framework Directive into account and ongoing consultation will take place to come to	Noted

	Directive and to seek resolution of this matter,	agreed resolutions. Issue will also be considered in LDP's and Development Briefs.	
MAC12	in terms of population growth, to highlight the greater percentage of elderly people resident in the Marr Area.	Plan promotes sustainable mixed communities in order that population is not imbalanced.	Noted
MAC 13	that further amplification and explanation be provided in relation to the figures contained within the Plan,	Noted	Further amplification and explanation will be included in narrative around tables

Ref	Area Committee Comment	Officer Comments	Recommendations to Policy Committee
BAC1	Reference in the Plan should be made to the importance of improving infrastructure (in particular roads) and that this is supported in the context of the Energetica Corridor project.	This is within the plan but can be expanded to clarify.	Expand references within the plan.
BAC2	to express a need to encourage rurally based retailing opportunities.	Included within the plan (Schedule 1) which seeks to support small-scale local retail provision as part of sustainable mixed communities.	Agreed
BAC3	to support the need to promote new and existing commercial facilities.	This is generally included in the plan for appropriate locations. LDP's will also consider detailed policies.	Noted but table will be clarified.
BAC4	to acknowledge the importance of town centres, but that there were limitations due to inadequate sized sites and parking, in addition other limitations serving the wider area should be considered appropriate in terms of accessibility.	Established town centres should be retained and enhanced through the LDP but their importance is acknowledged in the plan.	Noted but will be expanded where appropriate.
BAC5	To support the development of Peterhead bay in terms of both the	There is reference to supporting infrastructure (including ports) in the	Noted

	<p>fishing and oil industries. In addition, Planning Officer agreed to contact Cllr Coull directly with regard to further detail re. sourcing funds for coastal village harbours</p>	<p>plan. Coastal village harbour development is a matter for project development as part of the LDP.</p>	
BAC6	<p>City Centre Masterplan should be 'a' priority not 'the' priority.</p>	<p>Agreed as there are a number of priorities.</p>	<p>Change to 'a' priority</p>
BAC7	<p>References to "City Region" this should read "City and Shire".</p>	<p>The concept of a city region is enshrined in draft regulations and recently published circular on SDPA's Both references can be used in different circumstances.</p>	<p>Review and change where appropriate</p>

Ref	Area Committee Comment	Officer Comments	Recommendations to Policy Committee
GAC1	Welcome the overall proposals, simplicity and clarity of the draft Structure Plan	Noted	Noted
GAC2	Ensure provision of infrastructure at the same time as development	Emphasis stated in plan (p.18 – delivering infrastructure). In addition, masterplanning/development briefs will be undertaken through LDP's	Agreed
GAC3	Ensure further clarity regarding the provision of employment land	Included in plan (p.7 re delivery), but will be clarified with footnotes	Noted, but table will be clarified
GAC4	Ensure a good mix of housing in developments, and particularly a good level of affordable housing	Included in plan (p15-16). Affordable housing requirement will be set in order to deliver mixed communities	Agreed
GAC5	Encourage Infrastructure Services Committee to consider whether to further recognise the need to upgrade the national electricity grid	Not a structure plan issue and will be dealt with in another forum and is already included in the draft NPF2.	Noted
GAC6	Ensure that the separation of settlements in Aberdeenshire from Aberdeen City continues.	Coalescence of settlements is not the intention of the plan and wording to this effect can be incorporated in the spatial strategy and the LDP.	Add reference re. the plan not intending to encourage coalescence of settlements
GAC7	Alarmed by emphasis on rapid housebuilding.	Housebuilding will be phased as part of the plan.	Noted

Ref	Area Committee Comment	Officer Comments	Recommendations to Policy Committee
FAC1	Community Councils expressed unhappiness that they had been consulted through process leading to draft but not on draft	Community Councils will be consulted on the draft plan, this version is just for elected members at present and will be refined to reflect their views prior to wider consultation.	Noted
FAC2	A desire to see recognition in plan of development needs in "A947 corridor"	Development needs of A947 corridor will be provided for through 'local growth'.	Noted
FAC3	The AWPR and dualling of A90 need to be seen as both necessary to enable the Aberdeen-Ellon corridor to grow	These projects are both seen as key to the success of this corridor and have already been committed to by the Scottish Government.	Noted
FAC4	Need to move to putting infrastructure in up-front, as development proceeds so community facilities, schools etc do not lag years behind residential development	Consultation with the development industry and infrastructure providers as well as phasing proposed should help ensure facilities are better timed	Noted
FAC5	In Ch.5 add reference to employment and mixed use developments	A reference to employment and integration of uses should be in the plan	Amend wording
FAC6	In Ch.1 add reference to mixed use as well as employment	Whilst there is no direct reference to this the objective covers all opportunities and locations allowing translation into the	Noted

		local plan	
FAC7	Should be Blackdog-Ellon corridor rather than Potterton-Ellon corridor?	This would better reflect the A90 corridor	Amend wording
FAC8	In Ch.2 second sentence of issues - adaptation measures needs to be much stronger	This would be a more positive message	Amend wording
FAC9	How well does the waste reference sit with the waste strategy? Ref. should also be made to govt zero waste strategy	Wording will be clarified to reflect this issue	Amend wording
FAC10	In Ch.3 dealing with population growth more detail is needed on the spatial strategy	This is a high level objective and must be read alongside the spatial strategy	Noted
FAC11	Land should be for 'development' not just 'housing', also refer to 'development industry'	This is reflected in the plan under sustainable mixed communities and will be clarified in editing	Amend wording
FAC12	In Ch.4 first target needs to be less on managing decline and more on augmentation and enhancement	This issue should be clarified through editing and target will be more proactive	Amend wording to be more proactive
FAC13	Talk about mix of sites; developers tend towards groups of very similar sized houses	Included in the plan	Noted
FAC14	Accessibility for goods as well as people	This is chiefly an LDP and DM issue for specific sites proposals	Noted
FAC15	Need to have reference to how	This will be made clear in the plan	Note to be added to plan

	local plans will be drafted and updated		
FAC16	It should be a <i>development</i> plan, not just about housing – should be employment, development and then housing in that order	This is intrinsic in the sustainable mixed communities section	Amend wording to ensure this is clear
FAC17	Like to see capacity in Blackdog-Peterhead corridor more generous in the final plan	The plan is formulated taking into account a wide variety of views, including infrastructure capacities, however, the plan will be subject to ongoing review. Issue will also be considered in the context of local development plans and the emergence of the Energetica corridor concept.	Noted, but to be kept under review

Area Committee: Kincardine & Mearns Area Committee Date: 22 April 2008

Ref	Area Committee Comment	Officer Comments	Recommendations to Policy Committee
KMAC1	Adequate infrastructure – the Committee emphasised the need to have adequate infrastructure in place in advance of development and the need to have development of a scale that makes this economically viable.	Officers are currently looking at infrastructure requirements ahead of developments commencing. Developer contributions will be sought.	Noted
KMAC2	The Committee welcome economic growth in rural areas, but stress real need to consider and action upgrading junctions on the A90. Particular concern was raised about Laurencekirk.	Road improvements require developer contributions however the amount of housing proposed in the Laurencekirk area will take into account one new junction at the A90	Noted
KMAC3	Individual developments need to be part of a wider vision for communities.	Included within mixed sustainable communities.	Noted
KMAC4	Climate change and environment sections should be strengthened.	This is a provisional draft structure plan and suggested revisions will be explored.	Agreed - consider expansion of Section 2 and Section 4.
KMAC5	Watercourses especially the River Dee must be protected and	The amount of water abstraction does not exceed current licensing. SEPA and	Noted

	long-term water supplies assured.	Development Management will monitor the capacity. Scottish Water is a statutory consultee.	
KMAC6	Committee felt that if possible through the development plans something should be done to maintain and promote hotels to support the tourism industry.	Structure Plan promotes economic growth within which these issues sit. Will also be considered in the Local Plan process.	Noted
KMAC7	Transport links between settlements, on the approaches to and within Aberdeen, for example river crossings and park and ride are critical to the long term viability of the City/Region	Strategic Development Planning Authority will consult and work with NESTRANS and press the Scottish Government to make progress on these issues.	Noted
KMAC8	In relation to schedule two, housing allowances, the Committee felt that some should be on brownfield rather than greenfield sites and reserved its position on the allowances but asked for thorough consultation with the community.	Brownfield development is included in plan. Full consultation will take place. Engagement with Local Plans will occur. Consultation statement is a legislative requirement and wide levels of community consultation will take place.	Noted – consult community
KMAC9	The Committee noted that the	Any future reviews of the greenbelt will be	Noted

	<p>green belt straddles the boundary between the City and Shire but is very important to residents of Aberdeenshire and any review requires careful consideration.</p>	<p>undertaken jointly by City and Shire.</p>	
KMAC10	<p>The Committee felt that some of the development may have to be accommodated in one or more new settlements at appropriate locations on the strategic growth corridors.</p>	<p>The options appraisal looked at new settlements as the primary way of dealing with new development. This received little support from the groups consulted. New settlements have not, however, been ruled out. Locations and forms of development will be identified at a later stage and through the Local Development Plan process. Developers and/or consortiums will also bring forward suggestions for consideration.</p>	Noted
KMAC11	<p>The Committee felt strongly that it is essential to have an appropriate mix of housing to reflect future population needs.</p>	<p>Included in plan – section 5 - sustainable mixed communities.</p>	Noted
KMAC12	<p>Committee expressed interest in how the local</p>	<p>Areas south of Inverbervie were identified to ensure appropriate coverage</p>	Noted

	regeneration area south of Inverbervie had been identified and how it would translate into practice.	for coastal tourism and economic diversification	
KMAC13	The Committee stress the need to have a robust Local Plan in place as soon as possible, after the Structure plan is adopted.	Structure plan scheduled for adoption in 2009 therefore the new style local development plan should be adopted in 2011,with a draft available in 2009	Noted

**EXTRACT OF DRAFT MINUTE OF
BANFF & BUCHAN AREA COMMITTEE, OF 8 APRIL 2008**

**12. ABERDEEN CITY AND SHIRE STRUCTURE PLAN – CONSULTATION
ON PROVISIONAL DRAFT**

The Banff & Buchan Area Committee **agreed** to make the following comments to be reported to the Infrastructure Services Committee.

1. The City will not be able to accommodate the number of houses proposed without using Greenfield sites and extending the city boundaries. However, in the rural areas “particular emphasis should be given to an approach which seeks the redevelopment of brown-field sites before consideration is given to green-belt sites.
2. Changes need to be made to the policy regarding permission for houses in the countryside. Rural areas cannot expect huge developments so small developments are required to sustain the rural population and local primary schools.
3. The plan seeks to allow older people to remain in their own homes and villages but, contrary to the Council’s housing policy, allocation of single-bedroomed houses, which were always meant to house elderly people, are being allocated to single young people. This deprives elderly people of the opportunity to remain in their own homes for longer and also creates problems of young and older people being housed in the same areas.
4. The Introduction on the first page of the Plan needs to be changed significantly before the document goes out for public consultation as it is not in plain language.
5. Welcome the encouragement of economic development and regeneration but the roads infrastructure needs to be improved significantly to enable this to happen. There is nothing in the Plan about improvements to the roads.
6. More emphasis should be placed on using land which is neither brown-field nor green-field, land which is not suitable for agriculture and which is not suitable for any other purpose.
7. Concerned about the term “City Region” as it supports the implication that the emphasis of the Plan is on the City.
8. Aberdeenshire Council seems to be trailing behind the City Council and city developments. It is hard to see how the predictions for growth are going to be met when the city is already declining and the rural areas are increasing in population. People are moving out of the city because of the roads. There is no mention of land in and around key towns to support renewable industry.

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9. Banff, Macduff, Portsoy and Fraserburgh are spoken of in terms of regeneration priorities but are not in the strategic area. Fraserburgh is gradually declining in relation to Peterhead.
10. The City and the Corridors are mentioned throughout the document – this makes it abundantly clear that this area is being missed out. The Plan should be a “Councillors’ document” but it appears that what we said previously has been ignored.
11. There is a need for more cycle tracks in the area. Re-opening of the Buchan railway Line would be beneficial. The Fraserburgh-Aberdeen road needs to have a dual-carriageway. Proper investment is required to encourage businesses which, in turn, create more jobs and more houses.
12. In the past, land has been planned for use in future years. Land which is appropriate for housing, should be made immediately available so that developers can have the choice to develop when the time is right for them and for the communities.
13. There is lack of scientific method in this plan. The predictions for Aberdeen city are neither quantified nor substantiated. Huge amounts of housing is being willed away to places that can't support it. We are completely unconvinced that the city can take its whole allocation and some should be given back to the Shire. People want to come into towns and have been turning them away.
14. Why should we accept the apparent inevitability that Aberdeen City will be the centre of development when one of our aims is to encourage less use of cars?
15. Fraserburgh should be added to the Peterhead corridor.
16. There should be more employment land.

**EXTRACT OF DRAFT MINUTE OF
MARR AREA COMMITTEE, 8 APRIL 2008**

**7. ABERDEEN CITY AND SHIRE STRUCTURE PLAN – CONSULTATION ON
PROVISIONAL DRAFT**

The Committee had before them a report dated 27 March 2008 by the Head of Planning, Policy and Environment seeking views on the contents of the Provisional Draft Joint Structure Plan for consideration by the Infrastructure Services Committee at its meeting on 8 May 2008. The report indicated that Aberdeenshire and Aberdeen City Councils were currently working together on a joint Structure Plan to replace the existing plan North East Scotland Together (NEST) approved in 2001 and that a substantial amount of work had already been undertaken including two informal seminars on the progress of the Plan, a workshop for elected members of both Councils together with public consultation on issues that the Plan should address and on a provisional strategy. Focused consultation had also taken place on various strategic options with Community Councils, Service Providers, Economic Agencies and the development industry. The Plan was significantly different from a conventional Structure Plan and was intended to be a more focused, strategic document which was action orientated. It was proposed that the new Structure Plan would provide a vision, aims and objectives for Aberdeenshire and Aberdeen City for 20-25 years and would significantly influence the location, scale and timing of new development and residential development as well as containing high level targets for protecting the built and natural environment and combating climate change.

The Committee heard from the Director of Planning and Environmental Services that Aberdeenshire and Aberdeen City Councils were committed to the production of a replacement Structure Plan and had been working together on information gathering and producing background reports since 2006. The draft Plan circulated was not intended for public consultation at present. A revised version of the document would be produced for public consultation which would take into account the views of the two Councils, ongoing work by Officers, amendments made by the Joint Aberdeen City and Shire Strategic Planning Committee, would be examined and amended by the plain English campaign and would contain more readily understandable diagrams and graphics. The Plan represented a radical departure from previous Structure Plans in both its form and content and sought to bridge the gap to Strategic Development Plans by being more focused, strategic and action-orientated. She made reference to the vision for the Plan and aims developed to realise the vision. Key issues related to population growth, new housing and employment land and reference was made to the proposed strategic growth areas, local growth and diversification and regeneration of priority areas. Comments on the Plan would be reported to the Infrastructure Services Committee for consideration prior to a response on the draft Plan being submitted to the Aberdeen City and Shire Strategic Planning Committee.

Following a full discussion on the provision of infrastructure to support future developments, the deliverability of the affordable housing provision, the proposed density of housing development, the use of development briefs, the use of water

saving technologies within new housing developments, the need for reference to agriculture and tourism industries, the proposal to achieve zero net carbon dioxide emission by 2016, proper co-ordination with Partners to achieve “good ecological status” under the Water Framework Directive by 2015, social mix within housing developments, the need to monitor the provision of different types of housing, upgrading of transport routes to support development, the need for more emphasis on innovation and inventiveness, the requirement for housing as well as economic growth in terms of the Aberdeen to Peterhead corridor, further clarification of figures contained within the report, concerns in relation to the River Dee and the requirements of the Water Framework Directive, the need to effectively control the rate of release of land for housing and industrial use to make best use of existing infrastructure and to ensure appropriate timetabling of new provision and the use of urban design in rural areas which would not be considered appropriate, the Committee **agreed** that the following comments be submitted to the Infrastructure Services Committee on the Provisional Draft Joint Structure Plan –

- (1) concerns with regard to the proposed density of housing developments (of thirty dwellings per hectare) which might not be appropriate in more rural areas,
- (2) that the vision for the Plan be amended to include reference to agriculture and tourism industries in Aberdeenshire,
- (3) the need for an appropriate mix of house types within Aberdeen City and not just flatted developments,
- (4) that appropriate co-ordination with Partners, including the Scottish Environment Protection Agency, in terms of Environmental Quality, be included,
- (5) to consider the inclusion of social mix under Sustainable Mixed Communities,
- (6) that the monitoring in relation to the percentage of new housing in Aberdeen should include the type of housing provided and on sites other than brownfield sites,
- (7) to highlight the need to upgrade transport routes to support developments,
- (8) that more emphasis be placed on innovation and inventiveness in terms of economic growth,
- (9) the need for more housing as well as economic growth on the Aberdeen to Peterhead corridor,
- (10) the need to effectively control the rate of release of land for housing and industrial use to make best use of existing infrastructure and to ensure appropriate timetabling of new provision,

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- (11) concerns in relation to the River Dee and the requirements of the Water Framework Directive and to seek resolution of this matter,
- (12) in terms of population growth, to highlight the greater percentage of elderly people resident in the Marr Area, and
- (13) that further amplification and explanation be provided in relation to the figures contained within the Plan,

**EXTRACT OF DRAFT MINUTE OF
BUCHAN AREA COMMITTEE, 15 APRIL 2008**

4. ABERDEEN CITY AND SHIRE STRUCTURE PLAN – CONSULTATION ON PROVISIONAL DRAFT

A report by the Head of Planning Policy and Environment had been circulated seeking the Committee's views on the contents of the provisional draft Joint Structure Plan, as devised by Aberdeenshire and Aberdeen City Councils.

The Committee, having considered the content of the provisional draft Joint Structure Plan, **agreed** to make the following comments to the Infrastructure Services Committee:-

- (1) having made reference to the City Centre Masterplan –
 - (a) to request that a balanced view for the City and Aberdeenshire is expressed and where reference is made to 'City Region' that this should read 'City and Aberdeenshire', and
 - (b) that particular importance should be made to improving infrastructure, in particular roads, and that this is supported in the context of the Energetica Corridor Project,
- (2) to express a need to encourage rurally based retailing opportunities,
- (3) to support the need to promote new and existing commercial facilities,
- (4) to acknowledge the importance of town centres, but that there were limitations due to inadequate sized sites and parking, and with regard to serving the wider area other limitations should be considered, such as accessibility, and
- (5) to support the development of Peterhead Port in terms of both the fishing and oil industries

The Committee further **agreed** to note that the Head of Planning, Policy and Environment will contact Councillor S Coull directly to provide details for sourcing funds for coastal village harbours.

**EXTRACT OF DRAFT MINUTE OF
GARIOCH AREA COMMITTEE, 15 APRIL 2008**

**6. ABERDEEN CITY AND SHIRE STRUCTURE PLAN – CONSULTATION ON
PROVISIONAL DRAFT**

A report by the Head of Planning Policy and Environment was circulated to seek the views of the Area Committee on the content of the provisional draft joint structure plan.

The Committee heard from the Director of Planning and Environmental Services about the considerable amount of consultation being done in relation to the Structure Plan. She explained that the Plan now looked very different because it had been prepared in the spirit of new planning legislation and was now more focussed, strategic and action orientated. She indicated that it reflected the aspirations of the Council and its partners and recognised the importance of economic growth whilst trying to balance this against the requirements to tackle climate change. She confirmed that a group of officers were currently working on the infrastructure requirements which would arise from the anticipated levels of development.

The Committee asked, and received responses to, a number of questions regarding:-

- development on brownfield sites instead of farmland given the current food shortages;
- employment land;
- affordable housing;
- development of council housing;
- settlements like Westhill being kept separate from the City;
- increases in density of development; and
- upgrade of the national grid.

The Committee **agreed** to:-

1. welcome the overall proposals, simplicity and clarity of the draft Structure Plan;
2. put forward the following comments to the Infrastructure Services Committee:-

Garioch Area Committee would like to:-

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- a) ensure provision of community infrastructure at the same time as development;
- b) ensure further clarity regarding the provision of employment land;
- c) ensure a good mix of housing in developments, and particularly a good level of affordable housing;
- d) encourage Infrastructure Services Committee to consider whether to further recognise the need to upgrade the national electricity grid; and
- e) ensure that the separation of settlements in Aberdeenshire from Aberdeen City continues.

**EXTRACT OF DRAFT MINUTE OF
FORMARTINE AREA COMMITTEE, 22 APRIL 2008**

6. ABERDEEN CITY AND SHIRE STRUCTURE PLAN

The Committee had before them a report from the Head of Planning Policy and Environment which asked the Committee to comment on the provisional draft joint structure plan.

The Committee **resolved** to pass the following comments to the Infrastructure Services Committee for consideration at its meeting on 8 May 2008:

- (i) Community Councils should be consulted directly on draft.
- (ii) The Structure Plan needs to recognise of development needs in “A947 corridor” and the knock on development from dualing of A90 and AWPR, both of which are necessary to enable the Aberdeen-Ellon corridor to grow.
- (iii) There is a need to move towards putting infrastructure in up-front, as development proceeds so community facilities, schools and others do not lag years behind residential development.
- (iv) When discussing sustainable communities, employment has to be a key component.
- (v) In discussing economic growth, mixed use residential development should be considered. Mixed use residential and suitable employment (for instance bed and breakfasts) will be increasingly important and should be encouraged.
- (vi) The corridor between Aberdeen and Ellon should be conceived as Blackdog-Ellon corridor rather than Potterton- Ellon.
- (vii) The Sustainable development section should encompass a wider conception of sustainable development than is currently drafted.
- (viii) Waste planning should complement existing waste strategy and refer to the Scottish Government’s zero waste strategy.
- (ix) The section on population growth needs more detail and should refer to development rather than housing, equally land should be released for ‘development’ and not just ‘housing’.
- (x) The section on environmental quality should emphasise enhancement and improvement and not just limiting degradation or managing decline.
- (xi) In terms of sustainable mixed communities, developers should be encouraged to build a wider range of properties in developments.
- (xii) There is a need to consider accessibility for goods and services as well as people.

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- (xiii) There is a need to have clearer information on how local plans will relate to the new structure plan and how they will be drafted and updated
- (xiv) The structure plan should be a *development* plan, not just about housing – and should emphasise employment, development and then housing in that order,
- (xv) Development capacity in Blackdog-Peterhead corridor needs to be more generous in the final plan.

**EXTRACT OF DRAFT MINUTE OF
KINCARDINE AND MEARN'S AREA COMMITTEE, 22 APRIL 2008**

9. ABERDEEN CITY AND SHIRE STRUCTURE PLAN – CONSULTATION OF PROVISIONAL DRAFT

The Committee had before them a report dated 27 March 2008 by the Head of Planning Policy and Environment.

The Committee heard from the Director of Planning and Environmental Services about the considerable amount of consultation being done in relation to the Structure Plan. She explained that the Plan now looked very different because it had been prepared in the spirit of new planning legislation and was now more focused, strategic and action orientated. She indicated that it reflected the aspirations of the Council and its partners and recognised the importance of economic growth whilst trying to balance this against the requirements to tackle climate change. She confirmed a group of officers were currently working on the infrastructure requirements.

The Committee **agreed** to forward to the Infrastructure Service Committee the following comments on the Aberdeen City and Shire Structure Plan – Consultation of Provisional Draft.

1. Adequate infrastructure – the Committee emphasised that there is a need to have adequate infrastructure in place in advance of development and the need to have development of a scale that makes this economically viable.
2. The Committee welcome economic growth in rural areas, but there is a real need to consider and action upgrading junctions on the A90. Particular concern was raised about Laurencekirk.
3. The Committee felt that individual developments need to be part of a wider vision for communities.
4. The Committee felt that the climate change and environment sections should be strengthened.
5. Watercourses, especially the River Dee must be protected and long-term water supplies assured.
6. The Committee felt that if possible, through the development plans something should be done to maintain and promote hotels to support the tourism industry.
7. The Committee stressed that transport links between settlements, on the approaches to and within Aberdeen, for example river crossings and park and ride are critical to the long term viability of the City/Region.

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8. In relation to schedule two, housing allowances, the Committee felt that some should be on brown field rather than green field sites and reserved its position on the allowances but for thorough consultation with the community.
9. The Committee noted that the green belt straddles the boundary between the City and Shire but is very important to residents of Aberdeenshire and any review requires careful consideration.
10. The Committee felt that some of the development might have to be accommodated in one or more new settlements at appropriate locations on the strategic growth corridors.
11. The Committee felt strongly that it is essential to have an appropriate mix of housing to reflect future population needs.
12. The Committee expressed interest in how the local regeneration area south of Inverbervie had been identified and how it would translate into practice.
13. The Committee stress the need to have a robust Local Plan in place as soon as possible, after the Structure plan is adopted.

Appendix 3: Proposed response to the comments received

Ref	Proposed Action in Draft Structure Plan
BBAC1	No change to the plan proposed
BBAC2	No change to the plan proposed
BBAC3	No change to the plan proposed
BBAC4	No change to the plan proposed
BBAC5	No change to the plan proposed
BBAC6	No change to the plan proposed
BBAC7	No change to the plan proposed
BBAC8	Plan has been amended to emphasise “City and Shire” as appropriate
BBAC9	No change to the plan proposed
BBAC10	No change to the plan proposed
BBAC11	Plan has been amended to name some coastal towns and emphasise coastal tourism opportunities. The ‘Regeneration Priority Areas’ are a fundamental part of the strategy of the plan.
BBAC12	No change to the plan proposed
BBAC13	A key diagram has been included which highlights towns in the Banff and Buchan area and the importance of connectivity to them
BBAC14	No change to the plan proposed
BBAC15	No change to the plan proposed
BBAC16	No change to the plan proposed
BBAC17	No change to the plan proposed
BBAC18	No change to the plan proposed

Ref	Proposed Action in Draft Structure Plan
MAC1	Targets for density amended to say “and generally have” no less than 30dph. Design issues are dealt with elsewhere in the plan.
MAC2	Plan refers to both diversification and tourism on several occasions. The aim has been altered to refer to “grow and diversify the regional economy” for all uses which includes agriculture and tourism
MAC3	No change to the plan proposed
MAC4	No change to the plan proposed
MAC5	No change to the plan proposed
MAC6	No change to the plan proposed
MAC7	No change to the plan proposed
MAC8	In addition to the vision, the plan includes a reference to “put into practice new ideas” following ‘Plain English’ comments
MAC9	Plan has been amended to expand on Energetica and mention it in the economic growth section
MAC10	No change to the plan proposed
MAC11	No change to the plan proposed
MAC12	No change to the plan proposed
MAC 13	Plan has been amended to add explanation around tables

Ref	Proposed Action in Draft Structure Plan
BAC1	Plan has been amended to expand references to the importance of infrastructure
BAC2	No change to the plan proposed
BAC3	The table (Schedule 1) has been replaced by text in plan
BAC4	Plan has been amended to expand on importance of town centres Schedule 1 has been replaced by text in plan
BAC5	No change to the plan proposed
BAC6	Plan has been amended to say “a priority”, not “the priority”.
BAC7	Plan has been amended to emphasise “City and Shire” as appropriate

Ref	Proposed Action in Draft Structure Plan
GAC1	No change to the plan proposed
GAC2	No change to the plan proposed
GAC3	Plan has been amended to clarify employment land table
GAC4	No change to the plan proposed
GAC5	No change to the plan proposed
GAC6	Plan has been amended to state that a greenbelt review will be carried out jointly.
GAC7	No change to the plan proposed

Ref	Proposed Action in Draft Structure Plan
FAC1	No change to the plan proposed
FAC2	No change to the plan proposed
FAC3	No change to the plan proposed
FAC4	No change to the plan proposed
FAC5	Plan has been amended to refer to integration of mixed uses
FAC6	No change to the plan proposed
FAC7	Plan has been amended to refer to “Blackdog” instead of Potterton to better reflect the location of the SGA.
FAC8	Plan has been amended to strengthen reference to adaptation
FAC9	Plan has not been amended to refer to govt zero waste strategy as it is unclear at this stage what additional strategic issues this would raise. However, this will be kept under review.
FAC10	No change to the plan proposed
FAC11	References to the ‘development industry’ have been made in the sustainable mixed communities section
FAC12	Plan has been amended to make first target more proactive
FAC13	No change to the plan proposed
FAC14	No change to the plan proposed
FAC15	This is not a matter for the structure plan but for the two Councils to be addressed in development plan schemes.
FAC16	Plan has been amended as per FAC11
FAC17	No change to the plan proposed

Ref	Proposed Action in Draft Structure Plan
KMAC1	No change to the plan proposed
KMAC2	No change to the plan proposed
KMAC3	No change to the plan proposed
KMAC4	Plan has been amended to strengthen climate change and environmental quality sections
KMAC5	No change to the plan proposed
KMAC6	No change to the plan proposed
KMAC7	No change to the plan proposed
KMAC8	No change to the plan proposed
KMAC9	No change to the plan proposed
KMAC10	No change to the plan proposed
KMAC11	No change to the plan proposed
KMAC12	No change to the plan proposed
KMAC13	No change to the plan proposed

		Proposed Action in Draft Structure Plan
ISC1	There was a need to ensure that housing and employment land was developed together in order to create sustainable mixed communities	The plan has been amended to emphasis that housing, employment and commercial uses should be integrated.
ISC2	There should be a mix of affordable housing within developments, which catered for a variety of markets	This is already emphasised in the plan. No further change is proposed.
ISC3	The wording describing the Strategic Growth Area from Aberdeen to Peterhead needed to be expanded, to express the importance of the corridor and that infrastructure as well as housing and employment land should be considered and developed during the early years of the Plan	All strategic growth areas are important and it would not be appropriate to emphasise one over the other. The provision of necessary infrastructure has been highlighted as well as strategic assets.
ISC4	The reference to housing density under part 5 'Sustainable Mixed Communities' of the draft Plan, should read 'generally, at a net density of no less that 30 dwellings per hectare', and comment should be included on the importance of good design as well as density of housing	Plan has been amended to state "generally" and to reinforce need for high quality design
ISC5	consideration be given to the inclusion of a specific reference within the Plan to the possibility for some of the strategic growth within Aberdeenshire being accommodated in a new settlement	The current draft of the plan neither includes nor excludes the possibility of a new settlement. Consultation will allow any new settlement proposals to emerge.
ISC6	that the reference to the importance of investment in the infrastructure to keep pace with housing development in particular is strengthened	Plan has been amended to strengthen this point
ISC7	that consideration be given to the mechanisms available to ensure that an appropriate mix of employment and housing development is secured throughout the lifetime of the Plan	This is largely a matter for local development plans and implementation rather than a strategic issue. However, the plan has been amended to emphasis that housing, employment and commercial uses should be integrated.