

APPENDIX 2

CONSULTATION ON DEVELOPMENT DELIVERY

RESPONDENT INFORMATION FORM

Please Note this form **must** be returned with your response to ensure that we handle your response appropriately

1. Name/Organisation

Organisation Name

Aberdeen City and Shire Strategic Development Planning Authority

Title Mr Ms Mrs Miss Dr *Please tick as appropriate*

Surname

Jennings

Forename

David

2. Postal Address

Archibald Simpson House

27-29 King Street

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Postcode AB24 5AA

Phone 01224 628210

Email

3. Permissions - I am responding as...

Individual

/

Group/Organisation

Please tick as appropriate

(a) Do you agree to your response being made available to the public (in Scottish Government library and/or on the Scottish Government web site)?

Please tick as appropriate Yes No

(b) Where confidentiality is not requested, we will make your responses available to the public on the following basis

Please tick ONE of the following boxes

Yes, make my response, name and address all available

or

Yes, make my response available, but not my name and address

or

Yes, make my response and name available, but not my address

(c) The name and address of your organisation **will be** made available to the public (in the Scottish Government library and/or on the Scottish Government web site).

Are you content for your **response** to be made available?

Please tick as appropriate Yes No

(d) We will share your response internally with other Scottish Government policy teams who may be addressing the issues you discuss. They may wish to contact you again in the future, but we require your permission to do so. Are you content for Scottish Government to contact you again in relation to this consultation exercise?

Please tick as appropriate

Yes

No

DEVELOPMENT DELIVERY CONSULTATION QUESTIONS

Consultation question 1a: Do you think the current planning system supports or hinders the delivery of development and infrastructure?

- Strongly supports
- Mostly supports
- Does not influence
- Mostly hinders
- Strongly hinders
- Don't know

Please explain why you have chosen your above answer.

A number of factors hinder the delivery of development and infrastructure in the current financial climate but the planning system is rarely one of them. Fundamental to the challenge is the current development model which relies on the private sector's ability to borrow money.

Consultation question 1b: What additional measures could be taken to support development and infrastructure delivery?

There may be greater potential for development coming forward via joint ventures with the public sector. The public sector would be a partner which shares in the risk and financial rewards of development. This could be particularly useful for large developments with significant infrastructure requirements or where the public sector has land under its ownership.

Greater certainty for the private sector over the scale of s75 contributions (with greater certainty for the public sector over obtaining them) would also help, as would a rolling infrastructure fund.

There has been ample evidence over recent months that the demand for (and risk profile of) new commercial and residential development in Aberdeen City and Shire is significantly different from the rest of the UK. Without appropriate financial support (from the Scottish Government and financial institutions) there is a real danger that this demand will not be met, to the cost of the region, Scotland and the UK as a whole.

Consultation question 2: How well do you think the process of seeking developer contributions through Section 75 planning obligations is functioning?

- Process functions well
- Process requires some MINOR changes
- Process requires some MAJOR changes
- Section 75 Planning Obligations is not an appropriate process for securing developer contributions

Please explain why you have chosen your above answer and identify what can be done to alleviate any issues raised?

If it is assumed that there will be a large degree of continuity between the existing and future systems (which may not be the case), there are a few amendments required to make the system work more effectively for the benefit of all. A coherent message needs to be given around addressing the cumulative impacts of development and greater certainty that agreements will be honoured. The delivery of infrastructure by the public sector cannot be built on a funding stream which carried unnecessary levels of risk. Risk is inherent in the development process but should not be magnified by risks introduced by the system for delivering infrastructure.

Consultation question 3: What additional measures or support could the Scottish Government undertake or provide to facilitate the provision of development and infrastructure within the current legislative framework?

No response

Consultation question 4: What innovative approaches are you aware of in facilitating development and infrastructure delivery and what are your views on their effectiveness?

The Aberdeen City and Shire SDPA recently approved supplementary planning guidance on a 'Strategic Transport Fund', designed to deliver key strategic transport interventions required as a consequence of the cumulative impact of new development in Aberdeen City and Aberdeenshire. This was prepared in partnership with Nestrans (Regional Transport Partnership), Transport Scotland and the two councils. The fund is, among other things, designed to ensure that effective and cost effective interventions are implemented rather than requiring incremental measures which do not achieve the same benefit or which prevent development coming forward due to unrealistic costs to mitigate impacts. Implementation is still at an early stage but signs are positive, with a number of s75 agreements already in place.

Consultation question 5: Would you be supportive of the introduction of a Development Charge system in Scotland to assist in the delivery of development and infrastructure?

Yes

No

Please explain why you have chosen your above answer.

There are considerable merits in such an approach which merit further detailed consideration. It is not possible to answer 'Yes' or 'No' at this stage before a clearly defined proposal is identified. There will be merit in assessing the costs and benefits of the 'Community Infrastructure Levy' in England and Wales as well as wider experience. It would appear that such schemes introduce certainty but do have associated costs.

Consultation question 6: Do you have any information or can you suggest sources of relevant information on the costs and/or benefits to support the preparation of a BRIA?

No response

Consultation question 7: We would appreciate your assessment of the potential equalities impact these issues may have on different sectors of the population.

No response