



BROUGHTY FERRY COMMUNITY COUNCIL

Sandra Carey,
Scottish Executive,
Planning Division.,
Victoria Quay,
Edinburgh EH6 6QQ

Dear Sandra Carey,

Planning and Sustainable Development

We have the following comments on the consultation paper.

Location of New Development [Paragraph 35]

Nearly all of the issues considered under the bullet points make good sense. We will comment further on just a few of these.

Reduce the need to travel and encourage public transport use

There still seems to be an inability to effectively control urban sprawl comprising housing estates with little mixed-use component..

Encourage reuse of existing buildings where possible

Developers find it cheaper to destroy and rebuild than renovate. Paragraph 37, bullet point **Building materials and performance** relates to this issue. Maybe new fiscal measures are required to encourage change. This will require UK-wide agreement.

Promote efficient use of land through higher density development.

This is sensible in some locations although there is a need to avoid excessive building in garden ground that can ruin certain neighbourhoods [cf the attempt in the Westminster Parliament to introduce an act restricting garden ground development

Prevent further development which would be at a significant risk of flooding

Consideration also needs to be given as to whether new development will cause flooding in areas not previously affected.

An area not considered is the possible need to conserve agricultural land. This would be not just for food, but biofuel production. 'It takes a land area equivalent to one football pitch to provide sufficient biofuel to run one small car for a year [12,200 miles]' Dr Elaine Booth, Bioenergy Group, Scottish Agricultural College, Aberdeen.

Yours sincerely.