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# **Aberdeenshire Local Development Plan 2017**

Piers Blaxter, Policy Team  
Leader



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# Aberdeenshire Local Development Plan 2017

Adopted 17 April 2017

A five year cycle comes to a close

- 2013 Main Issues Report
- 2014 Main issues Report 2
- 2015 Proposed Plan
- 2016 Examination
- 2017 Adoption

Aberdeenshire Local Development Plan 2012

- Ancient history

Existing Supplementary guidance

- Also ancient history





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## Now available at.....

New plan now available at:

[www.aberdeenshire.gov.uk/ldp](http://www.aberdeenshire.gov.uk/ldp) .

Hard copies available after 29 May 2017, the end of the period for legal challenge.

Supplementary guidance also available.

Policy Interpretation notes also available

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### Aberdeenshire Local Development Plan 2017

Aberdeenshire Council adopted the Aberdeenshire Local Development Plan on 17 April 2017.

The Plan sets out the policies that will be used for assessing planning applications and identifies development opportunities across Aberdeenshire.

Please follow the links below to access the Plan and associated Supplementary Guidance:

- [Local Development Plan 2017 - Part 1 \(pdf 3.87MB\)](#)
- [Local Development Plan 2017 - Part 2 \(pdf 4MB\)](#)
- [Appendix 1 Business land allocations \(pdf 763KB\)](#)
- [Appendix 2 Network of centres \(pdf 690KB\)](#)
- [Appendix 3 Boundaries of the Greenbelt \(pdf 2.97MB\)](#)
- [Appendix 4 Identified settlements under policy R2 \(pdf 802KB\)](#)
- [Appendix 5 New housing land allocations \(pdf 833KB\)](#)
- [Appendix 6 Existing conservation areas \(pdf 740KB\)](#)
- [Appendix 7 Standards for household waste facilities \(pdf 781KB\)](#)
- [Appendix 8 Settlement Statements](#)
- [Appendix 8a Banff and Buchan \(pdf 5.44MB\)](#)
- [Appendix 8b Buchan \(pdf 6.62MB\)](#)
- [Appendix 8c Formartine \(pdf 7.17MB\)](#)
- [Appendix 8d Garioch \(pdf 7.80MB\)](#)

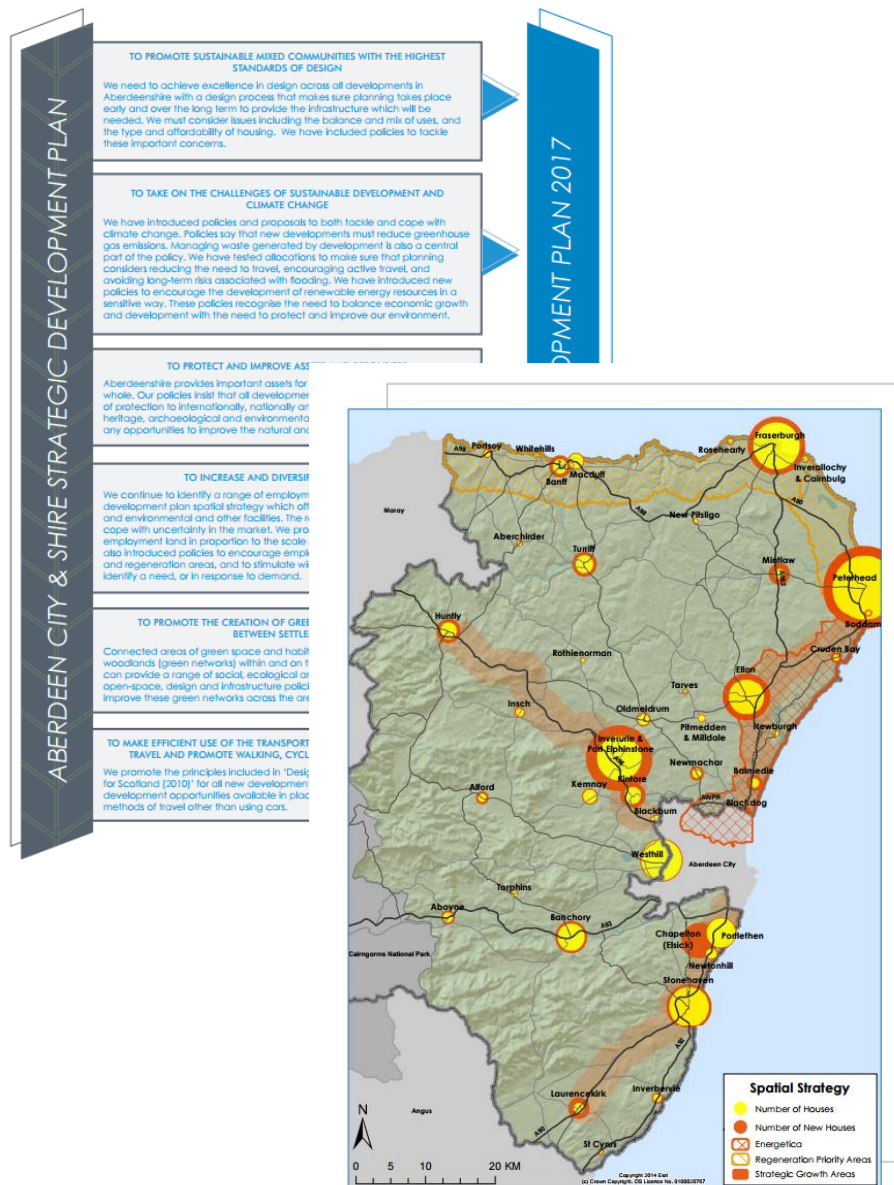


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# The Plan

“The 1997 Act requires **planning applications to be determined in accordance with the development plan** unless material considerations indicate otherwise” (SPP Para iii).

- Vision for the Plan
- Spatial strategy and “Shaping” the Areas
- Policies on: business development; development in the countryside; homes and housing; places; natural heritage; Historic environment; protecting resources; climate change; and the responsibilities of developers
- Appendixes on: quantum of land allocations retail centres; boundaries of the green belt; “rural settlements”; Conservation Areas; waste facilities; and settlement statements





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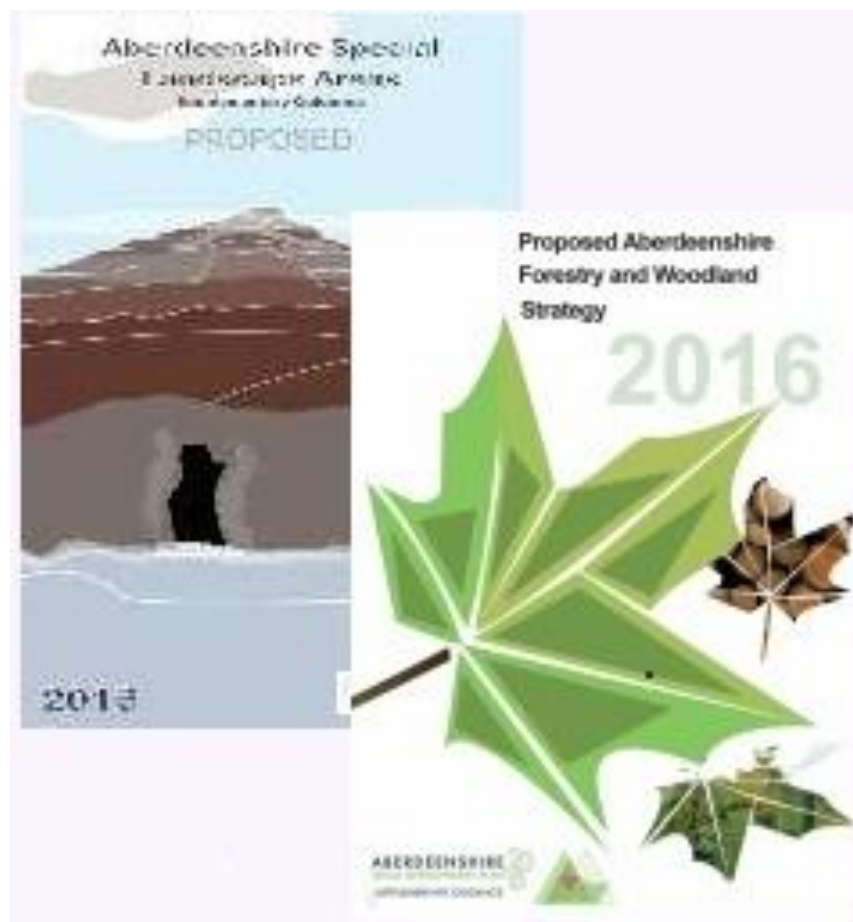
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## The Supplementary Guidance

Nine elements of supplementary guidance identified, only eight approved:

- 1 Affordable Housing
- 2 The Regeneration Priority Area
- 3 Energetica
- 4 The Coastal Zone
- 5 Local Nature Conservation Sites
- 6 Areas safeguarded or identified as areas of search for minerals development
- 7 Developer Obligations - **subject to public consultation from 13 April 2017 to 9 June 2017**
- 8 Aberdeenshire Forestry and Woodland Strategy
- 9 Special Landscape Areas





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# Policy Interpretation Notes

Policy interpretation notes provided for almost all policies

1. The Local Development Plan Policy
2. Why is Policy XXX important
3. National Policy and Guidance and its materiality in decision making
4. Interpretation and Guidance
5. Extraordinary circumstances and exceptions to the general policy
6. Information required from the developer
7. Analysis of information presented
8. Other relevant policies
9. Glossary and acronyms
10. References

The screenshot shows a web browser displaying the Aberdeenshire Council's Planning Policy Interpretation Notes (PINs) page. The browser's address bar shows the URL: <https://projects.ad.aberdeenshire.gov.uk/pins/default.aspx>. The page header includes the Aberdeenshire Council logo and the text "Aberdeenshire COUNCIL". Below the header, there is a navigation menu with links: Home, My Job, My Projects, Services, Tools and Resources, and News. The main content area is titled "Planning Policy Interpretation Notes" and includes a search bar. The page also features a table of contents with links to various policy sections, such as "LDP Policy Section : 11) Shaping Business Development (4)", "LDP Policy Section : 12) Shaping Development in the Countryside (3)", and "LDP Policy Section : 13) Shaping Homes and Housing (4)".

Home - Planning Policy I x

Secure | <https://projects.ad.aberdeenshire.gov.uk/pins/default.aspx>

Apps Google Home Scheme of Governanc Aberdeenshire Council DPEA Core Document Planning and architect Piers Blaxter

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How to use PINs

## Planning Policy Interpretation Notes ⓘ

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If you would like to learn more about Policy Interpretation Notes (PINs), how to use this Request Form [please click here](#)

To submit a Revision Request Form [please click here](#)

To navigate to the Planning Application search page, [please click here](#)

To navigate to the Local Development Plan page, [please click here](#)

### Policy Interpretation Notes (PINs)

[Current View](#) ... Find a file 🔍

✓	Name	LDP Policy Section	Link to policy	Modified	Details of amendment(s)	Version No.
▶	LDP Policy Section : 11) Shaping Business Development	(4)				
▶	LDP Policy Section : 12) Shaping Development in the Countryside	(3)				
▶	LDP Policy Section : 13) Shaping Homes and Housing	(4)				





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## What has changed?

- Format of the plan
- Multi-topic policies
- Settlement statements
- Scale of supplementary guidance
- New Policies
- Brevity, Clarity, Precision in the policies
- Exclude what is policy interpretation from the policies
- Greater emphasis on settlement statements and “mini-development briefs”



### LOCAL DEVELOPMENT PLAN CONTENTS

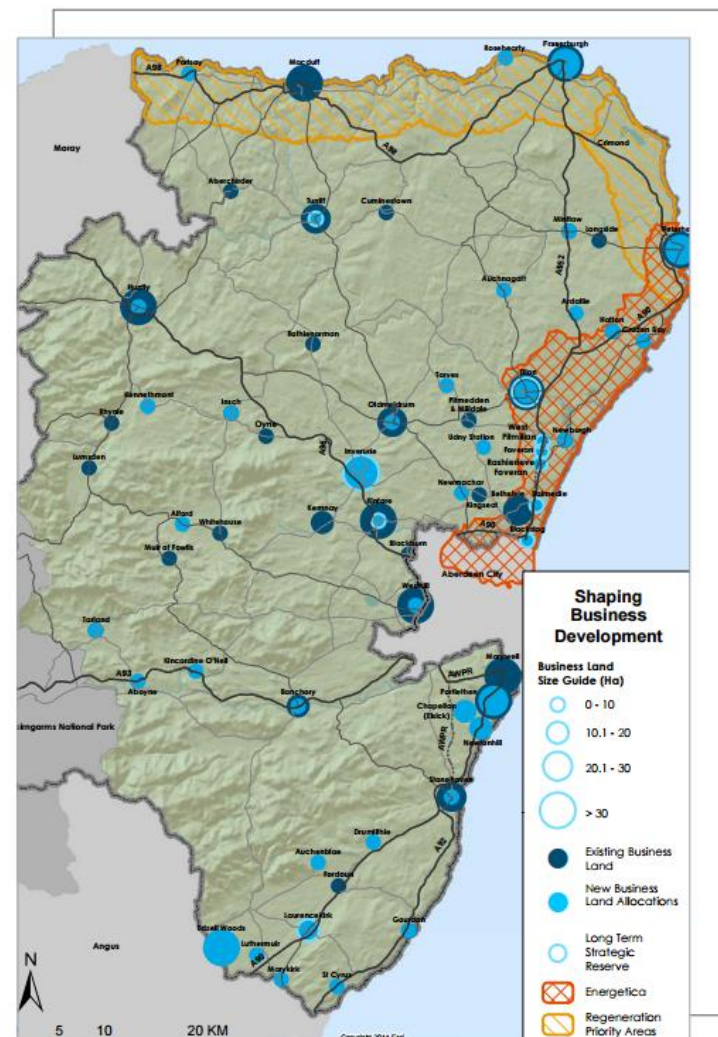
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## Major Policy changes Shaping Business development

- Stricter controls on the use of business land for other purposes.
- Retention of BUS sites within settlements
- Explicit prohibition of houses on BUS sites, even if also a workplace
- Retail and other high footfall uses prioritised to town centres. Tests on retail where they are not.
- Tourist facilities and rural shops supported
- Promotion of the “Regeneration priority area” and “Energetica” identified in supplementary guidance







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## Major Policy changes Shaping Development in the Countryside

- Policy “union of “special rural areas” and “elsewhere in the countryside”
- Siting and design a primary consideration
- Removal of multiple development opportunities on a “previously developed” site.
- Allows remediation of redundant brownfield **land** opportunities.
- Reduction in the area of search for rural settlements from 400m to 200m and scale of growth limited.
- Limits the scale of growth of cohesive groups to 2 houses
- Treat chalets as houses use class
- Sets out conditions for mineral development sites and hill tracks

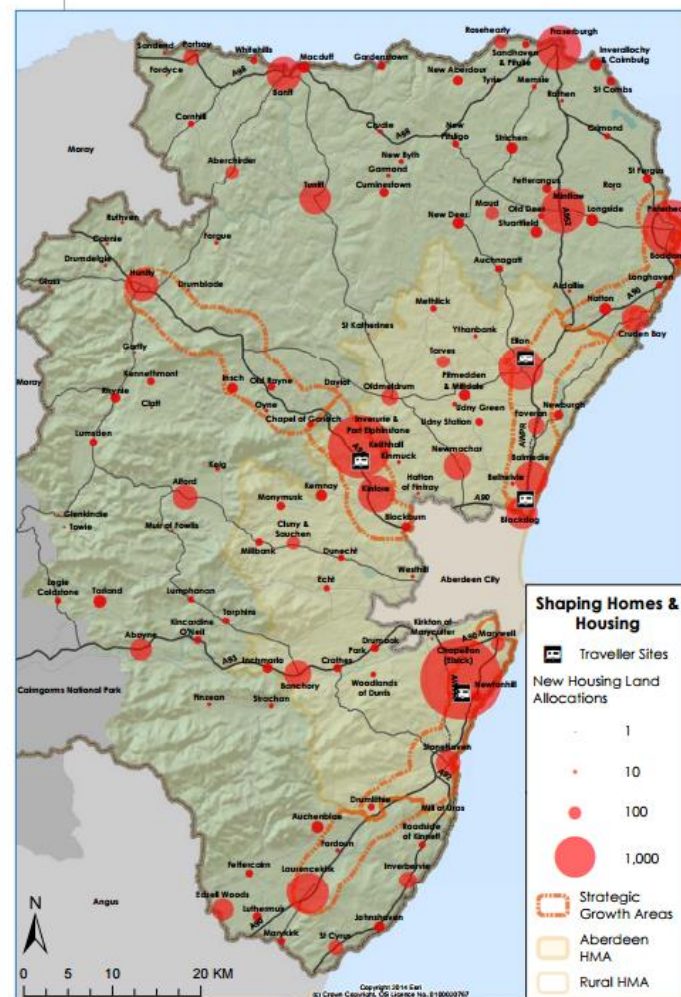




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## Major Policy changes Shaping Homes and Housing

- Capacities of sites “indicative” but controlled through public consultation on a masterplan or design statement.
- All housing sites must include 25% of the serviced plots for affordable housing.
- Exception policy for special needs housing
- No change to residential caravans or gypsy / traveller policies





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# Major Policy changes

## Layout siting and the design of new development

- No masterplanning policy
- Checklist of former policy translated into how we expect them to contribute to the six qualities of successful places
- Enhancement of biodiversity required
- Open space and access policies retained
- Specific “white land” infill policy
- Specific guidance on working from home
- Hazardous and potentially polluting development policy given full treatment
- New policy on Digital infrastructure
- Existing support for Community Infrastructure





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# Major Policy changes Natural Heritage and Landscape

- Introduction of new Local Nature Conservation sites (defined in supplementary guidance)
- Deletion of “Values views” policy and introduction of Special Landscape Areas (in supplementary guidance)

## Statement of Importance: Deveron Valley Special Landscape Area

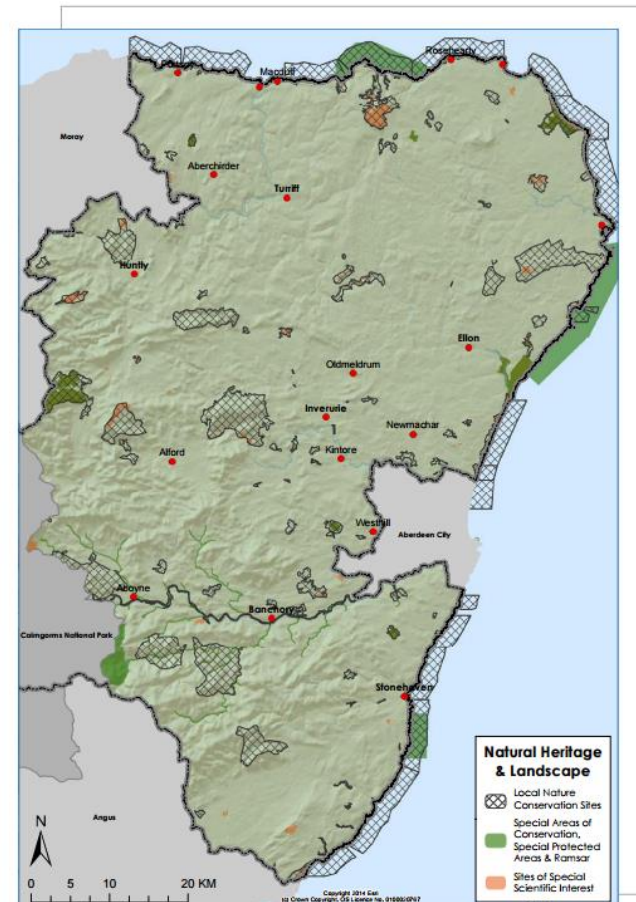
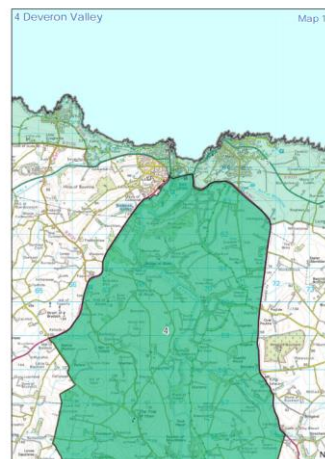
### Location and Boundaries

This SLA covers the valley of the River Deveron as it flows through Aberdeenshire. The SLA follows, as far as possible, the ridge lines that define the valley. Roads and physical boundaries have been selected as close as possible to these ridge lines. The boundary follows topography where no alternative was found. From west to east the northern boundary of the SLA follows the ridge of high ground to the north of the Deveron, crossing the length of Cairn Robin and The Ben. North east of the boundary follows the Moray council boundary until the Moss of Crombie. Here it follows minor roads and briefly the A97 south of Aberdeen before heading north to Brigg. From here it continues to follow minor roads before following the A97 from Bryndock to Banff, where it shares a boundary with the North Aberdeenshire Coast. From west to east the southern boundary of the SLA follows minor roads from Hill Glass, then crosses Chalmers Hill to Huntly. The A96 and A97 then form the boundary until Coburny. It then follows watercourses and minor roads east past Glen Dropt, Dullery south of Fargie, and on to Milnbank and Turff. The boundary passes through Turff on the A97, then heads north along a minor road returning to the A97 at Macduff.

Designation of the Deveron Valley acknowledges the high scenic quality resulting from the river flowing through the valley, which forms an important wildlife corridor. The SLA also includes the high quality of the landscape, which is of significance in terms of its contribution to the special qualities of the area. The SLA is also recognised in terms of its contribution to the special qualities of the area. The SLA is also recognised in terms of its contribution to the special qualities of the area.



The Deveron Valley north of Turff (Source: LUG)







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## **Major Policy changes Historic Environment, Protecting Resource, Responsibilities of developers.**

- No material change to Historic Environment policies
- No material changes to Protecting Resources policy
- No material changes to Responsibilities of Developers policies







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## Major Policy changes Climate Change

- Use of resources devalued to “wherever possible” and otherwise limited to current building regulations
- CO<sub>2</sub> saving target reduced to 15%-30% through zero carbon generating technologies.
- “Feasibility” of district heating restricted to Major new developments
- Detailed guidance to follow.
- Consideration of the Landscape Capacity Assessment for wind turbines to be taken forward
- All forms of renewable technology taken forward.
- Carbon sinks protected through application of the Carbon Calculator. Carbon stores supported.
- Flood risk reset to current SPP standard of 1:200 years and only beyond this where there is a heightened risk
- Flood resilience removed from development constructed in areas of low risk to flooding
- No direct reference to Coastal flooding




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## Local Development Plan Appendixes


1. Business land allocations
2. Network of centres
3. Boundaries of the greenbelt
4. Identified settlements under policy R2
5. New housing land allocations
6. Existing conservation areas
7. Standards for household waste facilities
8. Settlement statements
9. Schedule of land ownership



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LOCAL DEVELOPMENT PLAN  
APPENDIX 8  
BANFF AND BUCHAN SETTLEMENT STATEMENTS

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**KEY**

Retail Centres	Employment Land
Protected Areas	Housing Land
Reserved Land	Mixed Use Types
Transport Safeguard Areas	Greenbelt
Existing Employment Land	Green Network
Strategic Reserve Employment Land	Conservation Areas



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## Important appendixes and less important appendixes

- |   |                              |
|---|------------------------------|
| 1.  | Business land allocations    |
| 2. Network of centres                       |                              |
| 3. Boundaries of the greenbelt              |                              |
| 4. Identified settlements under policy R2   |                              |
| 5.  | New housing land allocations |
| 6.  | Existing conservation areas  |
| 7. Standards for household waste facilities |                              |
| 8. Settlement statements                    |                              |
| 9.  | Schedule of land ownership   |



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# Settlement Statements - Place based planning

- Vision statement
- Natural and Historic environment
- Settlement Features
  - Protected Land
  - Reserved Land
  - Other designations
- Flood Risks
- Services and Infrastructure
- Allocated sites
  - Site and site name
  - Indicative allocation
  - Site history
  - Mini-development brief

## HATTON OF FINTRAY

### Vision

Hatton of Fintray is a small village located close to the River Don some 3km east of Kintore. The village is well served by public open spaces, including one tennis court and an all-weather pitch, and has a pub-restaurant at its core. The village is located on the edge of the former designed landscape associated with the former Fintray House, and the eastern part of the settlement is surrounded by the Aberdeen Green Belt. Capacity for the early part of the plan period. Given development located in the western part of the settlement towards housing growth within the Aberdeen Housing Strategy and help to sustain some local services.

### Natural and Historic Environment

Donald's Hillock cairn/war memorial scheduled monument is located along Station Road. The Jasmine is the settlement boundary, but is in close proximity to the River Don.

### Settlement Features

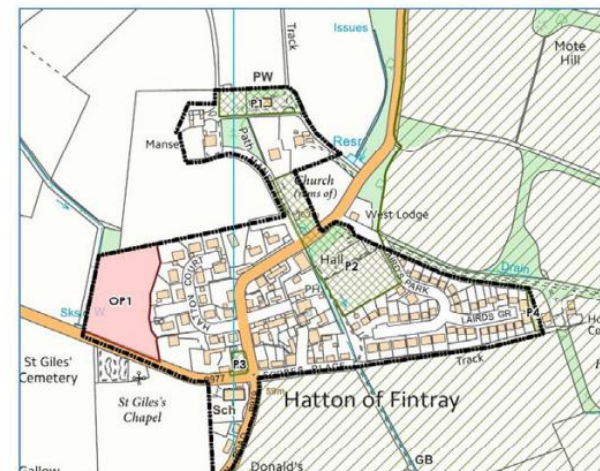
Protected Land	
P1	To conserve the setting of the church
P2	For recreation uses as an amenity
P3	To conserve the play area as a local
P4	To conserve the setting of the village
Other Designations	
GB	Aberdeen greenbelt.

### Services and Infrastructure

- Local transportation infrastructure: Footpath Hatton of Fintray Primary School.
- Primary education: All residential development should be served by Hatton of Fintray Primary School.
- Secondary education: All residential development should be served by Garioch Academy, for which options are at Inverurie Academy.
- Community facilities: All residential development should be served by Hatton of Fintray Community Plan or relevant Community Plan.
- Sports and recreation facilities: All residential development should be served by identified in the Community Plan or relevant Community Plan.
- Waste and recycling: All development must be served by the recycling centre in the Inverurie area.
- Health facilities: All residential development should be served by the health centre in Kintore. A site for the health centre is identified in the Community Plan.

### Allocated Sites

OP1: North of B977	Allocation: 8 homes
<p>This site was previously allocated as site H1 in the 2012 LDP. Located on the edge of the village, the site is visible to those approaching the settlement from the west. Strategic landscaping is therefore likely to be required along the western boundary to avoid potential adverse impacts on the village setting. Access may be possible either via the B977 or through the adjoining development at Hatton Court, although an extension to the existing footway would be required in the event of access being taken from the B977. The development should include a range of house types and sizes that respect the character of adjoining development, which is largely of a 1 and 1½ storey design, and should include 2 affordable homes.</p>	





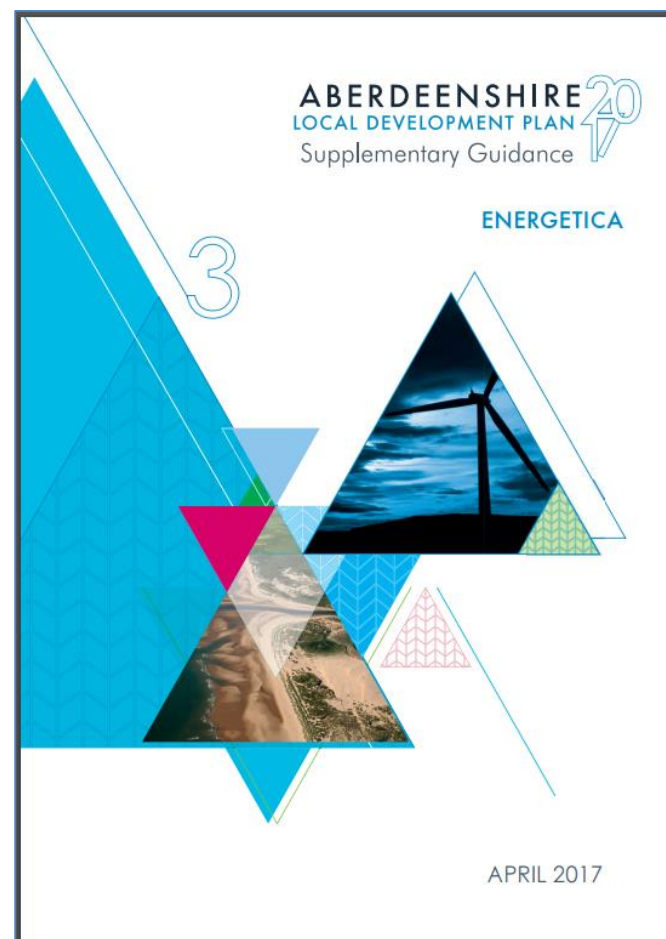
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## Supplementary Guidance

- Mostly policy and guidance
  - Affordable Housing
  - Developer Obligations
- Mostly Maps
  - Regeneration Priority Areas
  - Coastal Zones
  - Local Nature Conservation sites
  - Areas of search and safeguard for minerals
- Policies AND Maps
  - Energetica
  - Forestry and woodland strategy
  - Special Landscape Areas







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## Final Thoughts

- Very pleased to have survived a development plan examination, again.
- Value of the Main Issues Report
- Value of Scottish Planning Policy

### Positives

- True and meaningful public engagement
- Firming up of many policies; Brevity; clarity; and precision. Supplemented by policy interpretation notes.
- A place based plan with 80% of content in the settlement statements

### Negatives

- “Indicative” allocations. How to forward plan in a flexible world?
- Climate Change - main plank of MIR but implementation gutted by the Reporters



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# Questions?

[aberdeenshire.gov.uk/ldp](http://aberdeenshire.gov.uk/ldp)