



From mountain to sea

Draft Proposed Aberdeenshire Local Development Plan 2021

LOCAL DEVELOPMENT PLAN 2021
DRAFT PROPOSED PLAN
JANUARY 2019

Contents

Foreword.....	3
1 How to u Use t This p Plan.....	4
2 Influences on the p Plan.....	5
3 Vision of for the p Plan.....	6
4 New The spatial strategy	10
Shaping Banff and Buchan	14
Shaping Buchan	15
Shaping Formartine	16
Shaping Garioch	17
Shaping Kincardine and Mearns	18
Shaping Marr	19
5 Shaping b Business d Development.....	20
6 Shaping d Development in the e Countryside.....	23
7 Shaping h Homes and h Housing.....	28
8 Shaping p Places.....	31
9 Natural h Heritage and l Landscape.....	36
10 The h Historic e Environment.....	39
11 Protecting r Resources.....	41
12 Climate e Change.....	44
13 The r Responsibilities of d Developers.....	48
Glossary.....	52

Appendix 1 Business land allocations

Appendix 2 Retail centres

Appendix 3 The Regeneration Priority Area

Appendix 4 Energetica

Appendix 5 Boundaries of the green belt

Appendix 6 Coastal Zone

Appendix 7 Identified settlements under Policy R2

Appendix 8 Affordable Housing

Appendix 9 New housing land allocations

Appendix 10 Settlement Statements

Banff and Buchan

Buchan

Formartine

Garioch

Kincardine and Mearns

Marr

Appendix 11 House extensions and ancillary developments

Appendix 12 Existing conservation areas

Appendix 13 Local Nature Conservation sites

Appendix 14 Special Landscape Areas

Appendix 15 Areas of search and safeguarded for Minerals

Appendix 16 Standards for household waste facilities

Forward

Aberdeenshire, from the mountains to the sea, is an exceptional place. This pPlan has an important role to play in making sure that this continues for generations to come.

As a result of wide-ranging consultation with our communities, those with an interest and the development industry, we are confident that the pPlan will achieve the aims of helping to develop a strong and resilient economy, while maintaining our high quality of life and our exceptional environment. New *development** will be sustainable, what we do and how we live today should not leave our children unable to achieve a similar quality of life in the future and should take into account the important issues of climate change and reducing carbon.

Aberdeenshire has had a fully up-to-date development plan for a number of years. This is helping us to make sure that new developments take place alongside providing facilities such as schools and other facilities and in places where the transport system is either suitable for dealing with the increased travel demand or can be improved. The benefits of development following a plan-led system are helping enormously in providing services and scheduling transport improvements, as well as giving certainty about the future both to the communities and developers. This Local eDevelopment pPlan will continue to give that certainty for at least the next five years.

This pPlan will direct decision-making on all land-use planning issues and *planning applications* in Aberdeenshire. Only on in exceptional eeeasions circumstances and with overriding material considerations-good planning reasons will we make decisions which that do not follow the policies and land *allocations* in this pPlan.

**Development is defined as the carrying out of building, mining, engineering or other operations in, on, over or under the land or the making of any material change of the use of any buildings or land.*

1 How to Use This Plan

This **pPlan** is part of a set of documents which make up the statutory development plan for the area. We share the Aberdeen City and Shire *Strategic Development Plan* with Aberdeen City, who themselves also produce a **Local eDevelopment pPlan**. The part of Aberdeenshire ~~which is~~ within the Cairngorms National Park has its own separate development plan.

The **sStrategic eDevelopment pPlan** sets out the shared vision that we have for the Aberdeen City Region – a vision that this **pPlan** must be consistent with. It tells us how much land we should set aside for development, and broadly where this should be. It sets out broad principles for development in the area.

The **Local eDevelopment pPlan** sets out the policies we will use for **assessing-determining planning applications**. It sets out exactly where development is expected to take place over the next five years, and beyond up to 2031~~26~~. ~~We will review it in 2022 and replace it with a new plan that will consider the next 10-year period. This is shown by way of an allocation outlined within a Settlement Statement and outlines the way in which the Council would wish to see an allocation to be delivered.~~

The **Local eDevelopment pPlan** is supported by **sSupplementary gGuidance** which provides extra detail to some of the policies and proposals of the **pPlan**. This **sSupplementary gGuidance** has the same weight in decision-making as the **pPlan** itself. In line with Scottish Ministers' vision for development plans, **sSupplementary gGuidance** has only been used to provide additional detail to policy principles that are established within the **pPlan**. Where **sSupplementary gGuidancean Appendix** is used, it is clearly cross-referenced in the **pPlan**.

However, in general, we would encourage you to contact your local planning and building standards office for detailed advice as all policies in the **pPlan**, and in the **sStrategic eDevelopment pPlan**, can apply. You will find contact details for the six planning offices across Aberdeenshire on the back cover.

2 Influences on the Plan

We have prepared a ~~m~~Monitoring ~~r~~Report that has looked at the principal things that affect the use of development land within Aberdeenshire. This has helped us identify the important issues that the ~~p~~Plan has to tackle. These issues were highlighted in a ~~m~~Main ~~i~~ssues ~~r~~Report published in ~~October 2013~~ January 2019, and on which we asked for comments (see ~~Aberdeenshire Local Development Plan 2017~~ Main Issues Report 2019). The Main Issues ~~r~~Report also looked in detail at sites that the development industry wanted to see taken forward in the new Plan (~~these are~~ known as bid sites).

The ~~l~~ocal ~~d~~evelopment ~~p~~Plan is not the only plan we use in decision-making. We also use the ~~l~~ocal ~~h~~ousing ~~s~~Strategy, the Local Transport Strategy and the Economic Development Strategy, all of which have influenced the content of this ~~p~~Plan.

A number of other important documents also relate to Aberdeenshire. We have written the ~~p~~Plan to be in line with the plans of other organisations, including our neighbouring planning authorities, and national and regional strategies such as:

- the Regional Economic Development Strategy;
- the *Regional Transport Strategy;*
- the City Region Deal;
- the National Waste Plan;
- the Health and Social Care Strategic Plan;
- The Council's Capital Plan Programme;
- the emerging Flood Risk Management Plan;
- Scotland's National Marine Plan; and
- the Scotland River Basin Management Plan.

Scottish Planning Policy and the National Planning Framework have also been significant influences on the content of the ~~p~~Plan (~~see 'Aberdeenshire Local Development Plan: How the proposed plan supports strategies and plans of other authorities'~~). Finally it should be noted that the *Local Development Plan 2017*², the *Action Programme*, the *Housing Needs and Demand Assessment*, the *Housing Land Audit*, and the *Employment Land Audit* have all provided important sources of information we have used.

3 Vision for the Plan

The National Vision

The National Planning Framework and Scottish Planning Policy (SPP) identifies four planning outcomes to support the general vision for the planning system in Scotland:

“We live in a Scotland with a growing, low-carbon economy with progressively narrowing disparities in well-being and opportunity. It is growth that can be achieved whilst reducing emissions and which respects the quality of environment, place, and life which makes our country so special. It is growth which increases solidarity – reducing inequalities between our regions. We live in sustainable, well-designed places and homes which meet our needs. We enjoy excellent transport and digital connections, internally and with the rest of the world”.

(SPP paragraph 11)

These four outcomes are as follows:

Outcome 1: A successful, sustainable place – supporting sustainable economic growth and regeneration, and the creation of well-designed, sustainable places.

Outcome 2: A low carbon place – reducing our carbon emissions and adapting to climate change.

Outcome 3: A natural, resilient place – helping to protect and enhance our natural and cultural assets, and facilitating their sustainable use.

Outcome 4: A more connected place – supporting better transport and digital connectivity.
(SPP pages 6 and 7)

Building on the Scottish Government’s purpose “to create a more successful country, with opportunities for all of Scotland to flourish through increasing sustainable growth”, this plan encourages high-quality development that accords with this vision and the outcomes that the Scottish Government supports. It promotes the efficient use of land to deliver long-term benefits for the public, while protecting and improving nature and local culture. It sets out policies and development land allocations that must deliver the four outcomes that the Scottish Government expects: successful, sustainable places; low-carbon places; natural and resilient places; and better connected places and resilient places.

The Regional Vision

We have reflected the Scottish Government’s purpose is reflected in the strategic Strategic development Development plan’s Plan’s vision for Aberdeen City and Shire (see Page 2 of the Proposed Aberdeen City and Shire Strategic Development Plan 2018). By 2040 that plan imagines identifies an Aberdeenshire the area as that is an even more attractive, prosperous prosperous, resilient, and sustainable European City Region, that and which is an excellent place to live, visit and do business. – Key to the Strategic Development Plan’s vision is the specific support that it gives to developments related to energy, biopharmaceuticals, tourism, food and drink, fishing and primary industries.

The Local Vision

The Local Development Plan 2021 promotes the elements that make Aberdeenshire special.

To fulfil the aims of the Proposed Aberdeen City and Shire Strategic Development Plan 2018
~~the plan~~ Local Development Plan 2021 balances economic growth with the urgent challenges of *sustainable development* and climate change. ~~We have included further aims that:~~

~~deliver quality of life;~~

~~help protect and improve our natural and cultural heritage;~~

~~can create sustainable mixed communities; and~~

~~make the best of our existing transport network.~~

~~This plan adopts the vision and aims of the strategic development plan.~~

~~We can help support the area to grow as an international centre for the oil and gas industry, to spread into the renewables sectors, and improve the knowledge and service sectors.~~ The

area around Aberdeen City continues to be the powerhouse of economic activity in the region and so the land allocations made in the settlements around Aberdeen City reflect this.

On the other hand there are significant challenges in terms of improving the economies of our ~~remoter~~ more remote communities, particularly those that in the past depended more on ~~the~~ tourism, ffishing, and agriculture industries.

This ~~local~~ Local development ~~Development plan~~ Plan helps promote Aberdeenshire as:

- ~~• a~~ An area where residents, businessbusiness, and social enterprises are encouraged to make their communities more self-sufficient-
- ~~• It provides a~~ A supportive environment for business investment
- ~~• An area that - For these areas, the future harnesses opportunities for may depend on people being able to work in places distant from centres through the internet or exploring existing strengths such as tourism and food and drink-~~
- ~~• Being well connected, where~~
- ~~• T~~ ransportation and communication are add to basic to the quality of life in more accessible locations and the prosperity of less well-connected locationsareas.
- ~~• An area that The plan takes a balanced approach. It promotes development in locations that do not result in further traffic congestion and which are well served by public transport, but also recognisesing that in more remote~~ r locations there may be no alternative to using cars-
- ~~• An area where n~~ Quality of life is also reflected in the need to make sure new developments are designed as effectively as possible to improve quality of life
- ~~• and An areas where of natural and cultural heritage are protected, recognising that local~~ the 'green areas' spaces on the doorstep on the doorstep are very important to how people view where they live, and help define t; their heir 'place'.

~~Quality of life is also reflected in the need to make sure new developments are designed as effectively as possible and areas of natural and cultural heritage are protected, recognising that the 'green areas' on the doorstep are very important to how people view where they live; their 'place'.~~

The Purpose of the Plan and its Outcomes

Applying policies in the Plan may not lead to the achievement of all these goals. The vision of the Plan has a specific role in assisting Aberdeenshire Council in weighing up potentially conflicting objectives to achieve clearly definable outcomes that accord with those promoted by national and regional strategies. In all cases the vision of the Plan should be used to guide granting of planning permission where conflicts arise and one policy cannot be applied at the expense of another.

- ~~Above all the plan tries to make sure that we are indeed delivering, as stated in Scottish Planning Policy, “the right development in the right place”.~~
- To promote sustainable mixed communities with the highest standards of design**
 We need to achieve excellence in design across all developments in Aberdeenshire with a design process that makes sure planning takes place early and over the long term to provide the infrastructure which will be needed. We must consider issues including the balance and mix of uses, and the type and affordability of housing. We have included policies to tackle these important concerns.
- To take on the challenges of sustainable development and climate change**
 We have introduced policies and proposals to both tackle and cope with climate change. ~~Policies say that new developments must reduce greenhouse gas emissions. Managing waste generated by development is also a central part of the policy.~~ We have tested *allocations* to make sure that planning considers reducing the need to travel, encouraging *active travel*, and avoiding long-term risks associated with flooding. ~~We have introduced new policies to encourage the development of renewable energy resources in a sensitive way.~~ These policies recognise the need to balance economic growth and development with the need to protect and improve our environment. In the identification of development *allocations* included in the plan this has been a key consideration.
- To protect and improve assets and resources**
 Aberdeenshire provides important assets for the city region and Scotland as a whole. Our policies insist that all development must give an appropriate level of protection to internationally, nationally and locally designated sites of built heritage, archaeological and environmental importance. They must also use any opportunities to improve the natural and built environment as a whole.
- To increase and diversify the economy**
 We continue to identify a range of employment sites in line with the ~~s~~Strategic ~~d~~Development ~~p~~Plan’s spatial strategy which offer a choice of size, location, and environmental and other facilities. The range ~~also~~ allows flexibility to cope with uncertainty in the market. ~~We promote the idea of providing employment land in proportion to the scale of housing proposals.~~ We have also introduced policies to encourage employment development in rural areas and regeneration areas, and to stimulate wider economic growth, ~~if we can identify a need, or in response to demand.~~
- To promote the creation of green networks within and between settlements**
 Connected areas of green space and *habitats* such as parks, ~~paths~~paths, and woodlands (*green networks*) within and on the edge of our villages and towns can provide a range of social, ~~ecological~~ecological, and economic benefits. ~~Putting our open space, design and infrastructure policies into practice will create and improve these green networks across the area.~~ Developments must help to provide these important green links between development sites, the wider countryside, and our urban areas.
- To make efficient use of the transport network, reduce the need to travel and promote walking, cycling, and public transport.**
 We promote the principles included in ‘Designing Streets - A Policy Statement for Scotland (2010)’ for all new developments, and have made land development opportunities available in places where we can encourage methods of travel other

than using cars. Existing strategic transport *infrastructure* must be protected from local traffic. Sometimes the need for sustainable transport *infrastructure* requires that other plan policies can be disregarded in the interests of a wider public benefit.

Above all the pPlan tries to make sure that we are indeed delivering, as stated in Scottish Planning Policy, “the right development in the right place”.

DRAFT

The Aberdeen City and Shire Strategic Development Plan defines two broad policy areas which we are taking forward in this plan. These are strategic growth areas and local growth and diversification areas. The strategic growth areas are centred on Aberdeen and the main public transport routes, and are those areas where 75% of the anticipated growth in the city region will take place. Local growth and diversification areas are those areas where growth will be matched to local needs. We also identify the boundary between the accessible and less accessible area around the city (this is an “intermediate” area in the definitions contained in Scottish Planning Policy), the Energetica area, and regeneration priority areas where positive steps are needed to help these areas meet their full potential. This plan provides boundaries for these areas, as well as introducing other areas associated with specific policies. We have defined a coastal zone and an Aberdeen City greenbelt, both to support rural development and make sure that the right development is in the right place. Across the six administrative areas of Aberdeenshire, the policies and proposals of the plan will have different effects. These will always be based on the principles of the size of the community to accommodate the development proposals without harm to its character or sense of place, and its needs.

Aberdeenshire is a diverse area that spans from the economically successful areas that provide homes and businesses around Aberdeen City, to the areas of stunning character and natural beauty in the peripheral towns and countryside around Aberdeenshire. As well as accommodating the immediate needs of the City and its growth, we need to consider the conservation of our built and natural heritage, and specifically our “regeneration towns” of Banff, Macduff, Fraserburgh and Peterhead, where development opportunities may be constrained.

Housing and Employment Land

The Proposed Aberdeen City and Shire Strategic Development Plan identifies that within Aberdeenshire sufficient land is required to maintain a housing land supply over the period 2020 to the end of 2032¹ and that 60 hectares of employment land needs to be available at all times within the Strategic Growth Areas². Allowances for 4,168 additional homes are required to be identified over the period 2020-2032³. This is derived from an 80% / 20% division of allowances between the Aberdeen Housing Market Area and Rural Housing Market Area, and a 50% / 50% divide between Aberdeen City Council and Aberdeenshire Council.

Table 1: Proposed Strategic Development Plan housing land supply

<u></u>	<u>Allowances (New allocations to be included in the ALDP 2021-2031)</u>	<u>Total Effective housing supply (Housing Land Audit 2016)</u>	<u>Combined housing land supply in the ADLP 2021 (New allocations and effective supply)</u>
<u>Aberdeenshire part of the Aberdeen Housing Market Area</u>	<u>2,501</u>	<u>11,641</u>	<u>14,142</u>
<u>Rural Housing Market Area</u>	<u>1,667</u>	<u>7,185</u>	<u>8,852</u>
<u>Both areas</u>	<u>4,168</u>	<u>18,826</u>	<u>22,994</u>

¹ See Paragraph 4.15, Proposed SDP

² See Column 4 of Table 4 Employment Land Allocations (all hectares), Proposed SDP

³ See Column 5 of Table 3 Local Development Plan Housing Allowances, Proposed SDP

Housing projections for the period of the Plan have been informed by the robust and credible Aberdeen City and Aberdeenshire *Housing Need and Demand Assessment 2017* as the context for development changes over time. The effective supply, the sum total of all houses that are anticipated to be built over the next 5 years, is determined through the Housing Land Audit process and it changes year on year. While the *Local Development Plan* can allocate housing land it cannot guarantee that it will become part of the effective land supply. Given this, we will make *allocations* for the 2020-2032 period of the Proposed Strategic Development Plan within this Plan. This takes account of the difficulty in predicting the anticipated adoption date of the *Local Development Plan*.

We need to be confident that land can be brought forward for development within the Plan period, and that the range of new sites allocated alongside the existing effective supply will maintain a sufficient *housing land supply*. We cannot have confidence that long term constrained sites will be brought forward for development, and we have removed many of these sites from the Plan. They do not promote the confidence for stakeholders that Scottish Planning Policy promotes, i.e. that the spatial strategy is both sustainable and deliverable.

The Employment Land Audit 2015/16 identified that there was 558 hectares of established *employment land* allocated in Aberdeenshire. Following through a ten year average take up rate of 15 hectares per year⁴, we can be confident that the target in the Proposed *Strategic Development Plan* of a minimum 60 ha at all times in the *Strategic Growth Areas* will be maintained well beyond the lifespan of the *Local Development Plan 2021*.

Consistency with the Strategic Development Plan

The Aberdeenshire *Local Development Plan 2021* remains consistent with the extant and Proposed *Strategic Development Plan*. We are comfortable that, with Aberdeen City Council, we will be able to achieve the housing land obligations across all tenures and both housing market areas, and maintain at least a 5-year supply of effective housing land at all times. *Employment land* allocation is not an issue. The opportunity to review new development areas at a mid-term review in 2026 allows us to fine tune the *allocations* made, and identify new development sites for the period 2031-2036 should this be necessary. Development remains focused on the *Strategic Growth Areas* of the Proposed Aberdeen City and Shire *Strategic Development Plan*, using the pattern of development set out in the Aberdeenshire *Local Development Plan 2017* as a base, and seeking to augment this with new *allocations*. Planned expansion around existing settlements is essential to deliver a sustainable settlement pattern. A high quality of development within an attractive and safe environment will promote a high quality of life for residents. Each development site has been tested through a Strategic Environmental Assessment exercise and subjected to assessment under the Habitats Regulations. A number of core criteria have been used to govern where development should be allowed, including future capacity of schools, capacity of unclassified roads and the need to protect the Aberdeen Western Peripheral Route from local traffic movements.

We are aware of the need to promote the use of previously developed land (*brownfield land*) as a first opportunity for development and, wherever possible, have tried to exploit the brownfield sites within our settlements. Specific policies promote infill and other forms of development within our towns, but predicting whether such sites are deliverable remains a challenge, particularly in our peripheral areas where the greatest volume of our *brownfield land* exists. Where possible these sites have been incorporated into the *allocations* within towns and villages. The majority of *allocations* in the Plan are greenfield *allocations* due to the cost differences to be found in developing *brownfield land* when compared to greenfield sites. Development to meet needs would not come forward if it were restricted to *brownfield land*.

⁴ See paragraph 4.1.1 Employment Land Audit 2015/16

Infrastructure requirements from new development will largely be met through appropriate developers' obligations according to the scale and impact of the development.

Aberdeen to Huntly Strategic Growth Area

Within the Aberdeen Housing Market Area, the area in the Aberdeen / Inverurie / Huntly Strategic Growth Area (an area identified for future strategic development options) is still constrained by uncertainty regarding the proposed dualling of the A96. Even once a preferred route is identified it would not be prudent to promote development until there is a completion date for the works to be undertaken. Currently we have no knowledge as to what the solution to this constraint is likely to be, either at Inverurie or Huntly, and this restricts opportunity for further development in this area. Development of existing opportunity sites and, where available, brownfield land remains sufficient to meet housing demand.

Aberdeen to Laurencekirk Strategic Growth Area

In the Aberdeen / Stonehaven / Laurencekirk Strategic Growth Area the existing and substantial allocations at Laurencekirk have been slower than anticipated to come forward, and while the decisions regarding the southern grade separated junction at Stonehaven are welcome, there remain questions regarding the capacity and desirability of the town to accept additional growth. The rate of growth in Chapelton has been unexpectedly slow, however the local aspiration for a model town here is likely to be constrained unless development land elsewhere in the corridor is restricted. Rationalisation of some sites has been undertaken to reflect a realistic housing density on the land and to incorporate the Blairs development fully into the Plan. Some new development opportunities exist in Stonehaven, reflecting decisions already made by the Kincardine and Mearns Area Committee, and small additional allocations are identified in the Marykirk, Portlethen and Newtonhill settlements. In order to meet the needs of the Proposed Aberdeen City and Shire Strategic Development Plan a significant new allocation has been proposed north of Thistle Drive, Portlethen for 300 homes.

The Aberdeen to Peterhead Strategic Growth Area

The Aberdeen / Ellon / Peterhead Strategic Growth Area has been the focus of the emerging spatial strategy to accommodate additional housing allocations. Two of the largest allocations (Cromleybank, Ellon, and Inverurie, Peterhead) have been retained, as has the Menie development north of Balmedie as a development that has planning permission in principle and on which progress has been made. Additional smaller developments in Newburgh, Foveran, Bellhelvie and Potterton are included to promote the Energetica corridor. Future choices for major residential development are promoted for the period beyond 2031~~2032~~ in the area immediate north and west of Balmedie to allow these proposals to be fully assessed by the developers for deliverability.

Other Locations in Aberdeenshire

Elsewhere in Aberdeenshire, opportunity has been promoted where there are deliverable options. This has resulted in the re-evaluation of allocations that are currently stalled in significant Rural Housing Market Area settlements such as Banff and Portsoy, and increasing the allocations in Aberdeen Housing Market Area towns such as Oldmeldrum and Pitmedden, where growth is more likely. Emphasis has been given to the four regeneration towns of Banff, Macduff, Fraserburgh and Peterhead to assist with economic growth.

Rural development policies for development in the countryside are continued, but with rationalisation of the "remote" rural area to a new boundary, defined by the Scottish Government. This will restrict the growth of "clustered" housing in this area and will promote a more sustainable settlement pattern. Development-promoting opportunities on rural brownfield land have also been revisited in order to help conserve the heritage and sense of

place of rural Aberdeenshire and prevent older buildings from being demolished to create a number of suburban style homes.

We have recognised that modern business developments are either small scale “working from home” type developments or have an affinity for other businesses due to the need for specialist access and servicing requirements. Proposals for *employment land allocations* have to be very carefully thought out to allow them to come forward as part of a mixed development, or as an extension to employment areas already identified in the Plan. In some places *employment land allocations* have been removed due to their lack of progress, and very few new *allocations* have been made.

The *Local Development Plan* continues to recognise *national developments*, as identified in the National Planning Framework, and both national designated sites such as Special Areas of Conservation, Sites of Special Scientific Interest and carbon rich soils, to help conserve the best of the Aberdeenshire environment. Existing local designations such as the Special Landscape Areas, Local Nature Conservation Sites, and Coastal Zone have been retained from the previous Plan.

DRAFT

05 Shaping Banff and Buchan

Banff and Buchan includes the important coastal towns of Portsoy, Banff, Macduff, and Fraserburgh, their related communities, and the smaller villages such as Aberchirder, Cornhill, New Byth, and Fordyce. All of these communities suffer from a fall in traditional industries.

Policies promote widespread opportunity for business development and new homes but the plan is realistic in its ability to draw new development into these areas. Other initiatives such as the 'Framework for Regeneration' and its associated action plans target the major coastal towns for improvements to the built and natural environment, and to improve opportunities for employment (see A Framework for Regeneration in Aberdeenshire 2013).

Fraserburgh in particular is being encouraged to grow based on harbour-related businesses and to develop as a service centre. Challenges faced in Banff, Macduff, and Portsoy relate to maintaining and actively using the exceptional built heritage within these towns. In each of these areas there are significant issues of distance from markets and the quality of the buildings in the old parts of the town that limit opportunities for growth, despite the capacity that each town has.

Throughout the area we are promoting new approaches to development to reflect the greater financial uncertainty associated with investment in these areas.

To make the best use of existing infrastructure, wherever possible, we promote development on unallocated sites near to the smaller settlements and as part of existing groups through the plan's rural development policies. There may be substantial opportunities for medium to large wind turbines and turbine groups across almost all of the area apart from the Deveron Valley and Windyheads Hill.

You can find more detail on shaping individual places within the Banff and Buchan settlement statements in appendix 8.

06 Shaping Buchan

Buchan supports vibrant agricultural communities as well as the deep-water port of Peterhead with the fishing and oil-related business that this brings. Communities such as Strichen, Maud and New Deer provide an important role as service centres for the rural community while Boddam, Crimond, Mintlaw, Longside and Cruden Bay also have a significant role supporting the housing needs of those working in Peterhead, the St Fergus Gas Terminal, and the wider Aberdeen City area.

Peterhead is the northern point of the Peterhead to Aberdeen strategic growth area, recognising the regional role that this area can play. It is also part of the regeneration area. We recognise that Peterhead is quite distant from key markets and opportunities and suffers from deprivation despite relative economic success. Peterhead is also the northern hub of the 'Energetica area', a lifestyle and leisure project designed to promote a change in the world's view of the north-east coast as a quality location for the energy industry.

Peterhead is also an important centre identified in the National Planning Framework, for developing facilities to allow for the transfer of electricity from overseas and off-shore sources to and from the National Grid, and for the equipment needed to allow carbon dioxide to be stored in depleted North Sea oilfields. We have made large land allocations to take advantage of these business development opportunities and the town has a significant proportion of the total housing growth expected in this strategic growth area.

Some settlements in the area show high demand for developing new homes, but attracting businesses to these areas can be more difficult. Opportunities for business developments are promoted in most villages, either through specific land allocations or through the plan's supporting policies on business development.

The need for new development to sustain inland communities, and the problems associated with the scale of demand for new homes that can be expected, mean that we must use a rural development policy that promotes development on unallocated sites near to the smaller settlements and as part of existing groups.

Most of the area may be suitable for developing medium to large wind turbines apart from Mormond Hill and the high-quality landscape between Maud and Mintlaw.

We have included more detail on shaping individual places within the Buchan settlement statements in appendix 8.

07 Shaping Formartine

Formartine can be seen as three distinct areas:

- the strategic growth and Energetica areas centred on the A90 and leading northwards from Aberdeen City through Balmedie and Ellon ending at Peterhead;
 - the accessible area around Oldmeldrum, Methlick, Udney, and Pitmedden; and
 - the more remote intermediate areas around Turriff, Cumminestown and Fyvie.
- (see section 'Shaping Development in the Countryside' for an explanation of these terms).

Within the strategic growth area there is significant demand for both homes and business land, and this demand is likely to increase with the upgrade of the A90 to a full dual carriageway as far as Ellon. Lack of public services such as schools and sewage treatment currently restricts what can be planned and, as a result, we have had to make a small number of large allocations to justify large scale new investment. Blackdog and Ellon will start to see significant growth over the plan period. Other communities will also see growth, but proportionate to their scale. The vision of the Energetica area is vitally important for this area to build the unique characteristics that will make it a distinct location for energy business. As recognised by the strategic development plan, achieving economic growth through the continued development of the Trump International Golf Resort is still an important part of this change.

Oldmeldrum, Tarves, Udney Green, Udney Station and Pitmedden are also under a lot of pressure for development, but we have made appropriate allocations to meet these demands within the available infrastructure. Limited opportunities for rural development are also provided.

The Turriff and Fyvie areas are experiencing considerably less pressure for new development. However, Turriff in particular fulfils a role as a major service centre for the wider rural population and so we have made allocations to reflect this role. Our policy also provides opportunity for a greater level of rural development to reflect the character of the settlement pattern in the surrounding area.

Medium to large wind turbines may be appropriate across almost all of the area apart from the Ythan Valley around Rothienorman, Fyvie and stretching up to Turriff, and the sensitive landscape associated with Haddo and Ythanbank.

You can find more detail on shaping individual places within the Formartine settlement statements in appendix 8.

08 Shaping Garioch

Garioch, with the two centres of Inverurie and Kintore, and Westhill, represents a key development area for Aberdeenshire. It is mostly within the Huntly to Aberdeen strategic growth area. The area has very good connections with Aberdeen City by both road and rail.

We have made substantial land allocations in Inverurie and Kintore to meet demand for development. Inverurie fulfils a role as a wider service centre for a very large rural catchment and we are promoting continued development of this role. Kintore currently has a role that is typical of a suburb of the City itself. We are proposing two major mixed-use development areas on the south-east of the village to try to ensure that as Kintore grows it does so as a sustainable mixed community.

Villages such as Kemnay and Newmachar play a different role and development allocations here are more matched to meeting the needs of the communities themselves. Westhill, due to past popularity and the rapid growth of companies involved in developing underwater technology for the oil industry here, finds itself significantly restricted by overstretched infrastructure. However, the local need to sustain the town as a world centre of excellence for the sub-sea sector means extra business land in the community needs to be provided.

Many of the small rural communities in the area have seen sustained growth over a number of years and have very little capacity for new development without substantial investment. The scale of development needed to deliver that investment is not appropriate for the character of these communities. Outwith the pressured areas there are opportunities for rural development proposals.

Communities such as Oyne and Inch, while no longer within the area defined in this plan as “pressured” still attract significant demand for homes (see ‘Shaping development in the countryside’ for an explanation of these terms). Business development is more difficult to attract to these areas but we are providing opportunities for this kind of development. The size of these villages makes them inappropriate for substantial new development.

While business development proposals are targeted at the major land allocations at Kintore and Inverurie almost all communities have opportunity for the growth of local business.

Bennachie, which represents an iconic local landscape feature and plays a central role in terms of tourism, recreation and leisure, has a huge role to play over much of Garioch and beyond. To protect the landscape, large wind turbines are only appropriate in the eastern part of the area, but medium-sized proposals may be appropriate across the area between Kemnay and the Aberdeen City boundary, or between Inch and Meikle Wartle.

You can find more detail on shaping individual places within the Garioch settlement statements in appendix 8.

09 Shaping Kincardine and Mearns

Kincardine and Mearns reflects the vibrancy and demands for land associated with good connection to Aberdeen City. Portlethen, Newtonhill, Stonehaven and Drumoak all prosper as a result of their closeness to Aberdeen. The communities to the south are also heavily influenced by the high level of connection, but here the traditional character of the villages like Auchenblae, Fettercairn, and Luthermuir is protected. Despite seeing a major reduction in small boat fishing, the coastal communities of Inverbervie, Gourdon, Johnshaven and St Cyrus still have a distinctive and characteristic appeal.

The Chapelton new settlement represents a courageous proposal to meet the demand for housing and business land in the strategic growth area, while also promoting the very best ideals of urban design. Because of the size of this development, there is less need for development allocations in other settlements in the 'pressured' Aberdeen housing market area.

Issues associated with providing a major supermarket in Stonehaven have still not been solved, despite this being a topic in the main issues report. The lack of reasonable town-centre or edge-of-centre sites that would keep to the 'town centre first' approach set out in national planning policy results in the current plan of promoting a modest commercial centre at Spurryhillock as the most appropriate option.

At Laurencekirk, the need for an improved junction on the A90 to the south of the village is also still not resolved, and is now having a wider effect on capacity for development as far away as Montrose. Neustrans and Transport Scotland are assessing options for improving access at this important junction but are unlikely to affect the major allocations made in the village, which are centred on the new secondary school and re-opened railway station. There is still concern that developing Laurencekirk as a sustainable settlement could be affected by industrial and business developments on both the Fordoun and Edzell disused airstrips.

The potential for future unconventional gas extraction or fracking operations is still a significant concern for local communities, as a large part of the area (south of Stonehaven) has been released for licence for extracting gas. However, within a recent study carried out by the British Geological Survey (The Carboniferous Shales of the Midland Valley of Scotland: Geology and Resource Estimation) no part of Aberdeenshire has been recognised as having reserves that are likely to be enough to justify commercial extraction. Because of this, this activity is considered a remote possibility at this time. Any future planning applications for unconventional gas extraction or fracking operations could be considered properly through application of policies in the plan, including policies on protecting resources (see Policy PR1 on page 40), natural heritage (see Policy E1 on page 34) and landscape (see Policy E2 on page 35). Large wind turbines could be considered within a strip largely between the A90 and the A92.

You can find more detail on shaping individual places within the Kincardine and Mearns settlement statements in appendix 8 of the plan.

10 Shaping Marr

In terms of the local development plan in Marr, we share responsibility with the Cairngorms National Park, with the most remote parts of upper Deeside and Donside under the planning control of that authority. Marr shows a great variety of types of places ranging from important strategic growth area settlements such as Huntly, through major settlements that in part serve the housing for those working in Aberdeen (such as Banchory and Alford) and more isolated settlements, such as Lumsden and Tarland that fulfil a role as centres for the rural community. Patterns of land ownership in Marr are very different from other parts of Aberdeenshire, with land ownership frequently held by 'estates', particularly in Deeside and Donside.

We promote significant growth in Huntly. The advantages associated with the road and rail network at this location, and the restrictions on scale and development associated with other settlements within the strategic growth area, outweigh the short-term difficulties of servicing land in Huntly. It is clear that without the confidence of a relatively large allocation, we cannot overcome the access issues to the south of the town.

Banchory is also an important town in the area which can accept significant development. Despite the popularity of this town for the development industry, there are major restrictions in terms of landscape and heritage on its growth, which has to be of a scale to meet local needs. Central to this is to identify a new site for an expanded health centre and the plan covers this.

Alford will benefit from the new Alford Community Campus, but the scale of development in the town in recent years has been, and will continue to be, relatively large for a community of its size. We need to be careful to avoid affecting the character of the community through excessive new development. There is still a need for business development to reduce the town's dependence on Aberdeen City and promote a sustainable settlement.

Otherwise we have made modest development allocations to meet local needs associated with the small communities of the area, to secure the right development in the right place and maintain local services.

There is no real opportunity for wind turbines within Marr except for areas to the north west and east of Huntly, and even in these areas there is only room for a small number of small wind turbines due to how they could affect existing sites.

You can find more detail on shaping individual places within the Marr settlement statements in appendix 8.

5 ____ Shaping ~~b~~Business ~~d~~Development

Developing business is very important to the economic health of the region. Aberdeenshire must be 'open for business' to become a successful and sustainable place, meeting the many different and changing needs and locational requirements of the different sectors and sizes of business. The ~~p~~Plan is closely matched to the priorities of the Regional Economic Development Strategy 2011 to 2016.

We take the view that business development is not just about industrial estates and that it is important to provide a policy framework that supports existing business sectors and promotes and protects new ones as part of the way land is used within settlements. Policies promote a 'town centres first' principle and consider the specific development needs of both the regeneration area and the Energetica corridor-area, an area where a particular emphasis is being placed on high-quality, low-impact developments to support the continued growth of energy-related companies in the North East. Overall we will support the development of business and sustainable economic growth in all areas by taking account of the economic benefits of proposed development when we make decisions in managing developments.

The business land allocations are listed in ~~a~~Appendix 1.

Policy B1 Employment and ~~b~~Business ~~I~~Land

B1.1 We will approve new employment uses on land allocated or identified in the ~~p~~Plan for business as set out in the settlement statements in Appendix ~~8~~10. We will not approve non-employment uses on these sites. In exceptional circumstances, the early release of strategic reserve employment land will be supported if there is a justified economic need or if it is required for design reasons. Developments other than those for primary industries which generate more than 10 Heavy Goods Vehicle movements per day will only be permitted on land accessible to suitable railheads, harbours or the trunk road network.

B1.2 Existing land used for business, usually identified as BUS (safeguarded for business uses) site within settlement statements, will be ~~retained-safeguarded~~ for this use unless there is a constraint on the site whereby there is no reasonable prospect of it ever becoming marketable for business development or it is poorly located for employment use. The alternative use must benefit the local community and must not prejudice the strategic employment land requirement. It must respect the character of the area and be compatible with nearby uses. Proposals for the change of use of business use will not normally be permitted if it removes all business land opportunities within the settlement.

~~B1.3~~ We may allow change of use to other types on from land previously used for business uses and identified as a BUS site to other uses. Change of use to shops, financial, professional and other services, premises for the sale of food and drink, hotels and hostels, residential institutions and houses (use classes 1 to 3 and 7 to 9 under the Town and Country Planning (Use Classes) (Scotland) Order 1997) will not be allowed under this policy. The site must be advertised for a minimum of 12 months both locally and nationally for redevelopment as a business site, and it must be demonstrated that the site is no longer viable. Justification must be provided for the proposed development to demonstrate its suitability in the proposed location. It must also be proven that the new development shall have no negative impacts to the other business land uses on the site and there is an overriding public interest in allowing the development to proceed, specifically addressing economic and social benefits. The design of the building should blend in with the surrounding buildings and the overall character of the whole BUS allocation should be retained as suitable for business uses. Planning advice has been published regarding the character of any advertisement used for this purpose

~~B1.4 We will not allow houses, even if also designed as workplaces, on land identified in the plan specifically for business uses. Home / work proposals may be appropriate on land identified for mixed-use development depending on the criteria set out in Policy P3 Infill and householder developments within settlements (including home and work proposals).~~

Policy B2 Town ~~c~~Centres and ~~o~~Office ~~d~~Development

~~B2.1 We will allow retail and other uses which that a lot of people will visit only in defined town centres unless a sequential assessment shows that another site is more appropriate. Other uses include office developments, commercial leisure uses, community and cultural facilities and, where appropriate, other public buildings such as libraries and education and healthcare facilities. In the case of office developments, where it can be shown that there is no suitable town centre location, they will normally be accommodated on identified employment and business land in accordance with Policy B1. Town centre sSites are required to must be conveniently accessible by modes other than the private car to the projected catchment of the facility. In the case of major retail proposals a retail impact assessment must demonstrate there will not be a significant adverse effect on the viability or vitality of existing town centres and does not make worse any issue identified by a Town Centre Health Check or Town Centre Strategy. In the case of office developments, no account will be taken of public car parking in assessing compliance with parking standards. Small convenience shops designed to meet a need in a local neighbourhood and leisure developments designed to cater for a tourism market are not covered by this policy.~~

~~B2.2 Retail and commercial facilities must be appropriate to the scale and function of the settlement and support an appropriate mix of uses within the town centre. Any new development adjacent to the town centre, or adjacent to footpaths leading to the town centre, should be connected to the town centre via a footpath. The network of centres is set out on the proposals map and in aAppendix 2.~~

Policy B3 Tourist ~~f~~Facilities

~~B3.1 We will support the development of new tourist facilities or accommodation. Generally these that are must be well related to settlements and deliver net economic and social benefits. Major high value tourist developments that are dependent on the physical characteristics of a site may also be acceptable outwith settlements, provided they do not cause significant damage to the site, or its interest. Proposals must take account of the potential cumulative impact of similar developments in close proximity. With the exception of reinstatement to a dwelling from a 1-4 bedroom bed and breakfast accommodation use, we will protect existing tourist sites from being converted to other uses unless there is evidence that the business has been marketed for at least 12 months, including in the local area, and is no longer viable. With the exception of reinstatement to a dwelling house from a small (1-4 bed) bed and breakfast facility, we will protect existing tourist sites from being converted to other uses unless there is evidence that the business has been marketed for at least 12 months locally and nationally. Planning advice has been published regarding the character of any advertisement used for this purpose. A suitable professionally qualified person, such as a chartered accountant, must demonstrate that the site is no longer viable, based on evidence of the financial standing of the business~~

~~B3.2 We will also support shops which will act as a new tourist destination. We will also support shops that make use of an existing tourist destination and which will make a contribution to the development of the area. The expansion or intensification of existing retail uses in the countryside, including established farm shops, will be supported as long as the increased scale of development is appropriate to the rural character of the area. In any~~

of these cases, the applicant will need to demonstrate that there will be no significant negative effect on existing town centres by submitting a retail impact analysis. Such development is encouraged on brownfield land where possible.

~~We will also consider new tourist facilities against other appropriate policies in the plan. These will mainly be Policy R2 Housing and business development elsewhere in the countryside, and Policy P3 Infill and householder developments within settlements (including home and work proposals).~~

Policy B4 Special ~~d~~Development ~~a~~Areas

B4.1 We will consider helping start-up businesses in the regeneration priority area (as defined on the proposals maps and in detail in ~~the “Regeneration Priority Area”~~ ~~sSupplementary gGuidance No.2Appendix 3 -The Regeneration Priority Area~~) by allowing co-funding through modest housing developments where these are essential to allow the development to proceed and this is not a substitute for normal development funding. The housing development should be suitably located and it is preferred to be close to the business site. Evidence and justification must be provided how the development profit shall be used to fund the business. The “co-funding” is required to be developed in full by the applicant and not sold on to ensure that the full development profit from the sites is factored into business. Wider public benefit must significantly override the disadvantages of the development. The level of development should not exceed five houses in all but exceptional cases. For clarity, housing development allowed under this policy is not considered a ‘housing cluster’ under the terms of Policy R2 for a period of at least five years from the completion of the development.

B4.2 Development in the Energetica ~~corridor-area~~ will need to keep to a design and sustainability vision agreed with Aberdeen City and as presented in ~~the Supplementary Guidance No. 3 Appendix 4 -Energetica.~~

6-____ Shaping ~~d~~Development in the ~~e~~Countryside

We want to create a welcoming approach to development in the countryside that meets needs and encourages prosperous, sustainable communities and businesses while protecting and improving the quality of the environment. We need to recognise the effect that rural living can have on wider aims shared with stakeholders on reducing the need to travel and on issues of climate change and sustainable development. Policies and allocations promote a pattern of development that is considered to be appropriate to the 'pressured' and ~~'intermediate'~~ 'remote' rural character of the area. ~~(Pressured and intermediate areas are terms used in paragraphs 76 to 78 of Scottish Planning Policy. The Aberdeen housing market area boundary marks the boundary of the two areas.)~~

~~Some development proposals, such as extracting minerals, need a rural location or can have a significant effect on our landscape, and as such we design policies to tackle these concerns. We consider our policy on wind turbines under the 'Climate change' section.~~

Policy R1 Special ~~r~~Rural ~~a~~Areas

~~R1.1~~ Housing and employment development ~~o~~ Opportunities for small-scale development will be ~~significantly~~ restricted in the green belt and coastal zone to reflect the special nature of these areas. ~~We will only allow development if it is essential and cannot be located elsewhere.~~

R1.2 In the green belt the following development is permitted:

- the extension of an existing non-building or use that is ancillary to the main use;
- development for the purposes of agriculture, forestry, and horticulture; ~~nature conservation or essential public infrastructure;~~
- development for a recreational use that is compatible with its agricultural or natural setting;
- development identified as a national priority in the National Planning Framework or established need under Policy R3, Policy PR2 or Policy PR3, where no other suitable site is available;
- intensification of an established use subject to the new development being of a suitable scale and form;
- ~~the sensitive restoration, conversion or extension of a vernacular building or other building of architectural merit;~~
- accommodation within the immediate vicinity of the place of employment required for a worker in a primary industry which is appropriate to the countryside and where the presence of a worker is essential to the operation of the enterprise and there is no suitable alternative residential accommodation available; ~~development identified as a national priority in the National Planning Framework; development of minerals under Policy R3 and waste facilities under Policy PR3 may be permitted where an essential need is identified; developments (including community infrastructure) under Policy PR2 may be permitted in the greenbelt where they meet an established need and where it can be adequately demonstrated that no alternative location can be found; and it is the replacement of a single non-vernacular building on the same footprint, and for the same use. The replacement building must be consistent in scale, and no more intrusive than the existing building. In addition, it is generally expected that the new building will demonstrate a significant improvement in design to that of the existing building.~~

R1.3 In the coastal zone development must require a coastal location, and the social and economic benefits must outweigh any adverse environmental impact. ~~or it must be the~~

~~redevelopment of an existing building, or within the curtilage of an existing building. In any case~~ There must be no coalescence of coastal developments or significant adverse impacts on natural coastal processes or habitats. Great care must be taken to assess flood and erosion risk.

R1.4 We will approve proposals for coastal protection works if an assessment of the implications of the works shows that they work with natural processes and there will be no significant adverse impact on coastal processes or habitats, and that the development will not result in increased coastal erosion or flooding elsewhere on the coastline. The full range of management options should be considered over the lifetime of the development and against appropriate climate change projections.

R1.5 In both the green belt and coastal zone we will also allow:

- the sensitive restoration, conversion or extension of a traditional vernacular building or other building of architectural merit;
- replacement of a single non vernacular building within the curtilage of the building to be replaced, and for the same use. The replacement building must be consistent in scale, and no more intrusive than the existing building. In addition, it is generally expected that the new building will demonstrate a significant improvement in design to that of the existing building.

R1.6 The boundaries of the green belt are shown in ~~a~~Appendix 35. Coastal zone areas are shown on the proposals maps and shown in detail in ~~the s~~Supplementary gGuidance No.4Appendix 6 –“The Coastal Zone”.

Policy R2 Housing and ~~e~~Employment ~~d~~Development ~~e~~Elsewhere in the ~~c~~Countryside

R2.1 Siting and design of any new development will be a primary consideration.

R2.2 We will restrict development proposals in the countryside area outwith the ~~Aberdeen~~ green belt and coastal zone to small-scale development that would: be appropriate in the green belt (see Policy R1: ~~Special rural areas~~); ~~or~~

- ~~• involve the refurbishment or replacement, on the same site, of an existing house or disused building; or~~
- ~~• involve remediation of redundant brownfield land opportunities.~~

R2.3 For the replacement of an existing house by a single house or non-domestic building, at a very minimum the original footprint of former house, with some parts (such as low wall) of the structure must be evident upon inspection. The replacement house or non-domestic building does not necessarily need to replicate the existing footprint, however development must be contained within the curtilage. Conditions will be applied to ensure that the original house will be demolished on occupation of the replacement house or non-domestic building.

R2.4 In the case of traditional vernacular houses and non-domestic buildings, full or partial restoration will be favoured in the first instance where the house or non-domestic building is of traditional form and construction or is otherwise of architectural merit. Where full replacement of a traditional vernacular house or non-domestic building is proposed, this will only be permitted where it is demonstrated that the whole house or non-domestic building(s) is not structurally sound and no part is capable of retention. Such evidence should be prepared by an appropriately professionally qualified and reputable firm or individual person. It is expected that any materials that can be salvaged from the existing house or non-domestic building(s) will be incorporated into the new development either through use in the

design, or construction of new house(s) or building(s), landscaping or as a development feature.

R2.5 Vacant or derelict land that has become naturalised will not be available for redevelopment as brownfield land.

R2.6 To promote a planned approach to rural brownfield development, developments proposing redevelopment of two or more non-domestic buildings, including traditional vernacular buildings that are grouped together in a very distinctive and commonly recognised way, such as farm buildings, should not be divided into their component parts with permission being sought for small-scale development on each part.

R2.7 In such circumstances proposals for more than three new houses on larger rural brownfield sites will only be permitted in exceptional circumstances where the planning authority is satisfied that a larger development can be acceptably accommodated on the site and it can be demonstrated beyond reasonable doubt that the scale of development proposed will not cause adverse social or environmental impacts, including suburbanisation of the countryside.

R2.8 Development of large brownfield sites will be capped at 7 homes. Sites capable of accommodating 8 or more homes should be promoted through allocation of an opportunity site in the Local Development Plan.

R2.9 Development approved under this policy in the remote rural area will be exempt from further development through the housing clusters and groups policy during the Plan period.

~~Small-scale growth of settlements where a particular need for development has been identified, by the addition of groups of no more than 3 houses within 200m of the settlement boundary, is also promoted. These identified settlements are listed in appendix 4. No more than an additional 20% growth of the settlement, up to a maximum of 10 new homes, will be permitted under this policy during the plan period.~~

R2.10 Small-scale growth of identified settlements, where a particular need for development has been established by the planning authority, will be permitted. No more than an additional 20% growth of the settlement, up to a maximum of 10 new homes, will be permitted during the Plan period. The development site must lie within 200m of the settlement boundary and should represent a logical extension and not prejudice the character of the settlement. Identified settlements are listed in Appendix 7.

R2.11 Single homes will ~~also~~ be permitted for the retirement succession of a viable farm holding within, or in immediate vicinity to the main farm hub.

R2.12 In remote rural areas small-scale employment proposals will be supported where no other suitable site is available. We will also allow the extension of existing housing clusters or groups consisting of between 5-14 separate habitable or occupied homes on the date the Plan is adopted. Clusters and groups should be well related to each other, usually achieved through aspects such as design or layout i.e. through the sharing of curtilage boundaries, and there should be a clear relationship between the cluster or group.

R2.13 A maximum of 3 additional homes will be permitted during the Plan period. The size of a cluster not to exceed 15 homes. Larger housing groups of greater than 15 houses should not be sub-divided. Proposals will in most cases provide an “infill” opportunity and

proposals that contribute towards ribbon development will not be supported. All proposals must respect the character, layout and building pattern of the cluster/group.

~~We will also allow development proposals in the rural housing market area (which are classed as 'intermediate' rural areas) if they are small-scale employment proposals, or a small-scale addition to an existing cluster or group of at least five houses which is of a scale and character that is in keeping with that cluster or group. No more than an additional 20% growth of the cluster, up to a maximum of 2 new homes, will be permitted under this policy during the plan period.~~

~~Because of the problems associated with restricting use and occupancy, we treat all forms of lodge or chalet leisure accommodation as housing proposals under this policy. (Proposals for new tourist accommodation will be assessed in accordance with Policy B3: Tourist facilities.)~~

~~Siting and design of any new development will be a primary consideration. The retention and refurbishment of vernacular buildings and the reuse of brownfield land will always be preferred and the character of these buildings should be retained. Where development relates to a building with vernacular architectural merit, physical replacement will only be supported in exceptional circumstances. In such cases, retention, redevelopment and re-modelling should be undertaken.~~

Policy R3 Minerals and ~~h~~Hill ~~t~~Tracks

R3.1- We generally only allow minerals development if sufficient information is provided to enable the full likely effects of the development to be assessed, together with proposals for appropriate control, mitigation and monitoring. The following information must be provided to support the application:

- Details ~~details~~ of phased working and restoration;
- waste management;
- land restoration and aftercare;
- after use; and
- public road maintenance and restoration. This will require to be agreed with the planning authority as part of any before any planning application is approved.

R3.2 Minerals development will not be permitted if a transport assessment shows that development will have significant negative transport impacts on local communities, or a waste management plan does not show how secondary materials from mineral workings, such as overburden, waste rock and fines, will be reused. With respect to sand and gravel construction aggregates we will seek to maintain a minimum landbank of permitted reserves of at least 10 years within the market area, but we will generally not allow development that would result in the minerals landbank within the market area exceeding 15 years, in order to avoid unnecessary blight from unimplemented permissions. The market area is defined as a 50km travel distance from the Aberdeen City boundary and the ~~s~~S Strategic ~~g~~Growth ~~a~~Areas defined in the ~~s~~S Strategic ~~d~~Development ~~p~~Plan. We may allow the extraction of construction aggregates to meet the needs of a specific local area where it can be demonstrated that these cannot be adequately served by existing minerals sites ~~or reserves~~ within the overall market area.

R3.3 In all cases an environmental statement will have to show acceptable environmental impacts of the minerals development. Proposals will need to address, amongst other considerations:

- the effect on natural heritage and habitats, taking into account Policy E1: ~~Natural heritage~~;
- landscape and visual impacts, taking into account Policy E2: ~~Landscape~~; ~~the effect on natural heritage and habitats, taking into account Policy E1: Natural heritage~~;
- the effect on the historic environment, taking into account Policy HE1 ~~and HE2~~; ~~to: Protecting listed buildings, sites and monuments and Policy HE2: Protecting historic and cultural areas~~;
- impacts on local communities, individual houses, sensitive receptors and economic sectors important to the local economy;
- disturbance from noise, blasting and vibration; and
- potential pollution of land, air and water.

R3.4 A statement outlining any benefits to the local and national economy as a result of the minerals development will be required as part of any application.

R3.5 As appropriate for a minerals development we will require financial guarantees through planning conditions or legal agreements to ensure that a high standard of site restoration and aftercare is managed effectively and that such work is undertaken at the earliest opportunity. Provision will be made for the monitoring and review of such guarantees as necessary.

R3.6 Where development would result in three or more consented mineral developments within a 5km radius of a settlement consideration will be required of cumulative impacts and any adverse impacts identified adequately mitigated.

R3.7 All conditions attached to mineral permissions will be reviewed every 15 years unless postponed by written agreement with the Planning Service/planning authority (subject to the flexibility provided by Scottish Planning Policy to postpone reviews), to ensure that the development is not adversely affecting the natural or historic environment, landscape character or local amenity. Guidance is given in Scottish Office Development Department Circular 34/1996 and Scottish Executive Development Department Circular 3/2011.

R3.8 A buffer distance restricting development around minerals sites will be agreed with the developer in consultation with the local community, prior to permission being granted. This will need to take into account the specific circumstances of the proposals, including factors such as site location, topography, expected duration of operations, and method of working.

R3.9 Protecting important minerals development sites is achieved through Policy PR1 Protecting important resources.

R3.10 We will only allow development involving hill tracks if it can be satisfactorily integrated in the landscape and it respects existing and historic pathways. Hill tracks will only be permitted if they minimise environmental impacts, such as soil erosion, on habitats and water bodies, and a satisfactory maintenance programme has been agreed with the planning authority.

7 Shaping hHomes and hHousing

Providing land for housing development is a central way in which the pPlan will contribute to Aberdeenshire being a successful sustainable place.

This pPlan allocates housing sites for the period 2017 to 2026 in line with Schedule 1 of the Aberdeen City and Shire Strategic Development Plan. The allocations are summarised in aAppendix 5-9 and are also identified in the settlement statements in aAppendix 10. Policies allow us to develop land on allocated sites to make sure there is a continuing five-year effective housing land supply. We will monitor the maintenance of a five-year effective land supply using the Housing Land Audit (see www.aberdeenshire.gov.uk/statistics/land/index.asp) while the Action Programme will monitor progress with delivering the allocated sites (see www.aberdeenshire.gov.uk/planning/plans_policies/development.asp).

Policy H1 Housing land

H1.1 We will support the development of housing on sites allocated for that purpose within the local development plan and as shown in the settlement statements.

H1.2 We will not allow other types of development on designated housing land unless it is linked to the housing use and still allows the site to be developed to approximately the housing numbers shown in the settlement statements.

H1.3 Capacities of sites shown in aAppendix 5-9 of this plan and the settlement statements are based on a capacity of 25 homes to the hectare, and the settlement statements are indicative at this stage. Higher densities would only be considered where any associated negative impacts on infrastructure, open space and residential amenity can be addressed and where the development has been justified, including through an approved masterplan or design statement that has been subject to appropriate public consultation.

Policy H2 Affordable hHousing

H2.1 The Housing Need and Demand Assessment 2017 identifies a minimum requirement of around 48% of all new homes to be affordable. The 2011 Housing Need and Demand Assessment identified a requirement for around 38% of new homes to be affordable While it will not be possible to meet all affordable housing needs through the pPlan's housing allocations, this is still an important part of creating sustainable mixed communities. The development industry should be aware of the deficit between the obligation required by the Scottish Government (25%) and the actual level of need that exists. 23% of all housing need will not get built without concerted action from housebuilders or public agencies.

H2.2 All new housing developments of four or more houses must include 25% of the serviced plots for affordable housing according to the definitions in the current Housing Need and Demand Assessment (i.e. housing made available at a cost below full market value, to meet this identified need. It includes social rented housing, subsidised low cost housing for sale (discounted, shared ownership or shared equity) and low cost housing without subsidy (entry level housing for sale). Private rented accommodation available at lower cost than market rents should also be considered within the affordable housing category). This policy does not preclude the developer offering a greater level of affordable housing, however proposals will have to conform with the principle of sustainable mixed communities and meet an established local need. Such proposals shall also require to demonstrate that a greater level of affordable housing can be delivered with little or no public subsidy. Only in

exceptional circumstances will we accept a lower figure. The Supplementary Guidance NoAppendix 8 “Affordable Housing” supplementary guidance supports this policy by providing further detail on the forms that the affordable housing contribution could take, and outlining the exceptional circumstances where a lower contribution or an alternative to onsite provision may be appropriate.

Policy H3 Special ~~n~~Needs ~~h~~Housing

H3.1 Where there is an obvious need which can be demonstrated, we will generally support non-mainstream housing proposals for people with disabilities or specialist housing for the elderly. ~~Where there is an obvious need which can be demonstrated, we will generally support housing proposals for the elderly or those with special support needs~~ If the developer demonstrates there are no suitable sites within a settlement, we will allow special needs housing to be developed ~~on if:~~

- it is on the edge of a settlement;
- ~~provided~~ the site is compatible with neighbouring uses;
- that there is easy access to public transport, local services and public open space; and
- that the site’s topography and access are appropriate for those with disabilities.

Matters of specific design fall under policy P1 Layout, siting and design.

H3.2 Self-contained continuing care retirement communities which provide health care will be approved outwith edge of settlement sites providing the applicant demonstrates that the development will be self-sufficient in the provision of facilities or would otherwise not have an adverse impact on the existing facilities enjoyed by local residents.

Policy H4 Residential ~~e~~Caravans

H4.1 We will not generally support proposals for ~~permanent~~ residential caravans, residential caravan parks, or residential caravan park extensions as a form of permanent accommodation. In cases where a temporary need has been demonstrated by the applicant, we will allow the temporary siting of a residential caravan providing the siting respects the character and amenity of the surrounding area and the caravan can be satisfactorily serviced. Conditions will be imposed to limit the duration of permission and to ensure the caravan is removed and the site made good after the permission lapses. (Proposals for tourist accommodation will be assessed in accordance with Policy B3: Tourist facilities.)

Policy H5 Gypsy~~ies~~ and ~~travellers~~Travellers

H5.1 Specific ~~gypsy~~Gypsy / ~~traveller~~Traveller sites have been identified in the settlement statements to meet an identified need and to provide certainty to both ~~G~~gypsy/ ~~T~~travellers, and the settled community.

H5.2 ~~We will generally approve permanent sites, transit sites or stopping places for~~ We will generally approve permanent or temporary halting sites for gypsies and ~~Gypsy/ travellers~~ Travellers on sites allocated for that purpose in the ~~p~~Plan, or on unallocated sites where there is a proven need subject to other policies. In either case, the applicant must demonstrate that the site would not appreciably detract from the character, appearance or amenity of the area. Developers of private ~~gypsy~~Gypsy / ~~traveller~~Traveller sites for their own use do not have to prove a specific need for their proposals but they will still need to meet the remaining policy tests.

H5.3 Proposals must also provide a secure environment and essential services (in the case of ~~halting sites~~ transit sites or stopping places: water connection, refuse facilities and portable toilet), and allow reasonable access to employment, education and other community infrastructure, and the main road network. In the case of sites that are not intended solely for private use, applicants will need to demonstrate that the site will be properly managed.

DRAFT

8-____ Shaping pPlaces

Scottish Planning Policy encourages planning authorities to create high-quality places by taking a design-led approach to development and to direct the right development to the right place. The Aberdeenshire Design Review Panel recognises that good design needs an overall approach, from the choice of site to its layout and detailed design, and covering the whole range of factors that contribute. It is not about copying the past, but promoting appropriate design, whether that is new or traditional.

We promote a broad approach to design which provides a template for a complete and effective process, and from which high-quality design can begin to emerge. This in turn will involve using design statements, methods of design assessment, and public involvement when developing the designs.

Policy P1 Layout, sSiting and dDesign

P1.1 Residential proposals that fall within the category of a major development will be required to participate in a Design Review Process. Other types of development, in terms of scale and nature, may be required to participate in a Design Review Process at the discretion of the Planning Service.

P1.2 Design statements and masterplans must be written to reflect the whole of the allocated site. Only if there is a previously agreed development framework for the whole allocation will masterplans be accepted for smaller parts of the site, and then only if it accords with the overarching design statement.

P1.3 A masterplan that has been subject to public consultation, must be prepared for all major developments. We will support:

- major developments (more than 50 homes, or more than 2 hectares of employment, retail or mixed-use development) that have Planning Permission in Principle; or
- new development on sites we have identified within the settlement statements as requiring a development framework or masterplan, if they keep to a previously agreed statement(s) on the proposed design for the site.

P1.4 We will assess all development, whether on sites we have allocated or elsewhere, using a process that includes appropriate public consultation. Any proposal for a national or major development should meet the prescribed criteria/ level of public and stakeholder engagement, as outlined in Planning Advice 01/2018: SP=EED@ (Successful Planning = Effective Engagement and Delivery) – Planning Advice for development management and prospective applicants.~~We will support major developments (more than 50 homes, or more than 2 hectares of employment, retail or mixed use development), or new development on sites we have identified within the settlement statements as requiring a development framework or masterplan, if they keep to a previously agreed statement(s) on the proposed design for the site. We will assess all development, whether on sites we have allocated or elsewhere, using a process that includes appropriate public consultation.~~

P1.5 We Development designs should demonstrate that they meet the relevant six qualities of successful places, that are applicable to the proposal's use, scale and character,~~which are: will only approve dDevelopment designs should that demonstrate that they meet the six qualities of successful places, that are applicable to the proposal's use, scale and character, which are to be:~~

- distinctive with a sense of local identity through creation of a sense of place and the aesthetics of the design features and elements;
- safe and pleasant, encouraging both activity and privacy, providing security and protecting amenity;
- welcoming through visual appeal, style and the creation of a welcoming environment;
- adaptable to future needs through the balance of land uses, building types, density, sizes and tenures (including housing for people on modest incomes), and the flexibility to adapt to the changing circumstances of occupants;
- efficient in terms of resources used in terms of waste management, water use, heating and electricity, the use of recycled materials and materials with low embodied energy, and responding to local climatic factors associated with cold winds, rain, snow and solar gain; and
- well connected to create well connected places that promote intermodal shifts and active travel.

P1.6 All new development should enhance rather than erode settlement character or sense of place.

P1.7 All residential, business, commercial or retail developments in the countryside (i.e. outwith settlements identified in Appendix 810) must demonstrate that they fit appropriately with existing local landforms (see Policy E2: Landscapes), neighbouring uses and patterns of development, that they are resource efficient, adaptable and accessible, and that their scale, massing, materials and design fits within their local setting.

P1.8 Measures require to be identified to enhance biodiversity or geodiversity in proportion to the opportunities available and the scale of the development opportunity, ~~and to~~ to accord with the Zero Waste Plan, a Site Waste Management Plan will be submitted where necessary, to demonstrate that developers have minimised the generation of waste during the construction and operational phases of new development. These obligations may be controlled by conditions.

Policy P2 Open sSpace and aAccess in nNew dDevelopment

P2.1 All new developments ~~should~~ must be accompanied by adequate public open space appropriate to the standards shown in the Aberdeenshire Parks and Open Spaces Strategy and which is safe, welcoming, distinctive, well connected and accessible (see <https://www.aberdeenshire.gov.uk/media/5024/documentr2parksandopenspacestrategyapproved27january2011.pdf>). Open space may make a significant contribution to green networks in communities, particularly when it is natural in form and has a significant impact in both the area and the edges it presents to other land uses. Low maintenance Ccommunity woodlands and community food growing areas, such as allotments, are encouraged.

P2.2 We will generally expect 40% of each major development site to be devoted to good quality open space. In each case the actual proportion will take account of the location, function and characteristics of the development proposal and site; the function of the open space proposed; and, where appropriate, the function and characteristics of existing open space in the area. Alternatively, the developer should demonstrate that the site is a constituent part of an approved development framework or masterplan, and will contribute to the 40% open space component within that area.

P2.3 At least 120m² of public open space per home must be provided for proposals on allocated sites of less than 50 homes. Alternatively, and expressly for windfall sites, this may take the form, in whole or part, to improving existing open space within the settlement where the Open Space Audit identifies a need (see

<https://www.aberdeenshire.gov.uk/communities-and-events/parks-and-open-spaces/open-space-strategy-audit/>).

P2.4 Open space contributions will only be acceptable when arrangements for the establishment and maintenance of the open space have already been agreed and may be part of a Section 75 ~~a~~Agreement for the site. Permanent, temporary or advanced greening is encouraged.

P2.5 We will support proposals of temporary green infrastructure on unused or underused land within a settlement, as identified in Appendix 810. This type greening could contribute to a future proposal's open space requirement if it forms part of its landscape framework.

P2.6 Existing and potential public access routes (including core paths) should be protected and new developments must include appropriate opportunities for informal recreation, and promote walking or cycling as a means of transport. Statements or plans detailing proposals should be included in design frameworks or masterplans or submitted with the planning application. Construction of new paths must comply with published best practice.

Policy P3 Infill ~~d~~Developments ~~w~~Within ~~s~~Settlements and ~~h~~Householder ~~d~~Developments ~~w~~ithin ~~s~~ettlements (including home and work proposals)

P3.1 Sites within settlements, as identified in Appendix 810 that have no specific land use designation may provide development opportunities that can usefully contribute towards housing and employment land requirements. We will support development on vacant sites within a settlement boundary that have no specific land use allocation (also known as infill developments), as long as the development respects the scale, density and character of its surroundings, and will not erode the character or amenity of the surrounding area. Applicants will also need to demonstrate that there will be no significant interference with the existing or proposed use of neighbouring sites, or the accessibility of future potential development areas. For clarity, this policy also applies to applications to change the use of existing buildings within settlements.

P3.2 We will approve a house extension or an ancillary development associated with an existing house providing it respects both the character of the surrounding area and the design/ scale of the existing house, and does not significantly reduce the amenity of neighbouring residents. The design principles outlined in Appendix 12 –“House extensions and ancillary developments” should be applied to the consideration of any house extension or ancillary development proposal. We encourage ‘working from home’ proposals if they do not cause significant loss of amenity to neighbouring properties through noise, traffic movements or other nuisance, and do not change the overall character of the property’s use as a single dwelling.

Policy P4 Hazardous and ~~p~~Potentially ~~p~~Polluting ~~d~~Developments and ~~c~~Contaminated ~~l~~and

P4.1 We will refuse development if there is a risk that it could cause significant pollution, create a significant nuisance (for example through impacts on air quality or noise), or present an unacceptable danger to the public or the environment. This includes developments we are told by the Health and Safety Executive to be near facilities they have identified as hazardous. Pipelines, agricultural buildings, wastewater treatment plants, waste disposal/ treatment facilities and heavy industrial uses are all examples of development which that could create a nuisance, pollution or hazard. In any circumstances where development of this kind is, on balance, considered acceptable by the appropriate authorities, satisfactory steps must be taken to mitigate any residual negative development impacts.

P4.2 In determining planning applications for development within the consultation zones for hazardous installations (including oil and gas pipelines) we will consult with, and take full account of advice from, the Health and Safety Executive (HSE) and the facility's owners and operators, and will seek to ensure that any risk to public safety is not increased. Prospective applicants should check whether their proposed development is within the consultation zone of a major hazard site or a major accident hazard pipeline, and should seek further advice if this is the case. This confirmation and advice can be obtained from the HSE Planning Advice Web App at www.hse.gov.uk/landuseplanning/developers.htm or from the eCouncil's Development Management Team.

P4.3 Planning permission may be refused for potentially hazardous developments, or for other forms of development in close proximity to existing hazardous developments, in the event that insufficient information has been submitted to demonstrate the impacts or where the impacts are unclear or unknown.

P4.4 We will not allow development on land that is known or suspected to be contaminated unless appropriate site investigations have been undertaken to identify any actual or possible risk to public health or the environment (including possible pollution of the water environment), and effective remedial actions are proposed to ensure the site is made suitable for its new use. Where site conditions are appropriate, consideration should be given to both radioactive and non-radioactive sources of contamination. Both the site investigations and any remedial actions should be proportionate to the scale and nature of the proposed development, and be in accordance with National Planning Advice Note 33: Development of Contaminated Land and the advice of the Council's Infrastructure Services (Contaminated Land) section.

P4.5 Any proposed development ~~which that~~ could have a significant detrimental impact on air quality ~~or noise levels, including the exacerbation of existing air quality issues, may be required to provide an Air Quality Assessment or a Noise Impact Assessment, as well as~~ ~~must~~ provide appropriate mitigation measures.

Policy P5 Digital Infrastructure

P5.1 We will support development that provides digital infrastructure to homes and businesses, subject to it complying with the other policies in this plan.

P5.2 In considering proposals for telecommunications equipment, we will take into account the extent to which the development involves mast or site sharing; installation on buildings or other existing structures; the installation of the smallest suitable equipment to meet the technological requirements; concealing or disguising masts, antennas, equipment housing and cable runs through design or camouflage techniques; or whether it involves the installation of a new ground-based mast.

P5.3 Applications will be required to be accompanied by a range of additional information including: an explanation of how the proposed equipment fits into the wider network; a description of the siting and design options explored and the reason for the chosen solution; details of the design, including height, materials and all components of the proposals; a landscaping and screen planting plan (if appropriate); ~~and~~ an assessment of the cumulative effects of the development in combination with existing equipment in the area; ~~and a visual impact assessment (if relevant).~~

P5.4 Where necessary the application should be accompanied by a declaration that the equipment and installation is designed in full compliance with the appropriate guidelines of

the International Commission on Non-Ionising Radiation Protection on public exposure to radiofrequency radiation.

Policy P6 Community Infrastructure

P6.1 We will support the provision of new community infrastructure ~~which~~ that is in accessible locations within settlements and available to all community residents. Major footfall generating uses should be directed to town centres. There may be circumstances (for example, if development is taking place on land protected by Policy PR1) where we will seek to ensure through an appropriate legal agreement that the new infrastructure is available to all members of the community for a reasonable amount of time on a regular basis.

P6.2 Where existing community infrastructure within settlements has become surplus to requirements, due to new or updated facilities being provided elsewhere, we will approve proposals for its re-use or redevelopment subject to compliance with other policies in the Plan.

9 Natural Heritage and Landscape

The Nature Conservation (Scotland) Act 2004 gives all public organisations a duty to help protect the diversity of living organisms and biodiversity through direct action, educating others and raising awareness. We also support the approach set out in the European Landscape Convention (2000), which encourages sustainable management, protection and improving all landscapes.

The following policies will make sure we meet our duties and responsibilities when making decisions on planning applications. They will make sure that we improve and protect Aberdeenshire's natural environment and landscape, and contribute to Aberdeenshire being a successful, sustainable, natural place where natural systems are able to recover from the effects on them.

We continue to be concerned about the loss of, or damage to, landscapes, habitats and biodiversity due to construction, quarrying and environmental engineering for controlling floods and the cumulative effects of incremental changes. Research continues into the effects of planning how land should be used on the rates of decline of species and habitats, and planning decisions have to take this uncertainty into account.

Where development is likely to have significant effects on the environment an "Environmental Impact Assessment" (EIA) will be required. Further information on screening and scoping provisions is available in the EIA Regulations and Circular 3/2011.

In all cases when there is uncertainty regarding the impact of development but there are good scientific grounds that significant irreversible damage could occur, the precautionary principle will apply. The developer should modify the development to eliminate the risk of irreversible damage.

Policy E1 Natural Heritage

Nature conservation sites

E1.1 We will not allow new development where it may have an adverse effect on a nature conservation site designated for its biodiversity or geodiversity importance, except where the following circumstances apply.

E1.2 In the case of an internationally designated nature conservation site, we will not allow development which may have an adverse effect on its integrity, except where there are imperative reasons of overriding public importance and there is no alternative solution. In all cases, suitable compensatory measures must be implemented.

E1.3 For nationally designated sites a thorough assessment must demonstrate that the objectives of designation and the overall integrity of the site will not be compromised, or that any significant adverse effects on the qualities for which the site has been designated are clearly outweighed by social, environmental or economic benefits of national importance. In all cases, any impacts must be suitably mitigated.

E1.4 For other recognised nature conservation sites (such as Local Nature Conservation Sites, nature reserves, designated wetlands, woodland in the Scottish Natural Heritage Ancient Woodland Inventory and the Native Woodland Survey of Scotland) the proposal's public benefits must clearly outweigh the nature conservation value of the site. In all cases, impacts must be suitably mitigated and, for any proposals involving the removal of woodland, the Scottish Government Control of Woodland Removal Policy will apply.

E1.5 We, along with others with an interest, including Scottish Natural Heritage, Royal Society for the Protection of Birds, Scottish Wildlife Trust and Aberdeen University, have identified about 100 Local Nature Conservation Sites which are introduced by this plan. These replace a previous local designation of Sites of Interest to Natural Science and are also shown on the proposals map and in detail in ~~s~~Appendix 13-“Local Nature Conservation Sites”.

Protected species

E1.6 Development should seek to avoid any detrimental impact on protected species through the carrying out of surveys and submission of protection plans describing appropriate mitigation where necessary. Development likely to have a detrimental impact on protected species will not be approved unless:

- for European Protected Species, a thorough assessment of the site has demonstrated that the development is required for imperative reasons of overriding public interest and that the population will be maintained at a favourable conservation status in its natural range; or,
- for non-bird species protected under the Wildlife and Countryside Act 1981 (as amended) or the Protection of Badgers Act 1992, there will be significant social, economic or environmental benefits.

In either case there must be no other satisfactory solution.

E1.7 Lists of species protected by legislation are available from Scottish Natural Heritage at <http://www.snh.gov.uk/>.

Wider biodiversity and geodiversity

E1.8 A baseline ecological survey should be prepared for all major developments and for smaller proposals where there is evidence to suggest that a habitat, geological feature or species of importance may exist on the site.

~~**E1.9** If development may affect undesignated habitats listed in Annex I of the EC Habitats Directive, species listed in Annex II of the EC Habitats Directive, species listed in Annexes I and II of the EC Birds Directive, habitats or species on the Scottish Biodiversity List, Local Biodiversity Action Plan priority habitats/ species, other species of importance to biodiversity, areas of importance to geodiversity, or semi-natural habitats, we will only approve it:~~

- ~~• when a baseline ecological survey has been carried out;~~
- ~~• when the development has been designed to avoid impacts where possible; and~~
- ~~• where impacts cannot reasonably be avoided, an ecological or geological management plan demonstrates public benefits that outweigh the ecological or geological value of the site.~~

~~If development may affect undesignated habitats listed in Annex I of the EC Habitats Directive, species listed in Annex II of the EC Habitats Directive, species listed in Annexes I and II of the EC Birds Directive, habitats or species on the Scottish Biodiversity List, Local Biodiversity Action Plan priority habitats/species, other species of importance to biodiversity, areas of importance to geodiversity, or semi-natural habitats, we will only approve it when a baseline ecological survey has been carried out; the development has been designed to avoid impacts where possible; and, where impacts cannot reasonably be avoided, an ecological or geological management plan demonstrates public benefits that outweigh the ecological or geological value of the site.~~

E1.10 Development will not be allowed if it fragments habitats or is not designed to minimise any adverse impact on the sites environmental quality, ecological status or viability.

E1.11 Policy P1 also says that all developments should identify measures that will be taken to improve biodiversity and geodiversity in proportion to the potential opportunities available and the scale of the development.

Policy E2 Landscape

E2.1 We will refuse development that causes unacceptable effects through its scale, location or design on key natural landscape elements, historic features or the composition or quality of the landscape character. These impacts can be either alone or cumulatively with other recent developments. Development should not otherwise significantly erode the characteristics of landscapes as defined in the Landscape Character Assessments produced by Scottish Natural Heritage (see www.snh.gov.uk/protecting-scotlands-nature/looking-after-landscapes/lca/) or have been identified as Special Landscape Areas of local importance.

E2.2 Boundaries and qualifying criteria for Special Landscape Areas are identified in ~~the supplementary guidance~~ **Appendix 14** Special Landscape Areas. Developments located within Special Landscape Areas will only be permitted if the qualifying interests are not being adversely affected or effects of the development are clearly outweighed by social, environmental or economic benefits of at least local importance.

10 ___ The **h**Historic **e**Environment

Protecting and improving the historic environment is important to the distinctiveness and sense of place within Aberdeenshire. Local history helps create a clear identity for the area and strengthens connections between people and places. We recognise the importance of the historic environment to the character of the area and to the quality of life of the people who live here. We also recognise that it is an economic asset to the area. We want to maintain and strengthen our commitment to protecting and making sustainable use of the historic environment, both by putting the Aberdeenshire Historic Environment Strategy into practice and in the way we manage development (see www.aberdeenshire.gov.uk/built_heritage/HistoricEnvironmentStrategy.pdf).

Policy HE1 Protecting **h**Historic **b**Buildings, **s**Sites, and **m**Monuments

HE1.1 We will protect all listed buildings contained on the statutory list of Buildings of Special Architectural or Historic Interest for Aberdeenshire, archaeological sites and scheduled monuments. We will encourage their protection, maintenance, enhancement, appropriate active use and conservation. All development affecting historic buildings, sites and monuments must be justified through a design statement.

HE1.2 We will not allow development that would have a negative effect on the character, integrity or setting of listed buildings, or scheduled monuments, or other archaeological sites.

HE1.3 Alterations to listed buildings will only be permitted if they are of the highest quality, and respect any features of special architectural, cultural or historic interest ~~the original structure~~ in terms of setting, scale, design and materials.

HE1.4 Development on nationally or locally important monuments or archaeological sites, or on their setting, will only be allowed if there are imperative reasons of overriding public interest, including those of a social or economic nature, and there is no alternative site. It is the developer's responsibility to provide information on the nature and location of the archaeological features prior to determination of the planning application and either mitigate impacts or, where preservation of the site in its original location is not possible, arrange for the full excavation and recording of the site in advance of development.

Policy HE2 Protecting **h**Historic and **e**Cultural **a**Areas

HE2.1 We will not allow development, including change of use or demolition that would not preserve or enhance the character or appearance of a conservation area. This applies both to developments within the conservation area and proposals outwith that would affect its setting.

HE2.2 The design, scale, layout, siting and materials used in development within a conservation area must be of the highest quality and respect the individual characteristics for which the conservation area was designated. Development should be in accordance with any agreed conservation area management plan or appraisal (see www.aberdeenshire.gov.uk/environment/built-heritage/what-is-a-conservation-area/#designations). All details must be provided under the cover of a full application and any trees contributing to the setting should be retained. Appendix ~~6-12~~ provides details on the controls provided by the 38 conservation areas in Aberdeenshire.

HE2.3 Development on or outwith a battlefield, designated historic garden or designed landscape will only be permitted if:

- the proposal would not have an adverse impact that compromises the objectives of the designation, or the overall integrity, character and setting of the designated area, OR;
- any significant adverse effects are outweighed by long-term social or economic benefits of overriding public importance and there is no alternative site for the development.

~~Development on or outwith a battlefield, designated historic garden or designed landscape will only be permitted if the proposal would not have an adverse impact that compromises the objectives of the designation or the overall integrity, character and setting of the designated area, or any significant adverse effects are outweighed by long-term social or economic benefits of overriding public importance and there is no alternative site for the development.~~ In either case, measures and mitigation must be taken to conserve and enhance the essential characteristics of the site as appropriate.

HE2.4 All development affecting the character and/or the appearance of conservation areas, historic gardens or designed landscapes, including any associated landscape, streetscene or open space, must be justified through a design statement.

Policy HE3 Helping to ~~r~~Reuse ~~l~~Listed ~~b~~Buildings at ~~r~~Risk

HE3.1 We will approve development on unallocated sites to provide finance for works to secure the long-term future of and reuse of a building that is listed and on the buildings at risk register (referred to below as enabling development). This policy does not apply to enabling new commercial developments such as golf courses.

HE3.2 In exceptional cases, this policy could be applied to ~~a vernacular a non-designated historic asset building~~ agreed with the Planning and Building Standards Service to be exceptionally worthy of conservation and reuse and which has been proven to be seriously at risk of imminent collapse or further decay. The wider public benefits of securing the conservation and reuse of the building through enabling development must significantly outweigh any disadvantages of allowing the development.

HE3.3 Evidence that all other possibilities of funding to secure the conservation and reuse of the building must have been exhausted and the property offered to another group, such as the North East Building Preservation Trust, or placed on the open market for sale for a 12 month period.

HE3.4 The amount of enabling development sought must be the minimum required to achieve a sympathetic re-use. ~~Any enabling development should be undertaken at a suitable location which, although unallocated otherwise satisfies all other relevant policies of the plan. Any enabling development should take place within the curtilage of the building to be conserved. Off-site enabling development will only be supported in exceptional circumstances with clear justification as to why the enabling development could not take place on the site. Although unallocated, enabling development must otherwise satisfy all other relevant policies of the pPlan.~~ The enabling development is required to be developed in full by the applicant and not sold on to ensure that the full development profit from the sites is factored into conserving the building.

11 Protecting Resources

Conserving natural resources is a major factor in sustainable development and important to the distinctiveness and sense of place within Aberdeenshire. These policies make sure that we do not lose opportunities for future generations. At the same time we are promoting sustainable economic development by making sure that we keep hold of major land resources which are needed for specific uses, and that we do not lose them to other types of development. This will guide the development industry to the most appropriate areas for large developments. This will also give local communities elsewhere some reassurance that they will not be living next to these developments.

Policy PR1 Protecting Important Resources

PR1.1 We will not approve developments that have a negative effect on important environmental resources associated with air, the water environment, important mineral deposits, prime agricultural land, peat and other carbon rich soils, open space, and important trees and woodland. In all cases development which impacts on any of these features will only be permitted when public economic or social benefits clearly outweigh the value of the site to the local community, and there are no reasonable alternative sites.

Air Quality

PR1.2 Major new developments should not have an impact on air quality. An Air Quality Assessment may be required to demonstrate that the development has no impact on air quality issues and that suitable mitigation has been put in place to resolve issues.

Water Environment

PR1.3 New development, including aquatic engineering works, which will generate discharges or other impacts on existing water bodies, or which could affect the water quality, quantity, flow rate, ecological status, riparian habitat, protected species or flood plains of water bodies (including their catchment area) must not prejudice water quality or flow rates, or their ability to achieve or maintain good ecological status. Any such developments must contribute to the objectives set against the relevant water bodies through the river basin management process as well as the relevant freshwater objectives and targets within the North East Local Biodiversity Action Plan. Opportunities for the creation, enhancement and management of habitats should be embraced so as to contribute to the improvement of the ecological status of the water body. Any aquatic engineering works must be capable of being consented under Controlled Activities Regulations. Adequate buffer strips should be provided to allow for maintenance all year round.

PR 1.4 Groundwater dependent terrestrial ecosystems (GWDTE), which are types of wetland, are specifically protected under the Water Framework Directive. Phase 1 Habitat surveys should be used to identify if wetlands are present. If present, then the more detailed National Vegetation Classification survey should be completed to identify if GWDTE are present. If GWDTE are present, the developer should avoid them (with a buffer), or further assessment and appropriate mitigation will be required.

Prime Agricultural Land

PR1.5 Prime agricultural land, as defined as classes 1, 2 and 3.1 of the Soil Survey for Scotland, Land Capability for Agriculture series. Land falling within this classification should not ~~normally~~ be developed unless it is allocated in the local development plan or an independent assessment of the site confirms a lesser quality of land. For clarity, time-limited proposals for renewable energy generation or mineral extraction may be acceptable on prime agricultural land providing the site will be restored and returned to its original status. In

addition, small-scale development proposals that are directly linked to a rural business may be permissible where they are located on prime agricultural land.

Open Space

PR1.6 Development will not normally be permitted on any areas of public open space, including outdoor sports facilities, unless the new use is ancillary to the use as open space. Important areas of open space are identified as "protected land" within the settlement statements. Exceptionally, the development of essential community infrastructure may be allowed if it will not result in a deficit of open space of the type affected within the settlement, as evidenced by the Open Space Audit, or prejudice the continuity of a green network. Where loss of open space occurs as the result of a new development then replacement must be made of an appropriate type, quantity, accessibility and quality within the settlement.

Trees and Woodlands

PR1.7 Development resulting in the loss of, or serious damage to, trees and woodlands of significant ecological, recreational, historical, landscape or shelter value will not normally be permitted. In order to determine whether there are significant public benefits that would outweigh any loss or damage to trees and woodlands, the developer must submit an evaluation of the biodiversity and amenity value of the woodland and habitat, including both its current and potential future benefits. We will protect woodland carbon sinks and stores from disturbance or destruction under Policy C3.

PR1.8 Where development is considered appropriate, damage to existing trees must be minimised and there must be no unnecessary fragmentation of existing or potential woodlands networks. Compensatory planting must also be undertaken to an agreed standard in order to mitigate the impact of the removal on landscape, sequestered carbon, character, amenity and ecological diversity.

PR1.9 We will support opportunities for new woodland creation and/ or enhancement, including the restoration of important woodlands e.g. ancient and semi-natural woodlands, in line ~~with the Aberdeenshire Forest and Woodland Strategy to be published as~~ Supplementary Guidance No.1 Aberdeenshire Forestry and Woodland Strategy to provide a focus for new planting, restocking, enhancement, and management of woodlands.

Minerals

PR1.10 We identify important mineral safeguarded sites where other types of development should not generally be allowed, and wider areas of search where mineral resources should not be sterilised by inappropriate developments. Major non-minerals developments will be permitted in the areas of search if an opportunity is given for the extraction of mineral resources before the development commences. On safeguarded sites non-mineral developments will be refused unless they are small-scale and ancillary to existing uses, or of a temporary nature. Safeguarded sites and areas of search are identified on the proposals map and detailed in Supplementary Guidance No.6 Appendix 15 Areas Safeguarded or identified as Areas of Search for Minerals Development.

Peat and carbon rich soils

PR1.11 This resource is protected under Policy C3 'Carbon sinks and stores' which refers to soils defined by Scottish Natural Heritage's Carbon and Peatland map 2016 as Class 1 and 2, and greater than 0.5 mm depth.

Policy PR2 Protecting-Reserving important development sites

PR2.1 We will protect and not allow alternative development on sites that may reasonably be needed in the future for:

- delivering improvements to transportation including projects identified in the settlement statements, the Local or Regional Transport Strategy, or the Strategic Transport Projects Review, routes recognised in the Core Paths plan network, closed railways and their abutments, embankments and cuttings, existing airports and airfields and operational areas of ports and harbours.
- generating and providing energy;
- waste management facilities;
- education facilities;
- other community infrastructure; and
- sites to support the national developments identified in National Planning Framework (see <http://www.gov.scot/Publications/2014/06/3539/7>).

PR2.2 National developments that directly affect the area covered by this plan include proposals for contribution to capturing and storing carbon and making use of heat generation. ~~Carbon Capture is~~ specifically **promoted** at the St Fergus Gas Terminal but also at other locations associated with the pipeline from the central belt to St Fergus, ~~and~~ **H**high-voltage electricity transmission infrastructure, including cabling, substations, and converter stations, ~~again will be~~ at a range of locations but **are** expected to include sites associated with the electricity substation south of Peterhead.

PR2.3 Where we know about the above, we have identified them in the relevant settlement statements.

Policy PR3 Waste ~~f~~Facilities

Existing sites and facilities

PR3.1 Where possible and appropriate, we will approve waste management facilities on land currently used as a waste management or treatment facility, sites next to existing waste management facilities, land allocated for employment (including industrial, storage and distribution uses) and mixed use development in the ~~p~~**P**lan (subject to compliance with other plan policies), or sites reserved in the settlement statements for this use. Waste management facilities must conform to the Zero Waste Plan, minimise the transport of waste from source, and utilise the best available techniques. In addition, consideration should be given to the anticipated waste operational capacity need, including the Scottish Government waste capacity tables, to deliver Zero Waste Plan targets.

Proposed sites and facilities

PR3.2 Waste developments proposals must be supported by sufficient information to make a full assessment of the likely effects of the development together with proposals for appropriate control, mitigation and monitoring. Design documents will be required to support the application, as will details of land restoration, aftercare and after-use (including submission of bonds).

PR3.3 ~~Neighbouring developments~~ We will not approve any inappropriate neighbouring developments that may compromise waste handling operations at an existing waste management site.

12-___Climate eCChange

Climate change is possibly the greatest challenge facing the world today. Scottish Planning Policy favours development that contributes to sustainable development and policies and decisions are needed to support action to tackle climate change and adaptation, including taking account of flood risk. For Aberdeenshire, this means reducing the use of energy (both in the distribution of development and within developments themselves), conserving water, promoting energy generation by renewable sources, sustaining existing carbon stores (such as peat and wood), and dealing with long-term flood risks.

We recognise that other strategies, such as the Local Transport Strategy will also contribute to these aims.

Policy C1 Using rResources in bBuildings

C1.1 All developments must be designed to reduce carbon-dioxide emissions. Proposals should ~~aim wherever feasible to~~ achieve a Gold-Platinum sustainability label under section 7 of the building standards technical handbook ~~and by 2019 a platinum label~~. Appropriate standards for water efficiency to achieve both environmental protection (particularly to avoid any adverse effect on the interest of the River Dee Special Area of Conservation) and to reduce energy costs should also be applied. For water efficiency a Gold Sustainability level would apply and a BREEAM level 5 standard for non- domestic buildings. Limited exceptions may apply but all proposals must at least meet the standards established through the current building regulations.*

C1.2 A target ~~will be applied to increasing~~ increase over time ~~in the range 15-30%~~ of the CO₂ reduction ~~from 15% to 30% should be achieved~~ through installing low or zero carbon generating technologies in new development ~~will be applied~~.

C1.3 The master-planning process for major new development should ~~assess the feasibility of meeting~~ the standard in part through a district heating scheme. This should include the appropriate infrastructure in at least so far as from the edge of the development site to a location adjacent to the rising main of each property for the future installation of metered heat. In areas not served by gas consideration should be given to alternative technologies such as hot rock geothermal or biomass sources.

C1.4 ~~If it is clearly demonstrated that no suitable low and zero carbon generating technologies are appropriate, t~~he full carbon reduction requirement must can be achieved through energy efficiency measures. Alterations, extensions, changes of use or conversion of existing buildings, development of ancillary buildings of less than 50 square meters, or buildings heated solely to provide frost protection are exempt from these requirements. Buildings with an intended life of less than 2 years are also exempted from the requirements of this policy.

C1.5 An Energy Statement should be submitted at the planning application stage to demonstrate how the proposed development will satisfy the requirements of this policy. Suspensive conditions may also be used to deliver this policy to avoid any unnecessary delays in ~~processing~~ determining planning applications.

~~*The council will prepare guidance on the detail of this policy specifically the standards that would apply and where exceptions might be made including to take account of financial viability. The guidance would also set out the circumstances and timescales in applying an~~

~~increase in the target for low or zero carbon generating technologies and the parameters for assessing the feasibility of district heating schemes in major developments.~~

Policy C2 Renewable eEnergy

C2.1 We will support solar, wind, biomass (energy from biological material derived from living, or recently living organisms) and hydro-electricity developments which are in appropriate sites and of the right design. We treat biomass schemes as industrial processes suitable for business land. These may be hazardous developments through their impact on air quality.

Wind Energy

C2.2 We will approve wind energy developments in appropriate locations taking into account the spatial framework mapping on page 63. The more detailed guidance set out in the Strategic Landscape Capacity Assessment for wind turbines and the associated mapping on page 63 under the heading Additional Locational Guidance is also a relevant consideration. The areas shown in orange hatching have been assessed as having strategic capacity for turbines over 15 metres when local landscape considerations are taken into account. This guidance remains valid even for the very large turbines now being proposed.

C2.3 All windfarms must be appropriately sited and designed and avoid unacceptable environmental effects taking into account the cumulative effects of existing and consented wind turbines. All wind turbines sites must be appropriate for use in perpetuity. Full repowering, where the wind turbines are dismantled and new wind turbines are installed, is likely to require revision of environmental information and a new planning application. Lifetime extension, where new technology is installed, or components are upgraded and replaced but the overall external layout of a wind farm remains unchanged (e.g. hub height, siting, size), may not require a new application provided the scale and predicted impacts are no greater than those anticipated from the original proposal. The existence of a consent for a wind turbine will be a material consideration for proposals for repowering existing wind turbines.

C2.4 Turbines must not compromise health and safety or adversely affect aircraft or airfields (including radar and air traffic control systems, flight paths and ministry of defence low flying areas) and/or telecommunications. Unacceptable significant adverse effects on the amenity of dwelling houses, such as from noise, or on tourism and recreation interests including core paths and other established routes used for public walking, riding or cycling should also be avoided.

Solar Panels

C2.5 We will approve applications for solar panel arrays greater than 50kW if

- their cumulative impact with other arrays has been assessed and can be dismissed,
- account has been taken of glint and glare issues
- it has been demonstrated that any significant impacts will have a duration of less than five minutes on any receptor in any one day,
- there are no objections from the Ministry of Defence, the National Air Traffic Services or civil airport operators,
- boundary treatments limit vehicular access to the site through means designed to make any security fencing unobtrusive and screen the development.

Hydro-eElectric sSchemes

C2.6 We will approve hydro-electric schemes if they are located, sited and designed to have no individual or cumulative adverse impact on the water environment. This may be relaxed for larger schemes (annual output equal to or greater than 0.35 gigawatt hours) if the deterioration can be justified on the basis of wider social or economic benefits, or impacts on

other users of the water environment. In all cases mitigation will be required to protect river flow, river continuity for fish and provide for sediment transfer, and otherwise comply with the “Guidance for developers of run-of-river hydro-power schemes” published by SEPA.

Other Renewable Energy Technologies

C2.7 Other renewable energy developments are required to relate well to the source of the renewable energy required for operation and satisfactory steps must be taken to mitigate any negative impacts on occupiers of nearby properties.

~~In all cases, conditions, bonds, or other legal agreements may be imposed to remove visible renewable energy structures whenever the consent expires or the project ceases to operate for a specified period.~~

Policy C3 Carbon Sinks and Stores

C3.1 We will protect carbon sinks and stores, such as woodland and high-carbon peat rich soils (defined by Scottish Natural Heritage’s Carbon and Peatland map 2016 as Class 1 and 2, and greater than 0.5m depth), from disturbance or destruction. Development proposals that may result in the loss of or disturbance to peat will only be permitted if tools such as the “Carbon Calculator” demonstrate that the development will, within its lifetime, have no net effect on CO₂. Removal of woodland will only be permitted if an equal area is replanted, preferably as part of the open space requirement and as part of the green network in the settlement, so as to maintain the carbon balance.

C3.2 We support the development of carbon capture and storage developments, including proposals for woodland that can store carbon for long periods of time. In line with the national planning framework, we also support the development of carbon networks aimed at storing CO₂ in offshore oil and gas fields, especially around Peterhead and the gas fired power station.

Policy C4 Flooding

C4.1 Flood risk assessments will be required for development in the medium to high category of flood risk of 0.5%-10% annual probability (1 in 200 years to 1:10 years). Assessment may also be required in areas of lower annual probability (0.25-0.5%) in circumstances where other factors indicate a potentially heightened risk. Assessment should include an allowance for climate change and freeboard. Development should avoid areas of medium to high risk, functional floodplain or other areas where the risks are otherwise assessed as heightened or unacceptable except where:

- It is a development to effect flooding or erosion.
- It is consistent with the flood storage function of a floodplain.
- It would otherwise be unaffected by flooding (such as a play area or car park).
- It is essential infrastructure. The location is essential for operational reasons for example for water based navigation, agriculture, transport or utilities infrastructure and an alternative lower risk location is not available.

C4.2 If development is to be permitted on land assessed as at a medium to high risk of flooding it should be designed to be flood resilient and use construction methods to assist in the evacuation of people and minimise damage. It must not result in increased severity of flood risk elsewhere through altering flood storage capacity or the pattern and flow of flood waters.

C4.3 Maintenance buffer strips must also be provided for any water body. These measures may also be required in areas of potentially lower risk of flooding (annual probability of more than 1:1000 years) or in coastal areas below the 10 metre contour should local evidence demonstrate a heightened risk.

C4.4 In such areas land raising and/ or excavations will only be permitted if it is for a flood alleviation measure, it is linked to the provision and maintenance of direct or indirect compensatory flood water storage to replace the lost capacity of the functional flood plain, and it will not create any inaccessible islands of development during flood events or result in the need for flood prevention measures elsewhere.

C4.5 We will not approve development that may contribute to flooding issues elsewhere. Sustainable Urban Drainage principles apply to all sites.

13 ___ The rResponsibilities of dDevelopers

Development needs important infrastructure to function and we must have the power to refuse planning permission for development sites which fail to deal with these needs. We expect developers to overcome these obstacles so we can grant planning permission.

They must do this by:

- providing on-site facilities to serve the reasonable expectations of the people who will be living in or using the buildings; and
- providing or improving off-site facilities, if the existing facilities will be placed under extra pressure that results in extra requirements or the development has a negative effect on what is there.

In some cases advance provision of the necessary infrastructure may be required to facilitate planned development. Subsequent developments which would also rely on this provision would then be expected to contribute on a proportionate basis. This approach will be further detailed through Supplementary Guidance and the Action Programme.

Policy RD1 Providing sSuitable sServices

RD1.1 We will only allow development that provides adequate vehicle charging, -road, waste-management, water or waste water facilities, connections and treatment as appropriate.

Vehicle Charging Points

RD1.2 All new homes should include at least one home electric vehicle charging points. Workplace charging points are discretionary but, as a guide, one charging point is appropriate for every 25 employees.

Access to nNew dDevelopment

RD1.3 We will support new development if it is well related to existing developments, is in accordance with the national policy “Designing Streets” and does not create an impermeable barrier to further development. Development must be close to existing public transport services (if available) or deliver major improvements to public transport services, in scale with the development.

RD1.4 All developments must include provision for access by wheelchair users, people with sensory disabilities, the elderly, those accompanied by small children and other less mobile groups. As appropriate, safe and convenient access should also be provided for service, delivery and other goods vehicles required by the development.

RD1.5 When development requires the formation of new accesses, these should be designed to an agreed standard, and must be resource-efficient, safe and convenient for cyclists, pedestrians and public transport. New accesses must also cause minimal impact on the character of the site and surrounding area and satisfactory arrangements for future maintenance of these access facilities should also be made.

RD1.6 ——— Any new private access onto a public road must be designed to the satisfaction of Aberdeenshire Council’s Road Development department and, in the case of a trunk road, Transport Scotland.

RD1.7 ———Developers should be aware of the need for Roads Construction Consent in most instances. A Transport Assessment may be asked for to show that the development (and any proposed mitigation measures) will not have significant transport impacts on existing transport infrastructure and services.

RD1.8 Six or more new individual dwellings must be served by a road which will require Roads Construction Consent and the submission of a Road Bond. Where new development on an existing private road or private access results in the total number of individual dwellings being twelve or more, then the additional dwellings must be served by a public road which will require Roads Construction Consent and the submission of a Road Bond. This remains the case even if the private road has two or more points of access onto the public road.

Water and ~~w~~Waste ~~w~~Water

RD1.9 We will support development when the developer satisfactorily meets the required standards for water, waste water and surface water drainage servicing in the new development. These standards are set out below.

RD1.10 All new developments must be served satisfactorily either by a mains water supply or by a private water supply if the developer is able to show that the private water supply is adequate (including potable water where necessary). It will be the responsibility of the developer to demonstrate that any new supply is adequate to serve the proposed development and that, for domestic use, it is safe to be consumed as drinking water. Groundwater abstractions must comply with Scottish Environment Protection Agency policies and guidelines.

RD1.11 Development must connect to existing public drainage infrastructure or plan to connect to a committed future public drainage infrastructure, where there is sufficient capacity to allow that development to happen.

RD1.12 Where a connection to the public drainage infrastructure is demonstrated to be unfeasible, connection to a private drainage infrastructure can be supported, if it is demonstrated satisfactorily that disposal of sewage can be achieved without negative impacts on public health, amenity or the environment and where cost and practicability show it to be a reasonable alternative. Appropriate supporting evidence should be provided to support using ~~a~~ private drainage infrastructure. Planning permission may be granted on the condition that private drainage infrastructure may be used temporarily with the requirement to connect to public drainage infrastructure when it becomes available.

RD1.13 Scottish Water and the Scottish Environment Protection Agency are key consultees regarding water and waste water infrastructure and should be approached at an early stage to establish what capacity may be available or if the provision of new capacity can be made available. Development should comply with SEPA's policy and supporting guidance on the provision of Waste Water Drainage in Settlements.

RD1.14 Surface water drainage must be dealt with in a sustainable manner and in ways that avoid pollution and flooding, through the use of an integrated Sustainable Drainage System.

RD1.15 A Pre-Development Enquiry or other forms of investigation may be necessary to identify the impacts of development on current infrastructure. This would involve Scottish Water and will be the responsibility of the developer. These are likely to be required for all non-domestic developments and residential developments of 10 houses or more.

Waste Management Requirements

RD1.16 We will support new development if the application has agreed a Site Waste Management Plan with Aberdeenshire Council which contributes to the Zero Waste Plan through minimisation, re-use, recycling and composting of all wastes during construction and operational phases of the development. It must also show how any remaining wastes will be disposed of. Adequate space must also be provided within the development to allow efficient and effective separation, storage and collection of all waste generated. The area and requirements for this space is set out in **Appendix 7-16** for varying development types.

Policy RD2 Developers' Obligations

RD2.1 Contributions will be sought towards the provision of the necessary infrastructure. Contributions must fairly and reasonably relate in scale to the proposed development and will be needed to make the proposed development acceptable in planning terms, all in line with the policy tests contained in Circular 3/2012. Proportionate contributions are required to address any identified individual or cumulative impacts on local facilities as well as any wider impacts of the development (for instance on the regional transport network or in the high school catchment area) as detailed below and in the settlement statements.

RD2.2 This advice takes no account of development on sites not identified in the **Plan** which may result in a need for infrastructure which is not expected at this time. We provide further guidance on developer obligations in the settlement statements. ~~We have prepared~~ **Supplementary Guidance No.2** "Developer Obligations: Methods for Calculation" ~~to show~~ **s** how we work out the exact levels of developer obligations.

RD2.3 If we know the specific location of new infrastructure, this has been shown on the proposals maps and in the settlement statements in the form of reserved sites.

RD2.4 Our Action Programme provides information on phasing developments in terms of infrastructure needs, and we will give details of those needs as we identify them in the masterplanning process.

RD2.5 In all cases we will review the need for and scale of any contribution in the light of circumstances at the time the planning application is made.

RD2.6 Early discussion should take place between ~~us~~ **Aberdeenshire Council**, developers and the relevant authorities to make sure that investment in necessary new infrastructure is dealt with in a timely way.

Transport

RD2.7 We need contributions to make transportation improvements as shown in **Appendix 8-10** (the settlement statements) and in the Action Programme. These will include work on the trunk road network and in Aberdeen City. ~~The approach to delivering identified projects and to establishing a strategic transport fund is to be detailed in~~ **The Aberdeen City and Shire Strategic Development Plan is preparing a cumulative transport appraisal to inform their strategic transport advice, supplementary guidance.** This could also include improvements to rail infrastructure.

Local Transportation Infrastructure

RD2.8 We will need contributions to fully tackle the effect of individual developments. We may also need contributions if more than one development affects transportation infrastructure. We provide details of this in the settlement statements. All new development within a settlement will contribute to any identified need.

Open sSpace and aAccess

RD2.9 In very rare circumstances, when it is not practical to meet the open space obligations within the pPlan on the development site, we will ask for contributions elsewhere in the settlement towards those items identified in the Open Space Audit as being locally lacking or to improve the main path network in the local area as shown in the Core Path Plan (see <https://www.aberdeenshire.gov.uk/paths-and-outdoor-access/core-paths-plan/> www.aberdeenshire.gov.uk/outdooraccess/core_paths_plan/index.asp).

Primary eEducation

RD2.10 We will need contributions to deal with not having enough school places for an increase in the number of school pupils likely to result from new residential developments. We give details in the settlement statements. All new housing developments within a primary school catchment area will contribute to any identified need.

Secondary eEducation

RD2.11 We will also need contributions if the education authority expects there not to be enough places to fully accommodate pupils expected as a result of proposed development, as shown in aAppendix 8-10 (the settlement statements).

Community fFacilities

RD2.12 We will need contributions to deal with the effects of a development on communities where a specific shortfall is identified and extra development will make this situation worse. We give details of this in the settlement statements. Community facilities are generally public assets such as halls, libraries, or sports facilities. For larger developments providing the land for building these facilities is commonly needed as well as a proportionate contribution to the construction costs. We give details in the settlement statements.

Waste and rRecycling

RD2.13 We will need contributions for facilities in line with waste-management thresholds for types and sizes of development, as shown in aAppendix 15, and the settlement statements. In some cases this will involve the developer fully accommodating waste facilities on their site.

Health fFacilities

RD2.14 The Council recognises that the scale of proposed development may also impact on other infrastructure including health facilities. The settlement statements provide information on where such provision may be required. Whilst it may be appropriate to seek contributions for such provision any requirement would need to be considered on a case by case basis.

Other eOff-sSite Contributions

RD2.15 In exceptional circumstances, we may also need off-site contributions towards affordable housing needs and public open space, as set out in Policy H2 Affordable housing ~~(and its associated supplementary guidance)~~ and Policy P2 Open space and access in new development.

Glossary

Glossary of terminology used in Draft Proposed Aberdeenshire Local Development Plan.

A

Aberdeen housing market area: A geographical area covering Aberdeen and surrounding settlements which is relatively self-contained in terms of reflecting people's choice of location for a new home i.e. a large percentage of people settling in the area will have sought a house only in that area.

Action Programme: Document that supports delivery of the Aberdeenshire Local Development Plan and sets out actions required to deliver the policies and proposals contained in the plan; responsibilities for carrying out the identified actions and timescales for conclusion of each action.

Active Travel: An approach to travel that focuses on physical activity such as walking and cycling.

Advanced greening: The implementation of landscaping plans before the start of development.

Affordable housing: "Housing of a reasonable quality that is affordable to people on modest incomes." (Scottish Planning Policy).

Allocations: Areas of land identified ~~for development~~ in the local development plan for development.

Ancient woodland: (a) 'semi-natural' woodland that has been continuously wooded since either 1750 'Roy' maps or 1st Edition 1860 Ordnance Survey maps; if subsequently planted with non-native species during the 20th Century these are 'Plantations on Ancient Woodland Sites' (PAWS); (b) plantations dating from 1750 or 1860 maps and continuously wooded since, are 'Long established woodlands of plantation origin' (LEPO); (c) other woodlands shown on 'Roy' maps with a short break in continuity of woodland cover that may still retain features of ancient 'semi-natural' woodland.

Areas of search: ~~To identify~~ Identified areas of extensive mineral deposits where appropriate from which a choice of development ~~sites~~ might be acceptable.

B

Biodiversity: ~~The total range of the variety of life forms on earth or any given part of it, the ecological roles they perform, and the genetic diversity they contain. The range and diversity of ecosystems; plants, animals, species and genes, and the ecological processes that support them.~~

Biomass: Energy from biological material derived from living or recently living organisms.

Brownfield land: ~~Sites which have previously been developed or used for some purpose that has now ceased and on which a new use has not been established. They exclude private and public gardens, sports and recreational grounds, woodlands and amenity open spaces. In rural areas and in the context of policy R2 it is necessary for a brownfield site to be redundant and only exceptionally will buildings that are (or could be) used for storage purposes (including silage clamps or other specialised agricultural structure), temporary~~

~~buildings, hardstandings, reinstated sites or sites disused or redundant for so long that they have become naturalised be considered a redundant brownfield development opportunity. More guidance on rural brownfield sites is provided by planning advice. Land which has been built on or used in the past for some purpose. Brownfield land does not include private or public gardens, sports pitches, woodlands or open spaces used for leisure and recreation purposes.~~

Buffer strips: Vegetated land adjacent to a watercourse that helps protect and improve water quality, run-off and biodiversity. Adequate buffer strips should be allowed for the maintenance of water bodies all year round. Buffer strips should be at least 6 metres wide and may require to be wider as a result of local factors such as local hydro-geomorphology, need for pollution control, native species habitats, active travel or recreation provision.

C

Carbon sinks and stores: Areas where carbon is accumulated or stored.

Catchment: An area where collection takes place, usually of water (as in 'river catchment area'), but also of people (such as the 'large rural catchment of Inverurie').

City Regional Deal: City Region Deals are agreements between the Scottish Government, the United Kingdom Government and Local Government designed to bring about long-term strategic approaches to improving regional economies. Each deal is tailored to its City Region, reflecting its individual economic strengths and weaknesses, and comprises a programme of interventions to support positive, transformative change.

~~**Class 4 uses:** a) use as an office other than an office where services are provided principally to visiting members of the public; b) use for research and development of products or processes; c) use for any industrial process; in every case being a use which can be carried on in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.~~

~~**Commercial centre:** Where business activities such as shops and services are concentrated. Proposals for a retail development must however demonstrate that a sequential approach to site selection has been followed.~~

Conservation area(s): Area of special architectural or historic interest, the character of which it is desirable to enhance and which should be protected from insensitive or inappropriate development.

Core Path Plan: A plan prepared by the Council to identify, develop, manage and maintain a series of core paths, routes, waterways etc to facilitate the exercise of access rights. The Core Path Plan can be viewed online at: <http://www.aberdeenshire.gov.uk/paths-and-outdoor-access/core-pathsplan/core-paths-plan-maps/>.

Curtilage: The area of land surrounding a building and visually linked to that building. Garden ground is usually defined as its "curtilage" but this term can also apply to areas of land associated with other building types.

D

Design Review Process: A process of evaluating and assessing the quality of design in development proposals and encourages the adoption of a holistic approach to design. This process may include participation in the Aberdeenshire Design Review Panel or other such

forum as agreed by the Planning Service. This process is expected to be carried out at the pre-application stage.

Developer obligations: Contributions obliged to be made by developers to provide, or help provide, new infrastructure, facilities or amenities, or to supplement existing provision, where these are required as a consequence of the development being proposed, on its own, or as a result of the cumulative impact of development in the area. Obligations, are frequently subject to a legal agreement between the developer and the Council.

E

Effective housing land supply: The part of the total housing land supply (sites that are allocated or with planning permission) which is free, or expected to be free, of development constraints in the period under consideration and will therefore be available for the construction of housing/building of new homes.

Embodied energy: The energy required to make a thing (e.g. from the extraction and processing of natural resources to manufacturing, transport and product assembly).

Energetica corridor: A development framework between initiative between Aberdeen and Peterhead to create a world-class business and residential location within a high-quality environmental setting. to improve the economy and promote the energy industry, endorsed by Aberdeen City and Shire Strategic Development Plan 2014.

Employment land/ employment uses: In accordance with the strategic development plan, the local development plan maintains a supply of land for industrial, business, and other employment uses, normally classes 4, 5 and 6 of the Use Classes Order.

F

Flood risk: The combination of the probability of a flood and the potential adverse consequences associated with a flood, for human health, the environment, cultural heritage and economic activity.

Fracking: The extraction of oil or gas reserves through exploiting reserves made available through explosive fracturing of subterranean oil or gas bearing rocks.

Freeboard: The allowance made for natural variations in flood levels.

Future opportunity site “FOP”: Land identified as a possible future development land allocation. Land subject to this designation are not available for immediate development and will be reassessed at such time as the Local Development Plan is reviewed.

G

Geodiversity: The variety of earth materials, forms and processes that constitute the shape of the Earth.

Green belt: An area of countryside where strict planning controls are in place exist with the intention to protect the landscape setting and, maintain the identity of towns and cities a place and provide land for recreation.

Green network(s): Linked open space within and between settlements used for recreation, nature conservation and landscape protection. Connected areas of green infrastructure and open space that together form an integrated and multi-functional network.

Gypsy/ Traveller: Gypsies/Travellers are a small but distinctive ethnic and cultural minority within the Scottish population. The current definition of Gypsies/ Travellers excludes Travelling showpeople/ circus and new (age) travellers (Source: Report by Craigforth on behalf of Scottish Government Social Research - Gypsies/Travellers in Scotland: The Twice Yearly Count: No 16, 2009).

H

Habitats: The environment in which a species lives.

Hot rock geothermal: Power derived from exploiting naturally occurring subterranean rocks which contain significant heat resources. Generally opportunities for hot rock geothermal energy are found over the Cairngorm Granite deposits.

Housing Need and Demand Assessment: Document considers current housing markets, identifying key drivers within the housing system to assess the future housing market and the housing needs of current and future residents.

Housing land supply: Sites that are allocated or with planning permission.

I

Infrastructure: The facilities and other items needed to support development. This includes roads and transportation facilities, sewage and water facilities, and community infrastructure including education and lifelong learning, health and sports facilities.

Infill developments: Existing sites within urban areas that are suitable for redevelopment.

Intermodal shifts: Change of how people travel, for example changing from the private car to public transport is an intermodal shift.

L

Landscape character: The particular variations in topography, drainage, vegetation and land-use which define the perception of an area.

North East Local Biodiversity Action Plan **LBAP Priority habitats/ species:** The species and habitats included in the Local Biodiversity Action Plan at both national and local levels.

Listed buildings: The Planning (Listed Buildings and Conservation Areas) Act 1997 requires the compilation of a list of buildings of special architectural, cultural or historic interest. The purpose of listing is to ensure that a building's special architectural, cultural and/or historic interest is fully recognised and that any demolition, alteration or repair that would affect its character is brought under statutory control.

Local Development Plan: A ~~strategic~~ document that sets out the ~~e~~Council's detailed policies and proposals for the development and use of land throughout the Aberdeenshire area.

Local Housing Strategy: An assessment of housing needs and conditions in Aberdeenshire. The Strategy covers not just Council housing but housing of all tenures including owner occupiers, housing associations and the private rented sector. For Gypsy/ Travellers, the requirement is not for a house or flat but for a secure stopping site.

N

National developments: Designated in the National Planning Framework, these are the Scottish Government's priority projects for the development of Scotland.

Naturalised: Vacant or derelict land where there is no clear indication of what the previous use of the land was. The land has reverted back to a natural state or the site appears to have blended back through a degree of vegetation into the surrounding landscape. Naturalisation is a dynamic process that is best judged based on a review of the site visit. Land that has been vacant or derelict for at least 15 years is likely to demonstrate signs of returning to a naturalised state, usually through the presence of trees and shrubs.

M

Major development(s): Development of more than 50 homes or with a site area of above 2ha of business land.

Masterplan(s): A document that explains how a site or series of sites will be developed. It will describe how the proposal will be implemented, and set out the costs, phasing and timing of development. A masterplan will usually be prepared by or on behalf of an organisation that owns the site or controls the development process.

Mineral resource(s): A concentration or occurrence of material of intrinsic economic interest in or on the earth's crust in such form, quality and quantity that there are reasonable prospects for eventual economic extraction.

O

Office development(s): A place of work usually in Class 2 (financial, professional and other services which it is appropriate to provide in a shopping area, and where the services are provided principally to visiting members of the public) or Class 4 (an office other than within Class 2) of the Town and Country Planning (Use Classes) (Scotland) Order 1997, as amended.

Open space: Space within and on the edge of settlements comprising of green infrastructure, such as parks, trees, allotments and community food growing areas, and/or civic areas such as squares, market places and other paved or hard landscaped areas with a civic function. Detailed typologies of open space are included in Planning Advice Note 65: Planning and Open Space. Any open space which provides, or has the potential to provide, environmental, social and/or economic benefits to communities, whether direct or indirect, within and around urban area. It includes greenspace and hard landscaped areas, with a civic function, as well as aquatic open spaces. Whilst private garden space can provide benefits in terms of the design and character of a development it does not provide the community benefits associated with open space that is accessible by the public.

P

Planning application(s): An application made to the Council for the development of land or property.

Policy: ~~A statement of the Council's attitudes or intentions, relating to a particular issue or site.~~

Prime agricultural land: A limited resource of national significance providing the best quality land that falls into classes 1, 2 and 3.1 as categorised by the Soil Survey for

Scotland, Land Capability for Agriculture series (Macaulay Land Use Research Institute 1982, now the James Hutton Institute).

Primary industry/ industries: Types of industry associated with agricultural production, minerals and mining, forestry and fishing. It does not include general servicing of these industries such as engineering, haulage or accountancy. Primary industries are defined by Sections A and B of the Standard Industrial Classification 2007.

Precautionary principle: The principle that authorities should act cautiously to avoid damaging the environment or well-being of communities (in a way that cannot be reversed) in situations where the scientific evidence is not proven, but the possible damage could be significant.

Proposals map(s): Map illustrating each of the detailed policies and proposals in the written statement, defining sites for particular developments or land uses.

Protected land: Land that conserves or safeguards areas of open space for its setting, recreational, educational or leisure use. It can include conservation areas and town centres existing business sites and reserved sites.

R

~~**Ramsar site:** Wetlands of international importance particularly those containing large numbers of waterfowl. Sites include marshes, fens, peatlands, estuaries, open water, and inshore marine areas.~~

Regeneration priority areas: ~~Is the~~ Aberdeenshire Council's attempt to reinvigorate and support run down communities in addressing problems of economic and social disadvantage, to achieve improved prosperity, well-being and quality of life.

Regional Transport Strategy: Sets out the policies implemented by Aberdeenshire Council over the next few years to ensure the authority meets its overall transport vision, 'To develop an integrated transportation system for Aberdeenshire which contributes to the development of an inclusive and safe society, a sustainable economy and which reduces environmental damage caused by transport.'

Renewable energy: Energy flows that occur naturally and repeatedly in the environment, for example from the wind, water flow, tides or the sun.

Reserved land sites: ~~Are s~~ Sites that are safeguarded for a specific use e.g. reserved for transportation, energy or waste management projects, or for education, recreation or community uses.

Riparian habitat: Habitats associated with the banks of rivers and lochs.

Rural brownfield development/ sites: Land which has previously been developed outwith settlements. The term may cover vacant or derelict land, or land occupied by redundant or unused building. Private and public gardens, temporary buildings, sports and recreational grounds, woodlands, quarries, redundant wells and pumping schemes, modern agricultural buildings and amenity open spaces are excluded.

Rural housing market area: A geographical area covering rural Aberdeenshire which is relatively self-contained in terms of reflecting people's choice of location for a new home i.e. a large percentage of people settling in the area will have sought a house only in that area. This is equivalent to the "intermediate" area as noted by Scottish Planning Policy.

S

Safeguarded sites: Identify specific mineral outcrops, such as slate, building stone or precious metals, that are very limited in occurrence and are likely to be economically exploitable.

Scheduled monuments: Nationally important monuments, usually archaeological remains, that enjoy greater protection against inappropriate development through the Ancient Monuments and Archaeological Areas Act 1979.

Section 75 Agreement: A legal agreement made between the landowner and the planning authority (often with other parties) ~~which that~~ restricts or regulates the development or use of land. It is normally used to agree and to secure developer obligations, contributions from developers. ~~The Section 75 agreement was previously referred to as a Section 50 agreement.~~

Sequential assessment: An approach for choosing sites for retail development which requires developers to demonstrate that there are no suitable town centre sites, before considering sites on the periphery of the town centre and before considering other out of town sites.

~~**Settlements:** Any built up area with a community function. Each settlement in Aberdeenshire is defined by a settlement boundary shown by a dotted line on the maps in the settlement statements.~~

Sequestered carbon: Carbon tied up for the medium to long term in woodland and forests, peatland or in geological strata.

Serviced plots: Plots of land incorporating the necessary infrastructure that can be developed for homes.

Small-scale: Development of a scale that would be appropriate either:
• ~~on a site at most no bigger than 350 m² (i.e. a single large house plot);~~
• in the case of housing, up to 3 ~~single~~ houses (unless otherwise specified in the policy); or otherwise
• in the case of employment, a site of less than 0.5 hectares ~~and employing 5 or less full time people according to context in the plan.~~

~~Development proposals for larger sites which seek more than 3 houses are expected to come forward through a bid in the next local development plan. The sub-division of larger sites to allow multiple developments of 3 houses will not normally be supported.~~

Strategic growth areas: The main focus for development ~~in the area up to 2035~~, as defined in the Aberdeen City and Shire Strategic Development Plan ~~2014~~.

Strategic employment land requirement: The amount of employment land required by the Aberdeen City and Shire Strategic Development Plan.

Strategic Development Plan: The strategic policy framework document for the development and use of land within Aberdeen City and Aberdeenshire and prepared by the Aberdeen City and Shire Strategic Development Planning Authority. ~~It guides the physical growth of communities — to 2035, and establishes a broad framework for development and the way in which the use of land should evolve and is approved by Scottish Ministers.~~

Supplementary guidance: ~~These documents~~ that form part of the ~~Local Development Plan~~ and set out details of how the policies or proposals should be put into practice.

Suspensive conditions: Conditions applied to a planning permissions that result in a development not proceeding unless certain actions have been undertaken. ~~These are sometimes referred to as “Grampian conditions”~~

Sustainable development: “Development that meets the needs of the present without compromising the ability of future generations to meet their own needs”. It has increased in importance in both National and European policy guidance and is a pivotal consideration in the planning process.

Sustainable economic growth: Building a dynamic and growing economy that will provide prosperity and opportunities for all, while ensuring that future generations can enjoy a better quality of life too.

Sustainable mixed communities: Settlements which have a wide range of uses within them that allow for living, working and undertaking recreation within them.

I

Traditional vernacular house/ building: A house or building that has been constructed using local or traditional materials and methods of construction.

Tourist Facilities: A development which is dependent on people travelling from outwith the immediate area to make use of the facilities as part of a recreational trip.

Town centres first: A Town Centre First principle is intended to support city/town centres, where these exists, or new centres which are supported by the Local Development Plan.

V

Vernacular building: A building which forms a distinctive part of the town or country scene by reason of its traditional design, use of materials and building techniques. Such buildings are often agricultural in nature and over 100 years old.

Viability or Vitality of existing town centres: Vitality is a reflection of how busy a town centre is in different parts and at different times. Viability is a measure of its capacity to attract ongoing investment, for maintenance, improvement and adaptation to changing needs.

W

Windfall sites: Development sites ~~which that~~ are not allocated in the local development plan (i.e. as an opportunity site), identified through forward planning processes but become available for various ad hoc reasons.

If you need a copy of this document in an alternative language, easy read format, in BSL or in large print or in Braille please telephone 01467 536230.

Jeśli chcesz otrzymać kopię tego dokumentu w innym języku, napisanego dużą czcionką lub w języku Braille'a, proszę zadzwonić pod numer 01467 536230.

Ja Jums ir nepieciešama šī dokumenta kopija citā valodā, lielformāta drukā vai braila rakstā, lūdzu, zvaniet pa tālruni: 01467 536230.

Если Вы нуждаетесь в копии этого документа на другом языке, укрупненным шрифтом или шрифтом Брайля, просим Вас позвонить по телефону 01467 536230.

Prašau skambinkite tel. 01467 536230, jei jums reikalinga j jūsų kalbą išversto dokumento kopija ar pageidaujate didelėmis raidėmis ar Brailiu.

Aberdeenshire Local Development Plan

Woodhill House

Westburn Road

Aberdeen, AB16 5GB

Tel. 01467 536230

Email: ldp@aberdeenshire.gov.uk