

Draft Proposed Local Development Plan 2019

Explanatory Note

Introduction

The Development Plan Scheme 2018 stated that Officers would prepare a Draft Proposed Local Development Plan to be published alongside the Main Issues Report. The reason for preparing this document is twofold:

- Firstly, to aid in the interpretation of the Main Issues Report by outlining how preferred options could be translated into draft policy wording and through updates to the Settlement Statements; and
- Secondly, as a reaction to proposals associated with the review of Scottish planning that suggested that the Main Issues Report should be abolished in favour of direct publication of a Proposed Plan, we have taken this opportunity to explore options for how Aberdeenshire Council could adapt to a new plan-making process within the existing legislative framework.

Format of the Draft Proposed Local Development Plan

The Draft Proposed Local Development Plan illustrates how the changes that we think should be made to the Local Development Plan 2017 (LDP 2017) could be accommodated. This is achieved through track changes made by Officers to a copy of the current Plan. This follows extensive pre-Main Issues Report engagement with Community Councils and stakeholder groups during the last 15 months.

Not all sections of the LDP 2017 have been amended. The Draft Proposed Local Development Plan contains the introductory and policy sections as well as Settlement Statements (Appendix 8 of the LDP 2017) for all 6 Administration Areas. Other appendices and supplementary guidance have not been updated at this time. As we expect supplementary guidance to be removed from the LDP, it is our intention at this stage all but two supplementary guidance documents be brought into the Proposed Plan as appendices. This is indicated in the Draft Proposed Plan through grey text in the Contents page.

Existing allocations have been updated to reflect the current position and some have been removed either as a recommendation arising from the Main Issues Report, or because they are now built out and as such are no longer required to be shown in the Plan. Preferred bids in the Main Issues Report have been added as opportunity sites to the Plan and policy set for the nature of development on these sites created. These are working drafts based on information available to Officers in assessing the bid. These are likely to be expanded on the basis of any relevant information received through the Main Issues Report consultation.

Reserved bids, sites for which we have neither a need for at this time or the quality of information required to justify their inclusion in the Main Issues Report, are shown as "Future opportunity sites" or "FOPs" in the Draft Proposed Local Development Plan. These are not formal land allocations in the LDP and are not available for development in the early part of the new Plan period. They do however give an indication of possible future land allocation and allow for early consideration of these sites to be made. For example, through considering future road layout and connectivity. These sites will be reviewed at the mid-point of the Plan period and may be drawn down should a shortfall in supply be established, or to replace another site that has been found to be undeliverable and is due to be removed. Likewise, a FOP site may also be removed at any such time as the Plan is reviewed.

The “Services and Infrastructure” section of the Settlement Statements have not been reviewed by Officers and this text has been changed to grey for the purposes of the Draft Proposed Local Development Plan. This section will be updated following further engagement with relevant stakeholders prior to the Proposed Plan.

Function and Materiality of the Draft Proposed Local Development Plan

The Draft Proposed Local development Plan is an online resource available to aid in interpretation of the Main Issues Report. It is available to view during the period of public consultation on the Main Issues Report (14 January to 8 April 2019). The Draft Proposed Local Development Plan has not been subject to scrutiny by any Committee and is not the settled view of the Council. It holds no material weight in the determination of planning applications.

The Draft Proposed Local Development Plan is also available through an interactive online Main Issues Report (story-map) which allows greater and easier interaction between these two documents.

The Draft Proposed Local Development is not a consultative document i.e. we are not formally seeking comments on this document. However, should you wish to make comment on any of draft wording specifically, it should clear in any response you make to which section of the Draft Proposed Local Development Plan your comment relates, e.g. stating page number, policy section, or settlement, and why you would wish to see the proposed text changed, or not, should this be the case. It would be helpful that if any comments made in relation to the Draft Proposed Local Plan were submitted separately to any comments on the Main Issues Report. Any comments made in relation to the Draft Proposed Local Development Plan will not be reported to any Committee but will be considered by Officers in preparing the eventual Proposed Local Development Plan.

Next Steps

The Draft Proposed Local Development Plan is very much a draft document and is expected to be further amended and refined following consideration of responses to the Main Issues Report. The Proposed Local Development Plan, expected in December 2019 may look quite different to the current draft.

The Draft Proposed Local Development Plan will be removed from the Council’s webpage following the public consultation period on the Main Issues Report.