

## Developer Contributions

NB: This does not apply to 'Householder Applications', eg: garages, extensions etc.

**Aberdeenshire Council** in line with other Councils in Scotland operates a system of Developer Contributions, also referred to as 'Planning Gain', in relation to Infrastructure and Affordable Housing requirements resulting from a proposed development. Developers are encouraged to contact the Planning Gain Service prior to the purchase of development land in order to ascertain the likely level of contributions required. Contributions may be 'in kind' through provision of works on site, etc. or financial contributions. Payments can either be made prior to the issuing of the planning permission or scheduled over the course of the development by the means of a Section 75 legal agreement.

**The Council** operates a policy of endeavouring to be as fair to all as possible. Therefore contributions will be levied against all developments, where required, due to their cumulative impact on the local infrastructure. Equally, to ensure fairness all developments, including commercial, will be assessed for Affordable Housing contributions.

**Infrastructure** contributions are assessed on the impact of the development on the infrastructure and amenity of the settlement in which the development is proposed. This will also apply to infrastructure which serves the development but is located elsewhere eg: Secondary School.

Contributions may include provision for Recreation, Community Facilities, Public Art (Percent for Art programme), Education, Health, Fire and Police as well as Recycling, Public Transport, Access and Safer Routes to School. It must be stressed that all developments will be treated on an individual basis and contributions will be in scale and kind to the development under consideration as per Scottish Executive Guidance on this issue contained in circular 12/1996.

**Affordable Housing** contributions are a reflection of the housing need in Aberdeenshire. It is the function of the Council and supported by Scottish

Executive guidance in SPP3 (Scottish Planning Policy 3) and PAN 74 (Planning Advice Note 74) to enable the provision of low cost homes for rent and sale over the entire Council Area. In consequence a proportion of a development is required to provide such housing either on site or off site on designated housing land under the control of the developer or by way of a commuted sum. The Council will endeavour to be as accommodating as possible to the means of delivering the proportion of Affordable Housing sought and several methods are available in addition to those mentioned. Where the assessed proportion of Affordable Housing is low or for other reasons put forward by the Housing Service, the applicant may be asked to contribute a commuted sum in lieu of housing on site, this will also apply to commercial applications. Allowances against the level of Affordable Housing contributions sought may be made if the development would be rendered unviable as a result, for instance in cases of unforeseen decontamination costs. Brownfield development sites have a reduced level of contribution from the outset to encourage development and to allow for additional development costs.

Attention is drawn to the appendices covering Developer Contributions and Affordable Housing in the Local Plan. Separate advice will also become available expanding on the above covering:

- **Infrastructure** – outline of assessment procedure, current rates of mitigation and payment methods.
- **Sustainable Development** issues, such as bio-mass heating and grey water recovery systems that may attract allowances against other contributions.
- **Affordable Housing** – levels of contributions including commuted sums, methods of provision & commercial developments.
- **Percent for Art**
- **Power Generation**

**Please write or Fax in the first instance to:** Planning Gain Service, Aberdeenshire Council,  
C/o Banchory Area Office, The Square, Banchory, AB31 5RW  
Fax No: 01330 823972