

## **SG Rural Development 1: Housing and business development in the countryside**

**A. In the Aberdeen Housing Market Area we will approve new small scale development, subject to other policies, where:**

- 1) it is for a development that would be permissible under the green belt supplementary guidance; OR**
- 2) it is for the refurbishment or replacement of an existing or disused building, or it is on a site which has previously been developed and is now redundant; OR**
- 3) it is for development that contributes to the organic growth of a settlement identified in appendix 1, of no more than 3 houses on a site within approximately 400m of the edge of the built up area; OR**
- 4) it is for a single dwelling house associated with the retirement succession of a viable farm holding.**

**B. In the Rural Housing Market Area we will approve new small-scale development, subject to other policies, where:**

- 1) it is a development that would be permissible in the Aberdeen housing market area (see above); OR**
- 2) it is an economic development proposal; OR**
- 3) it is an appropriate addition, in scale and character, to an existing cohesive group of at least five houses.**

**Within all cases above, the siting and design of the development will be a primary consideration. The retention and refurbishment of vernacular buildings and the re-use of brownfield sites will always be preferred, and the character of these buildings should be retained in all cases.**

### **Reasoned Justification**

The aim of the policy is to support a long-term sustainable pattern of development that balances needs, aspirations and demands for development in rural areas outwith settlements. It also recognises that the greater demand for development that can be anticipated in certain parts of Aberdeenshire requires greater control of new development than in other areas.

Restrictions are placed on areas where there is likely to be the greatest demand for rural housing, and where there is a risk of sporadic and intrusive development to the detriment of the character of the landscape.

This supplementary guidance does not apply to development sites specifically allocated within the local development plan. It normally will only apply to small-scale development, as any other developments should come through the Local Development Plan process. However, larger developments may be considered in exceptional circumstances.

Need for development is accommodated by allowing retiring farmers to remain on the land where they can continue to make a valuable contribution to the farming enterprise, but only where there is a family successor to the farm. Only in exceptional circumstances will this clause be applicable if a farm is to be sold, as the sale could exclude sites acceptable under other terms of the policy. For the rare circumstances where there is evidence to demonstrate an on-site presence is required, development is also accommodated. To ensure housing for an essential worker is not sold on, in exceptional cases developers may be required to enter into a Section 75 Agreement with the Council.

For clarification, previously developed land must be disused and redundant for its designed purpose, and therefore a recently built agricultural building which is capable of being used for modern farming practices would not apply.

Economic development proposals will normally have no need for an associated on-site housing development. In certain circumstances, under the Enabling Development Policy, enabling development for businesses may be considered.

There is some common ground between this policy and development in the special rural types of green belt and coast. The special characteristics of coastal areas are managed by separate supplementary guidance which should be applied in addition to this policy. Regeneration areas are an economic policy tool and that provides additional advantage to these areas through greater land allocations and more “enabling development” opportunities. They have no need for a more relaxed rural development policy beyond this.

The policy applies to all forms of development outwith settlements, including the conversion of vernacular buildings and steadings, replacement buildings (including replacement houses) and new-build. No restriction is placed on the size of replacement of existing buildings, or of the footprint that such a building should occupy, provided the development is on the same site (but not necessarily the same footprint) and the design is appropriate for the location. If proposals for the replacement of buildings require any measure of undeveloped land outwith the curtilage, this may be considered on its merits.

Where this policy is to be used to enable redevelopment of a traditional vernacular building every effort should be made to retain the existing building, and to augment the traditional design features that it promotes.

Development granted as part of a cohesive group under this policy should not exceed 20% of the existing size of the cohesive group within the 5-year plan period. Units constructed under this policy will not count towards the size of the group until the following plan period.

## Appendix 1: Identified Villages

These are the settlements within the Rural Housing Market Area that are referred to in para A.3 of the supplementary guidance.

### BANFF AND BUCHAN

Area	Settlement name
Banff & Buchan	Bogton / Forglen
	Cornhill
	Crudie
	Gordonstown
	Gardenstown
	Inverboyndie
	Kirkton of Alvah
	Ladysbridge
	Memsie
	Netherbrae
	New Aberdour
	New Byth
	Rathen
	Rosehearty
	Sandend
	Sandhaven/ Pittulie
	Tyrie

### BUCHAN

Area	Settlement name
Buchan	Crimond
	Cruden Bay
	Fetterangus
	Longhaven
	Longside
	Maud
	New Deer
	New Leeds
	New Pitsligo
	Old Deer
	St Combs
	St Fergus
	Strichen
	Stuartfield

### FORMARTINE

Area	Settlement name
Formartine	Daviot
	Fintry
	Fisherford
	Fyvie
	Kirkton of Auchterless
	Rosehall
	Rothienorman
	Ythanbank

### GARIOCH

Area	Settlement name
Garioch	Auchleven
	Chapel of Garioch
	Cluny
	Durno
	Kirkton of Rayne
	Lethenty
	Meikle Wartle
	Oyne

## KINCARDINE AND MEARNES

Area	Settlement name
Kincardine & Mearns	Arbuthnott
	Benholm
	Fettercairn
	Park
	Woodlands of Durris
	Kirkton of Durris

## MARR

Area	Settlement name
Marr	Ballogie
	Blairdaff
	Bogniebrae
	Bridge of Alford
	Bridgend of Gartly
	Cairnie
	Clatt
	Finzean
	Forgue
	Gartly
	Glass
	Glenkindie
	Keig
	Kennethmont
	Kennethmont Distillery
	Kirkton of Tough
	Largue
	Logie Coldstone
	Lumphanan
	Lumsden
	Muir of Fowlis
	Montgarrie
	Rhynie
	Strachan
	Tarland
	Towie
	Whitehouse
	Ythanwells