

SG Landscape 1: Landscape character

We will approve development, subject to other policies, where:

- 1) its scale, location and design are appropriate to the landscape character of the area, as identified in Appendix 1; AND**
- 2) the proposal will not have an adverse impact on:-**
 - (i) the key natural or historic features of the landscape character; OR**
 - (ii) the overall composition or quality of the landscape character, particularly if the landscape is currently largely unspoiled by obtrusive or discordant features; OR**
 - (iii) any combination of the above, when considered with other recent developments, resulting in the possibility of an adverse cumulative impact on the local landscape character.**

Reasoned Justification

Landscapes can be vulnerable to the effects of new development, and the aim of this supplementary guidance is to provide all landscapes within Aberdeenshire with adequate protection against damaging development. This supports the approach set out in the European Landscape Convention (2000), which encourages sustainable management, protection and enhancement of all landscapes, and not just areas of exceptional quality.

Landscape impacts differ from visual impacts. Visual impacts relate to changes in specific views. Landscape impacts are usually considered in terms of disturbance, damage or loss of individual or multiple features of landscape character, such as streams, woodlands, sand dunes and stone walls. Landscape impacts are those that alter the overall character, or elements of the character of the landscape.

The sensitivity of a landscape is an indication of its capacity to absorb change. If a landscape character area is largely unspoiled by obtrusive or discordant man-made features (e.g. grain silos, shelter belts or forestry plantations), development of other man-made structures or features should generally be avoided. The distinctive characteristics of a landscape area should be protected from development that may impact on its composition (features visible within the landscape from a viewpoint) or quality (e.g. in a good state of condition or health, or undeveloped).

In the 1990s, SNH published three volumes of Landscape Character Assessments, which identified 42 landscape character areas in Aberdeenshire. They classified and highlighted the different landscapes of Landscape Character Areas in Aberdeenshire. The qualities of individual landscape character areas could easily be destroyed or damaged by even a relatively small, insensitive development or in some areas by any development at all. Therefore the impact a development may have on the key characteristics within any of these landscapes must be considered. Appendix 1 provides an amalgamated revision of these Landscape Character Assessments. Further Planning Advice will provide indicative guidance for each landscape character area on the implications for development proposals. This guidance will include the need for a particularly high standard of design and mitigating measures within the character areas coincident with what have historically been identified as Areas of Landscape Significance.

The value of a landscape is identified by its key features or a combination of features that could be natural or historical. Rare or unique key features are identified in locally important landscapes, which are designated as Areas of Landscape Significance. Other important key features can be identified in the Historic Land use Assessment (HLA). The HLA data contributes to an understanding of the landscape and can influence the design of a development. In addition, the HLA identifies rare landscape types within Aberdeenshire, which can be calculated based on the area covered by them compared to the total rarity of the area surveyed under HLA. For example, relict crofting land would be a rarer landscape type surviving in Aberdeenshire compared to the commonly found 18th-19th century improved rectilinear fields used for agriculture.











































Where a rare landscape type is threatened by development, either:

- it should be preserved; or
- the core features of it should be retained; or
- the development should combine the landscape pattern etc into its layout design, thereby ensuring a continuity of landscape development.

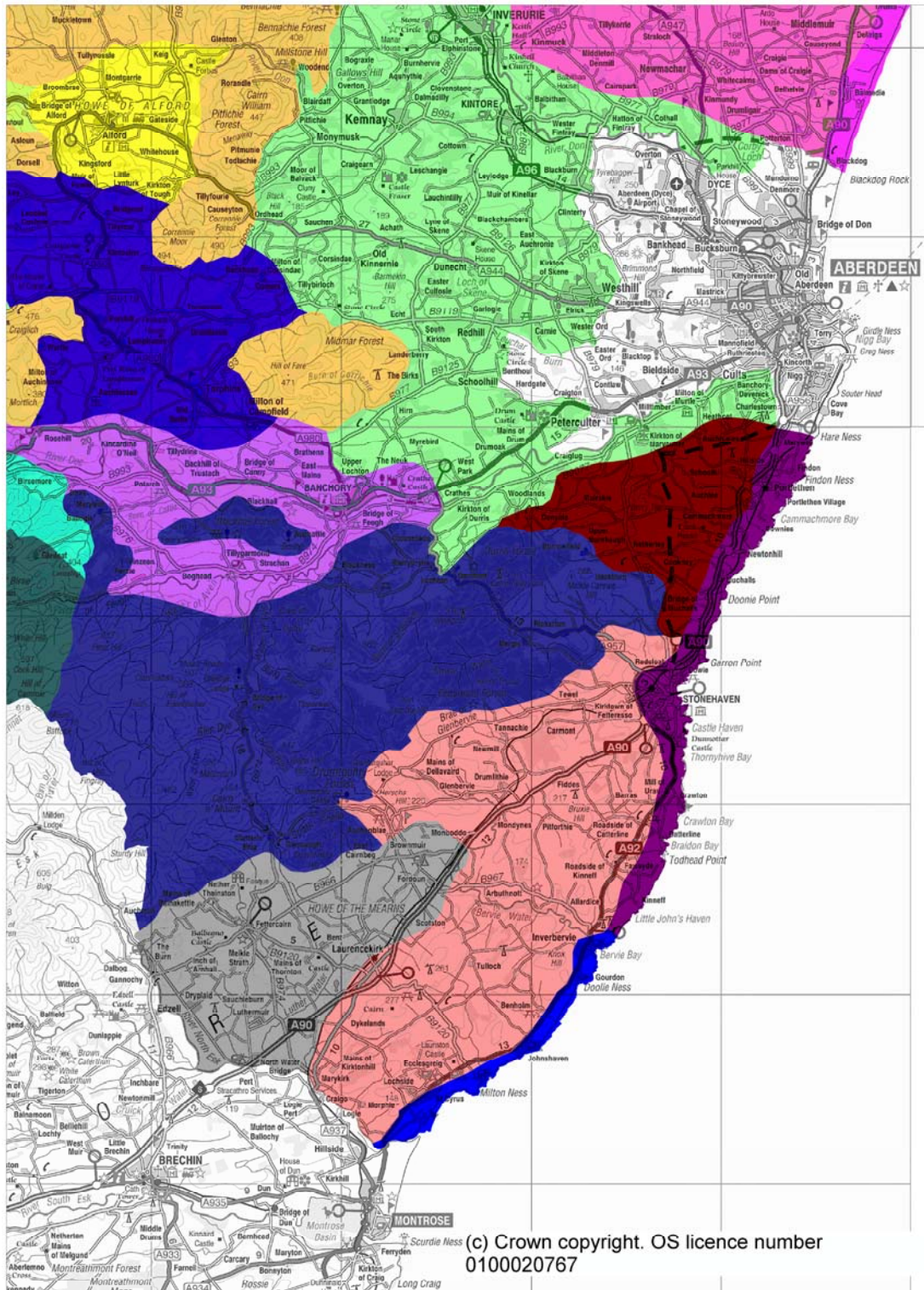
When notified, the Council will require the formal approval of new agricultural buildings or the significant extension or alteration of existing buildings that raise an issue of impact on the quality or character of the landscape.

Appendix 1

Map of Landscape Character Areas and Areas of Landscape Significance

Key	
Aberdeenshire - Landscape Character Assessment	
	AGRICULTURAL HEARTLAND
	CENTRAL WOODED ESTATES
	CLIFFS OF THE NORTH AND SOUTH EAST COASTS
	COASTAL FARMLAND EAST OF MACDUFF
	DAUGH OF CAIRNBORROW
	DEESIDE
	DEVERON & BOGIE STRATHS
	DEVERON AND UPPER YTHAN VALLEYS
	DONSIDE
	DUNES AND BEACHES FROM FRASERBURGH TO PETERHEAD
	EASTERN COASTAL AGRICULTURAL PLAIN
	FORMARTINE LINKS AND DUNES
	FORMARTINE LOWLANDS
	GARVOCK AND GLENBERVIE
	GRAMPIAN OUTLIERS
	HOWE OF ALFORD
	HOWE OF CROMAR
	HOWE OF THE MEARNS
	INSCH BASIN
	KINCARDINE CLIFFS
	KINCARDINE LINKS
	KINCARDINE PLATEAU
	KNOCK HILL AND ABERCHIRDER
	LUMSDEN VALLEY
	MUIR OF DINNET
	NORTH-EASTERN COASTAL FARMLAND
	NORTHERN ROLLING LOWLANDS
	SANDSTONE RIDGES AND VALLEYS SOUTH OF TROUP
	STRATHDON
	THE ANGUS HILLS & GLENS
	THE CENTRAL MASSIF
	THE CROMAR FARMLANDS
	THE CROMAR UPLANDS
	THE MOUNTH
	THE NORTH-EASTERN HILL RANGES
	THE SOUTHERN HILL RANGES
	THE WHITE MOUNTH
	UPLAND RIDGES SOUTH OF THE DEVERON
	UPPER DEESIDE ESTATES
	WESTERN COASTAL FARMLAND
	WOODED ESTATES AROUND OLD DEER
	YTHAN STRATH FARMLAND

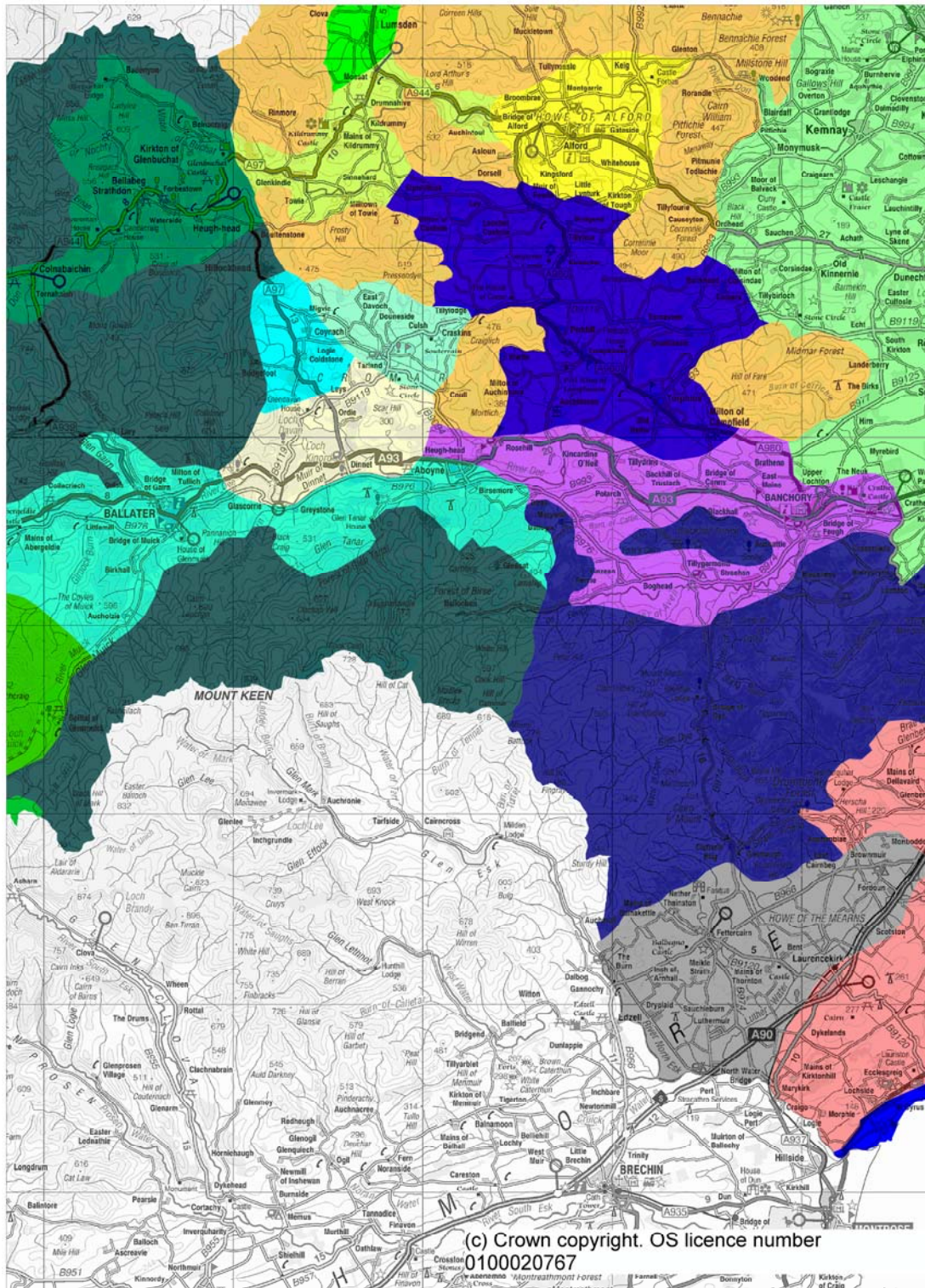
1. Aberdeenshire South East



Scale
0 1 2 3 4 5 km



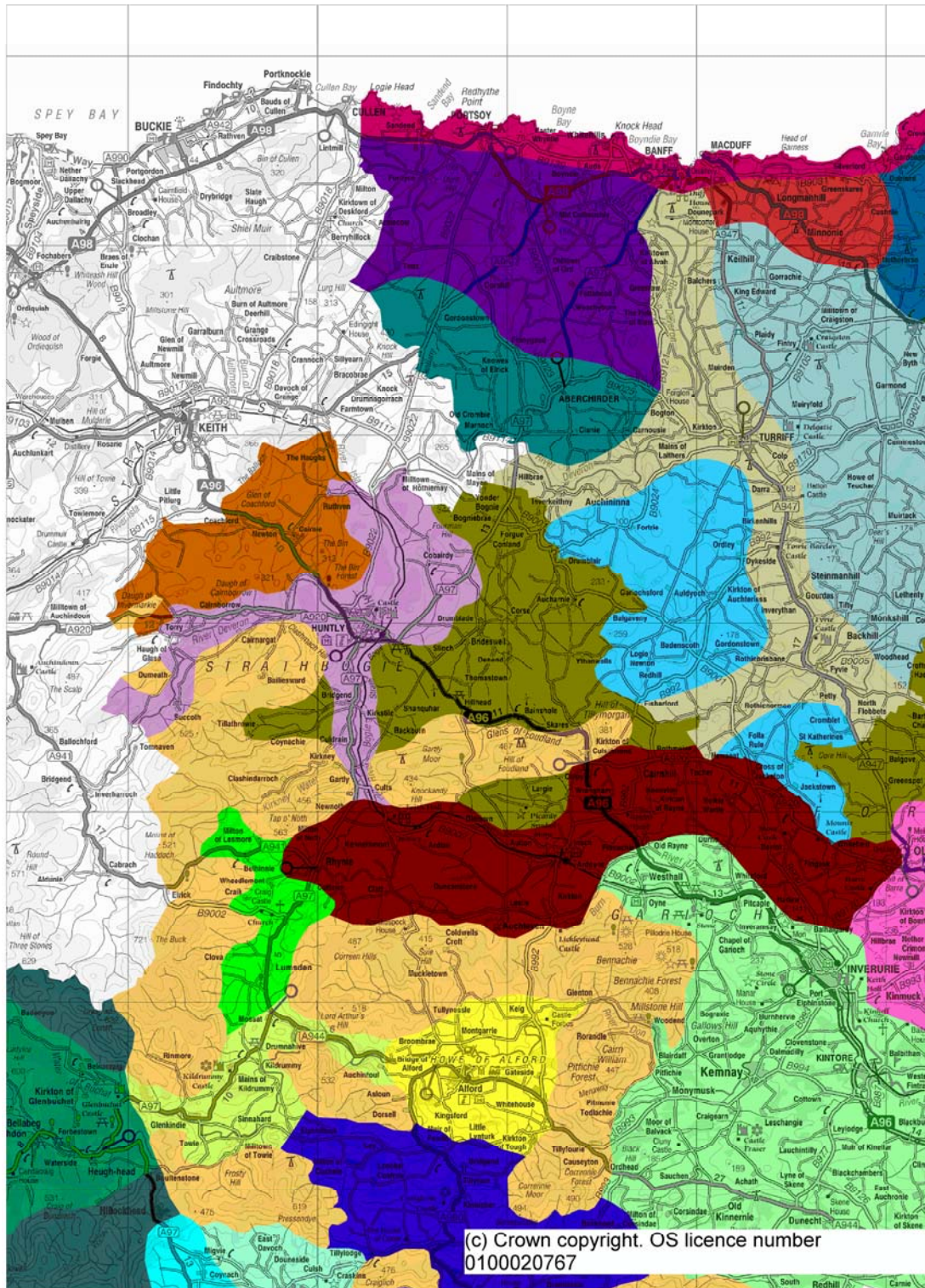
2. Aberdeenshire South west



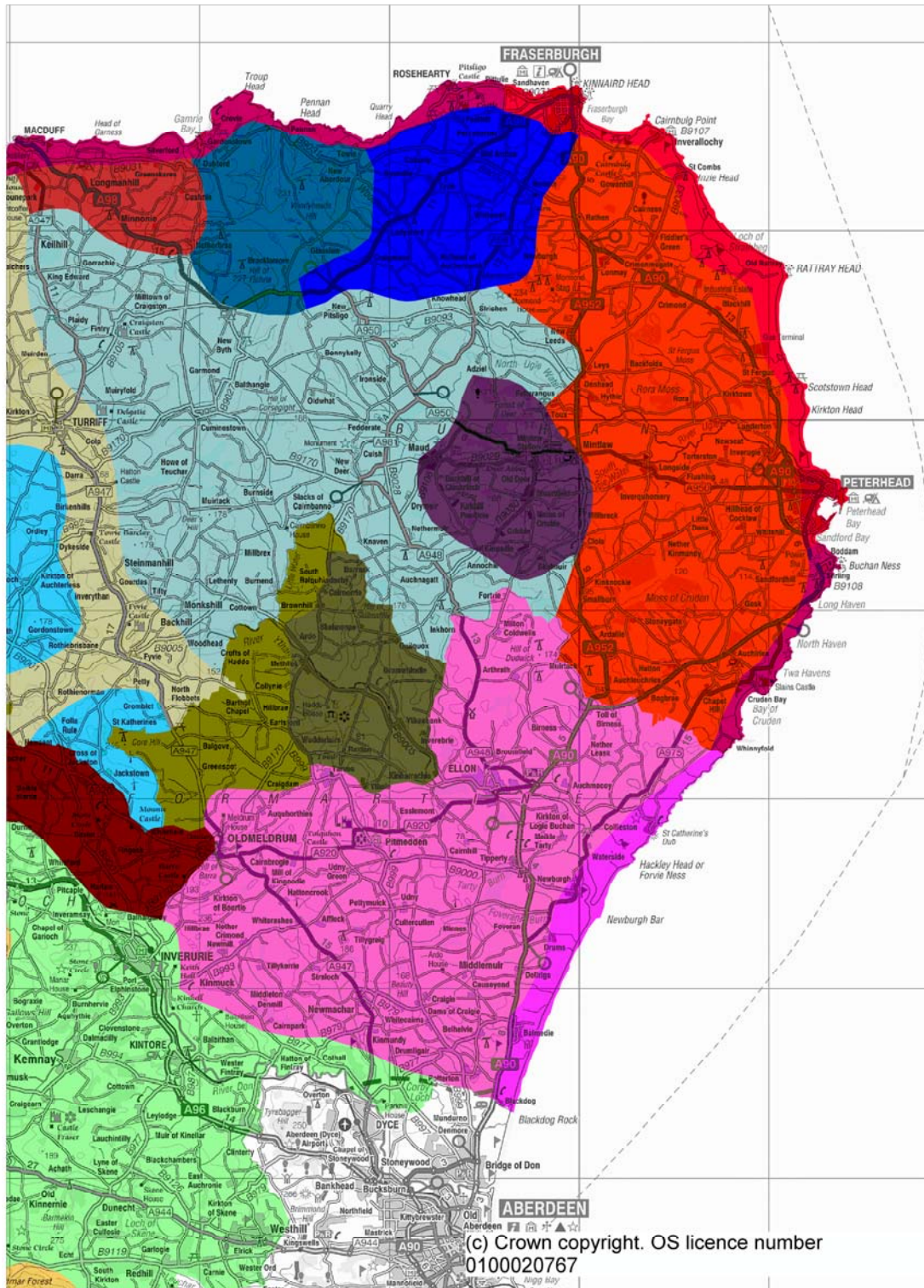
Scale
0 1 2 3 4 5 km



3. Aberdeenshire North west



4. Aberdeenshire North East



Scale
0 1 2 3 4 5 km

