

## SG Landscape2: Valued views

**We will approve development, subject to other policies, if:**

- 1) the proposal will not, by virtue of its location, scale or design, have an adverse impact on the viewpoint for a “valued view”, as identified in Appendix 1; AND**
- 2) the proposal will not, by virtue of its scale or location, have an adverse impact on the characteristics for which the view itself is valued.**

### **Reasoned Justification**

Everyone has a favourite view. The aim of this supplementary guidance is to provide those rural views which are valued by the community at large with a degree of protection from development which would “spoil the view”, whether this is something as innocuous as a garden shed adjacent to a popular viewpoint, or a major development such as a quarry in the far distance. It is not appropriate to use this policy to protect a “private” view, where there is no public interest, or as an ad hoc constraint. Valued views need to have been identified proactively to protect the development industry from uncertainty. Valued views have already been taken account of in the allocations made in the plan, and where an allocation has been made, the principle of development cannot subsequently be overturned by reference to impact on a view.

This policy will be used to complement SG Landscape1: Landscape character, but focuses more on the aesthetic aspects of landscape. Visual impact assessment is a tool which can be invoked principally for major developments, such as quarries or wind-farms, and which allows reactive consideration of the *impact* of a specific development on “the view”. We will promote its use to demonstrate the significance of any adverse impact.

The valued views in Appendix 1 have been identified by Community Councils and from the local knowledge of elected members. They all represent views from public vantage points, such as formal viewpoints and key views revealed by cresting a hill. Additional views may be identified, but will require review of this guidance, including public consultation, before they can be adopted.

### **Appendix 1 Valued views**

1. Countryside to east of Inverurie, above Oldmeldrum Road.
2. Designed landscape at Keithhall.
3. Views of Bennachie from the A96 (Tyrebagger and Inch area), B9170 Oldmeldrum – Inverurie, Cairnwilliam (to Millstone Hill), Horses Road, Keithhall, Belthenie, and New Deer on the Methlick road.
4. Views of Keithhall and Inverurie from Horses Road, Keithhall.
5. Views of Dunnydeer Hill Fort from the surrounding area.
6. The view across Peterhead Bay from South Road.
7. The view of River Ugie Estuary from North Road, Peterhead.
8. The view overlooking the sea from Harbour Street, Cruden Bay.
9. The views towards Mormond Hill.

10. The view overlooking the harbour from Cruden Bay Golf Course.
11. The view coastward from Clola to Hatton road.
12. The view of the St Fergus Gas Terminal, from the A90, particularly at night.
13. The view eastwards from Culsh Monument towards Peterhead.
14. The view of Slains Castle from Cruden Bay.
15. The Ythan Estuary from the A975 and associated stopping places.
16. Balmedie Beach.
17. The River Ythan at Ellon.
18. Prop of Ythsie at Tarves from the surrounding area.
19. Auchterless Kirk from the B992.
20. From the Learney Hill on the B993 as you descend towards Torphins, of Deeside - in particular, Mount Keen and Lochnagar.
21. The setting of Tarves Village on the brow of the hill.
22. From the top of Suie Hill on the Alford to Kennethmont road looking north-west.
23. The Ladder Hills from the top of the Glacks on the Muir of Fowlis/Glenkindie Road.
24. Over Alford from the junction of Greystone Road/Gallowhill towards Bennachie.
25. From top of Dess Road looking down to Lumphanan.
26. Over the River Dee from Sunset Seat, Banchory.
27. To east of Kincardine O'Neil where the road from Torphins joins the Deeside Road.
28. The approach to Aboyne from the east (just past the caravan park).
29. The view from from the A920 Huntly-Dufftown Road looking south/south-west.
30. The view of Johnston Tower from the Cairn O'Mount Viewpoint.
31. The view of Strathfinella/Cairn O'Mount from Garvock Hill.
32. The view of the Black Hill from Stonehaven Golf Course.
33. The view of the mouth of the River Esk from the A92, and from the stretch of the B class road from Northwaterbridge to Marykirk.
34. The view of the river North Esk from the public road between Forebank and Morpie.
35. The view of Meikle Carewe/Curlethney Hill skyline from Black hill.
36. Parish Church from Newtonhill to Findon Ness.
37. The view of Cookney Church from the B979.
38. The view from the Slug Road, Stonehaven to Kerloch.
39. The view from the A92 to Inverbervie.
40. The view from Gobbs Farm, Arbuthnott to the sea.
41. The view looking to Muchalls from mid-way across the moor.