

SG STRLtype2: Greenbelt

We will approve development in the Aberdeen greenbelt, as shown in the Main Proposals Map, subject to other policies, if:

- 1) it is for the extension of an existing building or use that is ancillary to the main use; OR**
- 2) it is for the purposes of agriculture, forestry, horticulture, nature conservation or essential public infrastructure; OR**
- 3) it is for a recreational use that is compatible with its agricultural or natural setting; OR**
- 4) it proposes the sensitive restoration, conversion or extension of a vernacular building or other building of architectural merit; OR**
- 5) it is accommodation required for a worker in a primary industry which is appropriate to the countryside and where the presence of a worker is essential to the operation of the enterprise, there is no suitable alternative residential accommodation available, and it is located within the immediate vicinity of the place of employment; OR**
- 6) it is identified as a national priority in the National Planning Framework and it is demonstrated that no other site is available; OR**
- 7) it is identified under the policy for safeguarding of resources and areas of search as required to meet an established need, and it is demonstrated that no other suitable site is available.**

Reasoned Justification

The aims of this supplementary guidance are to protect the Aberdeen greenbelt from new development that would be inconsistent with its functions, and to support proposals that would enhance it. The policy does not assess the individual merits of a planning application, but identifies when a proposed development may be supported within the greenbelt.

The extent of the greenbelt is shown on the proposals map and detailed in appendix 1.

New development, including those that are supported under other policies, must be compatible with the functions of the green belt. The green belt functions are to direct growth to appropriate locations (non-greenbelt locations), to ensure the green belt is maintained to protect and enhance the quality, character, landscape setting and the identity of settlements, and to enable access to open spaces and opportunities for physical recreation activities as part of the wider structure of green space in Aberdeenshire.

In addition to delivering its primary purposes, the greenbelt can contribute to the protection of the natural environment. Any development that may affect a nature conservation site, protected species, water body or area of

geodiversity importance will have to conform to the relevant policies in the plan.

Enabling development for the restoration of a listed building will apply in the green belt, but must conform to the supplementary guidance for enabling development.

Uses appropriate within the greenbelt are agriculture, forestry and horticulture. Recreational uses associated with forestry, nature conservation and agriculture may be acceptable subject to the scale and impact on the landscape setting.

New development, including extensions and conversions to residential and non-residential buildings, must be appropriately sited and/or designed, and be of an appropriate scale and form for the green belt. To protect the landscape setting and character of settlements it is preferable to retain as many vernacular buildings as possible. The vernacular building should be largely intact.

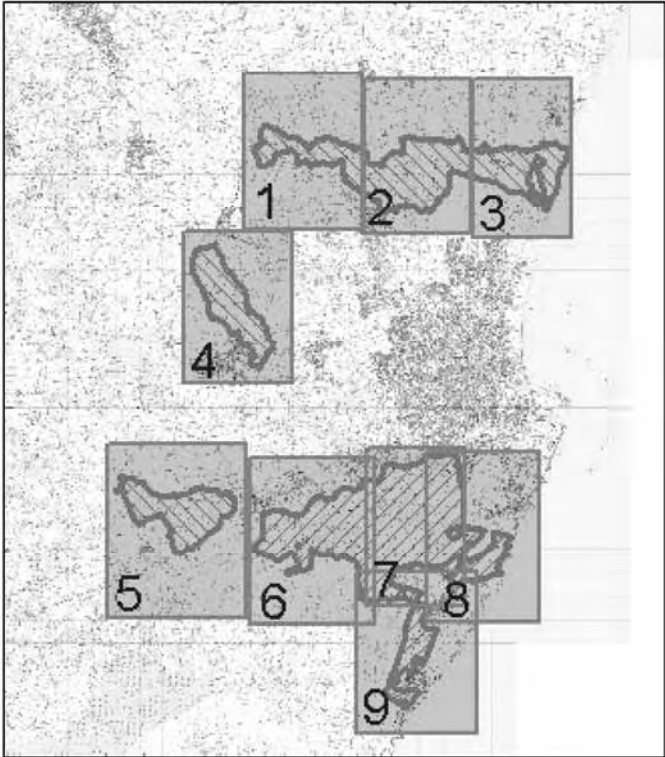
New development necessary for job-related accommodation should be for caretakers or operational staff.

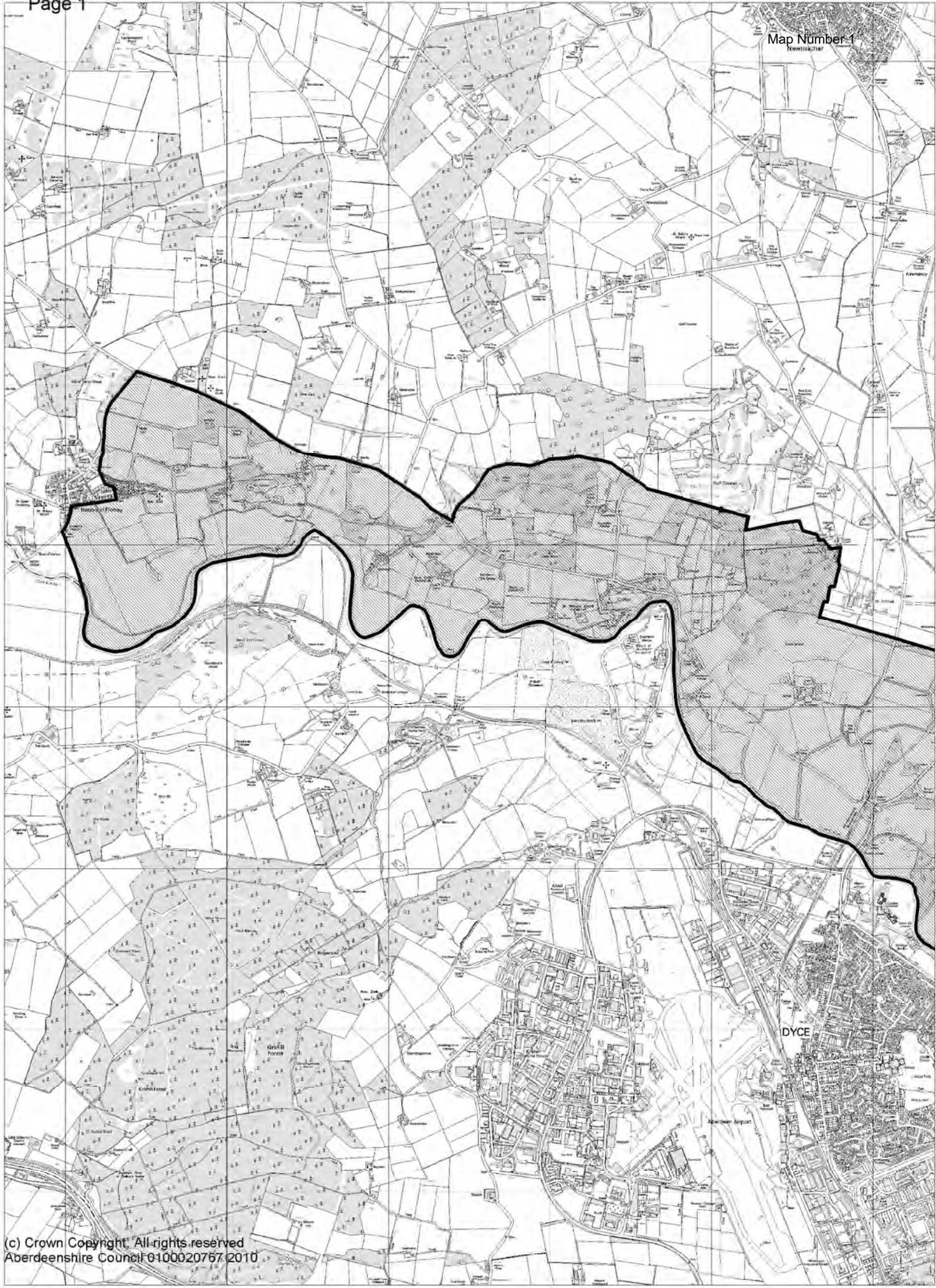
Where a proposal would not normally be consistent with greenbelt policy, but has an identified need such as transportation, utilities, or waste management works, it can be considered if there are no other appropriate sites. These are generally developments which are strategic in nature or are of national importance.

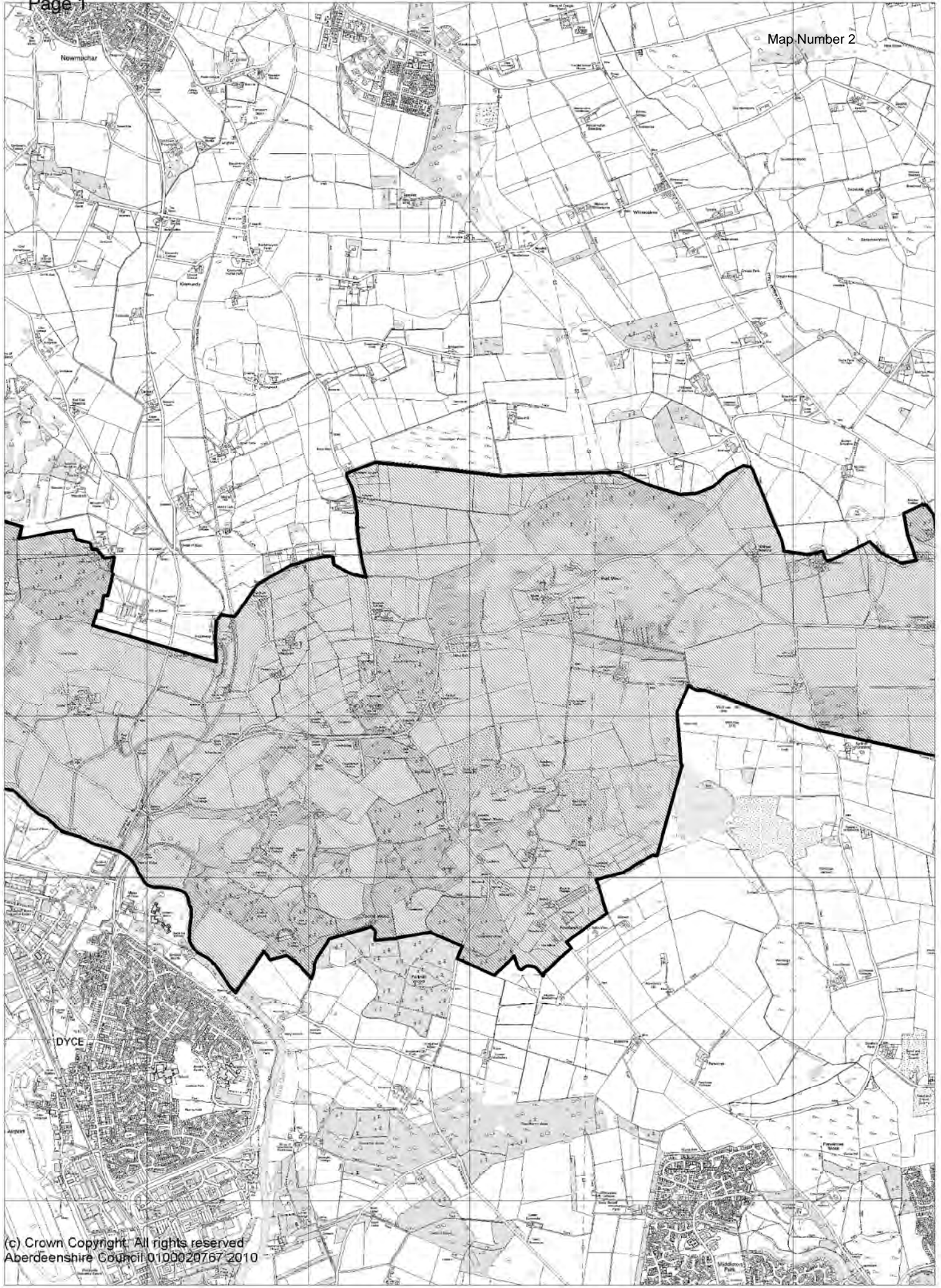
Appendix 1 extent of the greenbelt.

Appendix 1 Greenbelt Boundaries

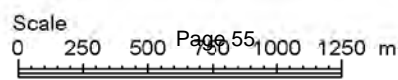
Page 1	Goval
Page 2	Parkhill
Page 3	Potterton
Page 4	Westhill
Page 5	Drumoack
Page 6	Maryculter
Page 7	Blairs
Page 8	Portlethen
Page 9	Newtonhill

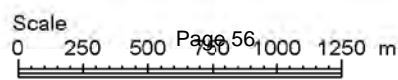
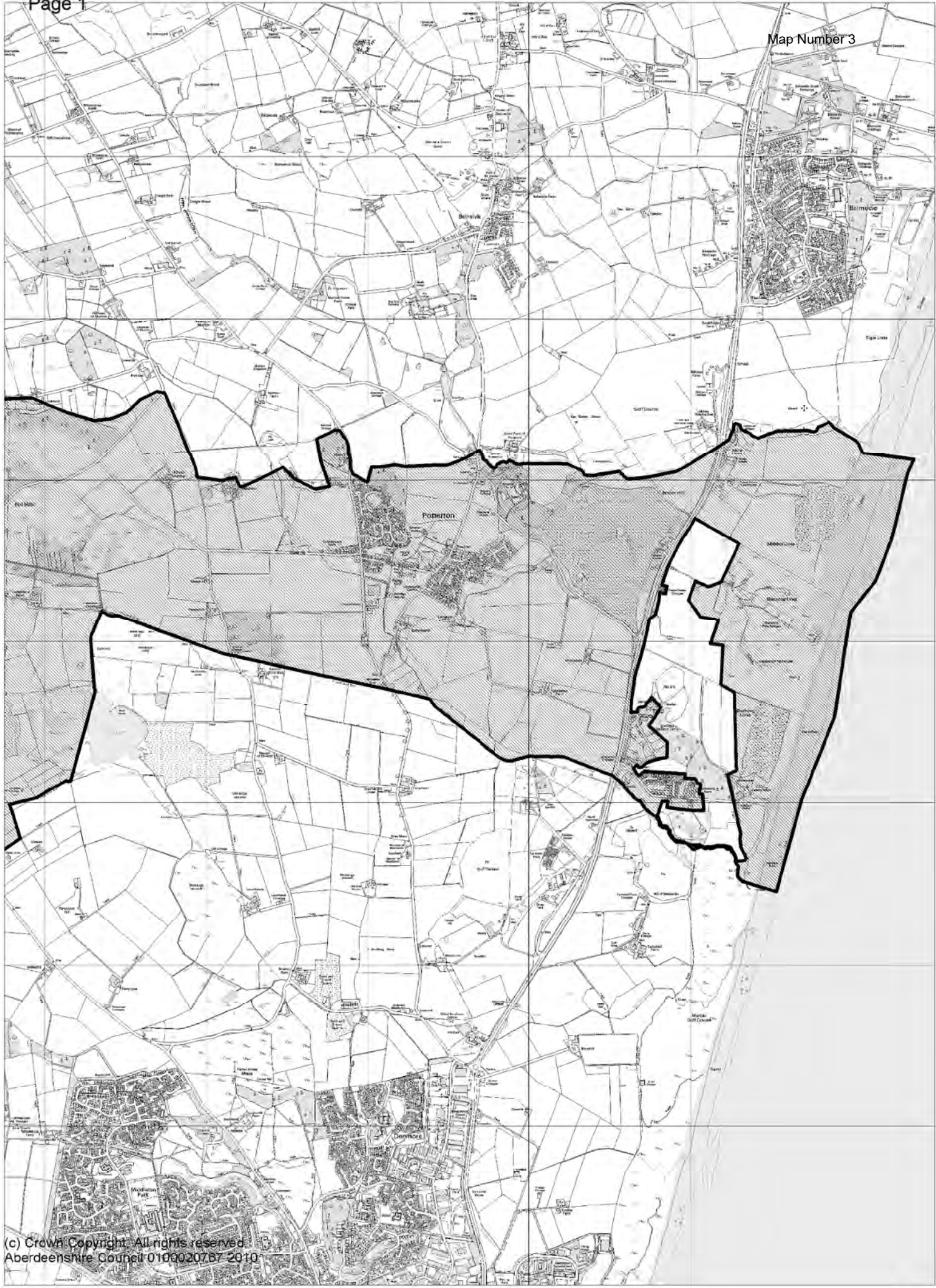


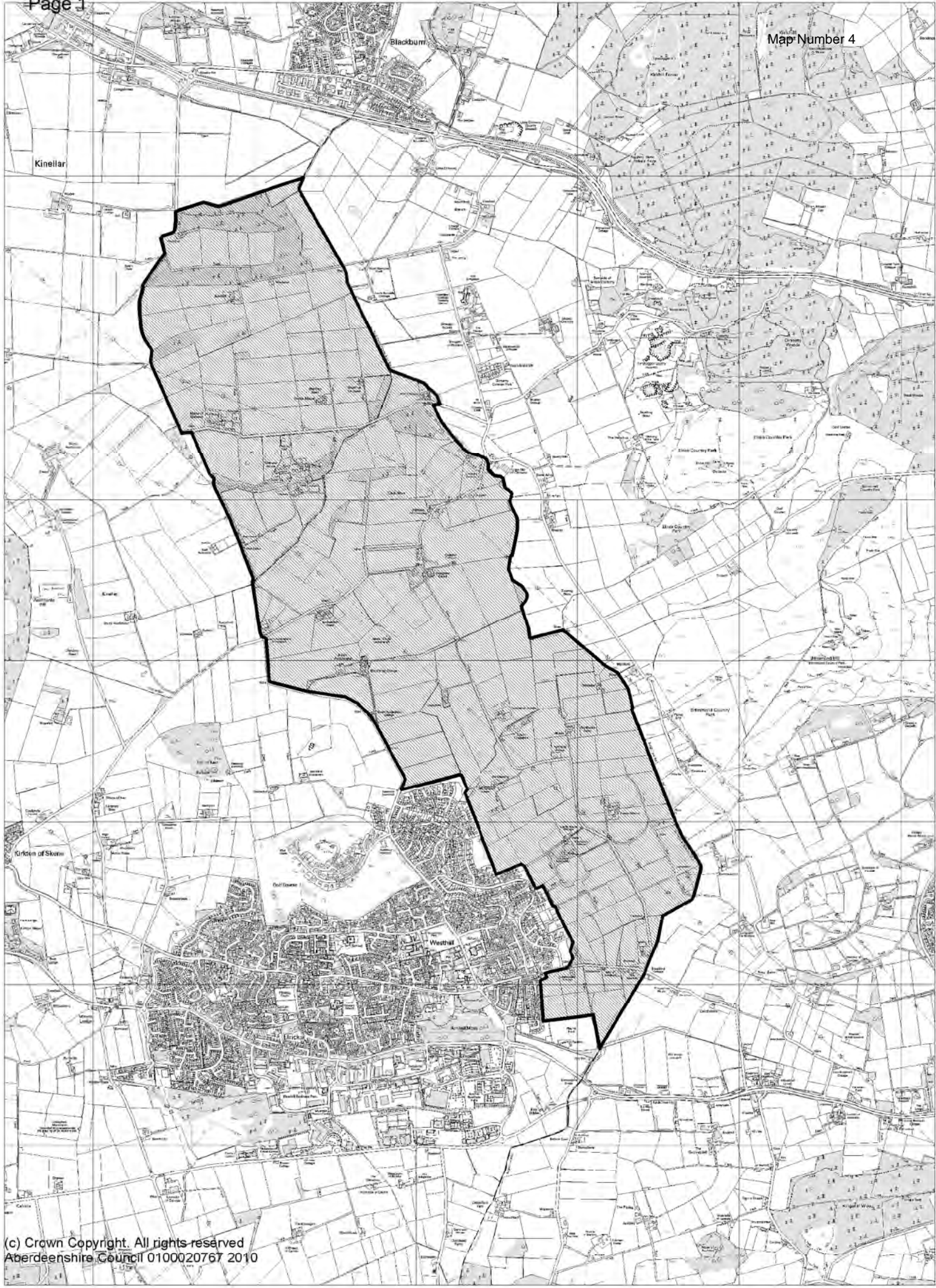




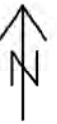
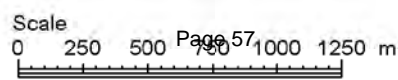
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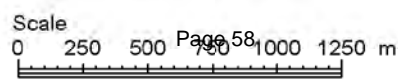
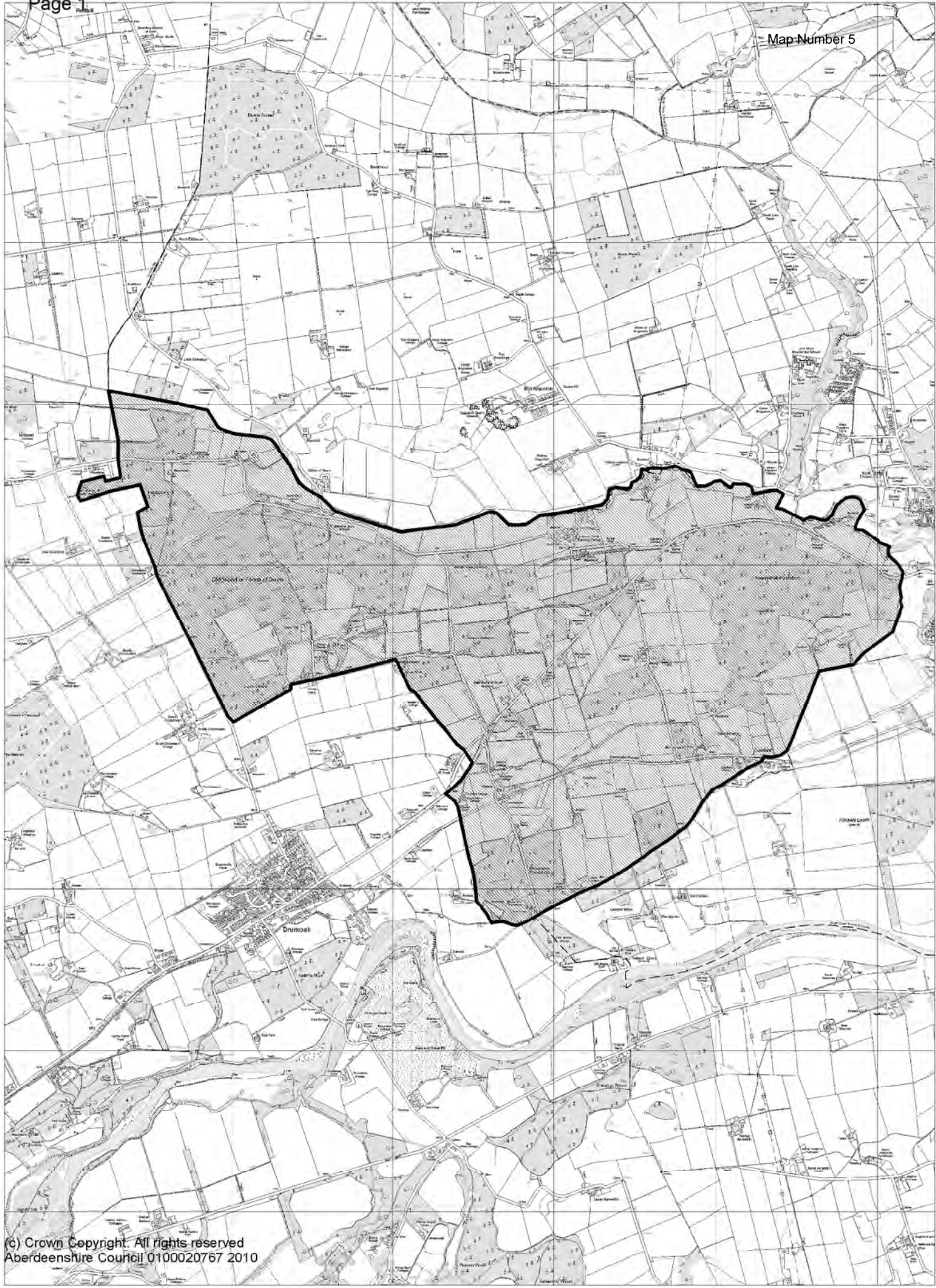


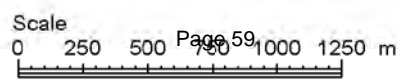
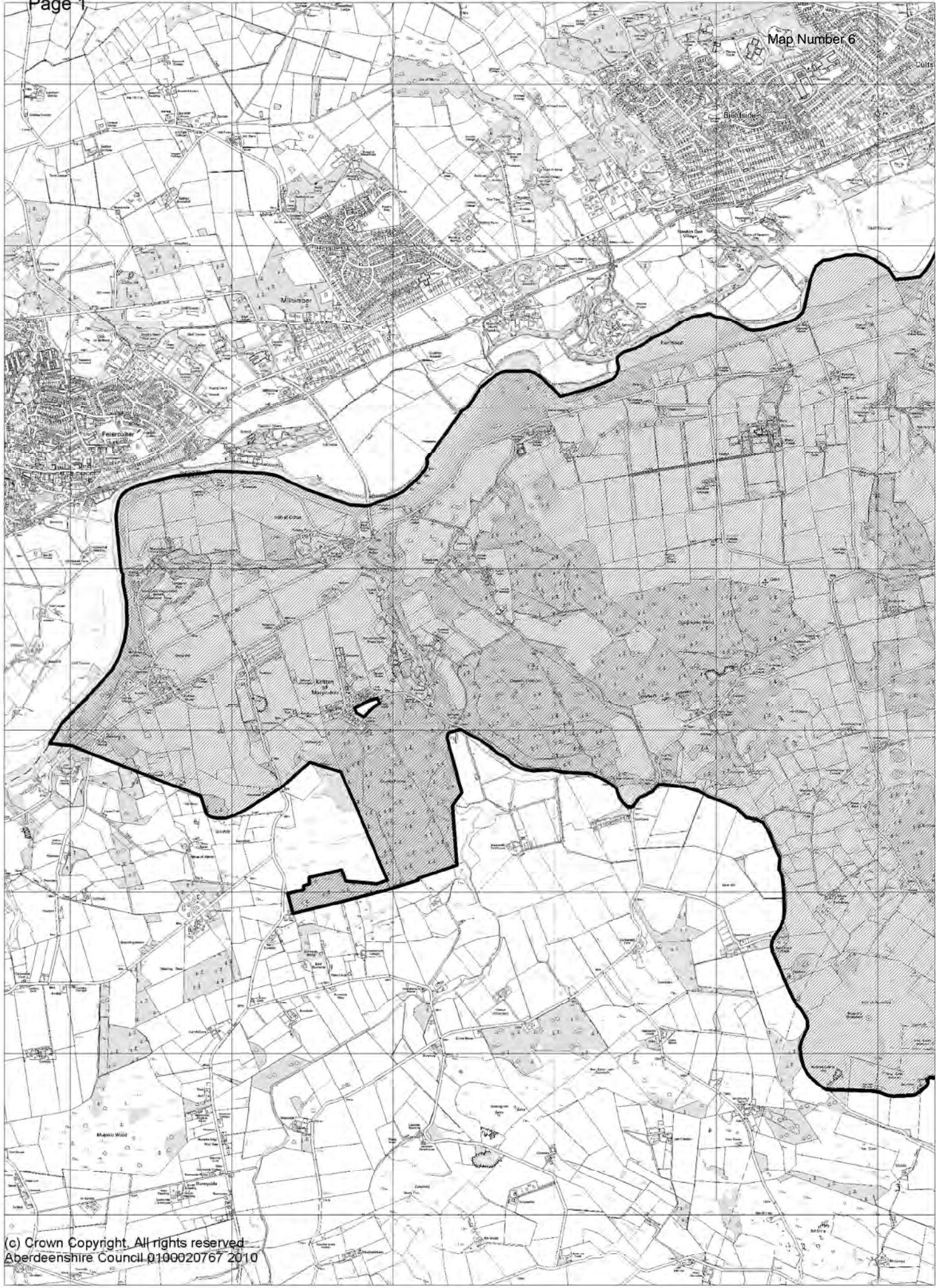


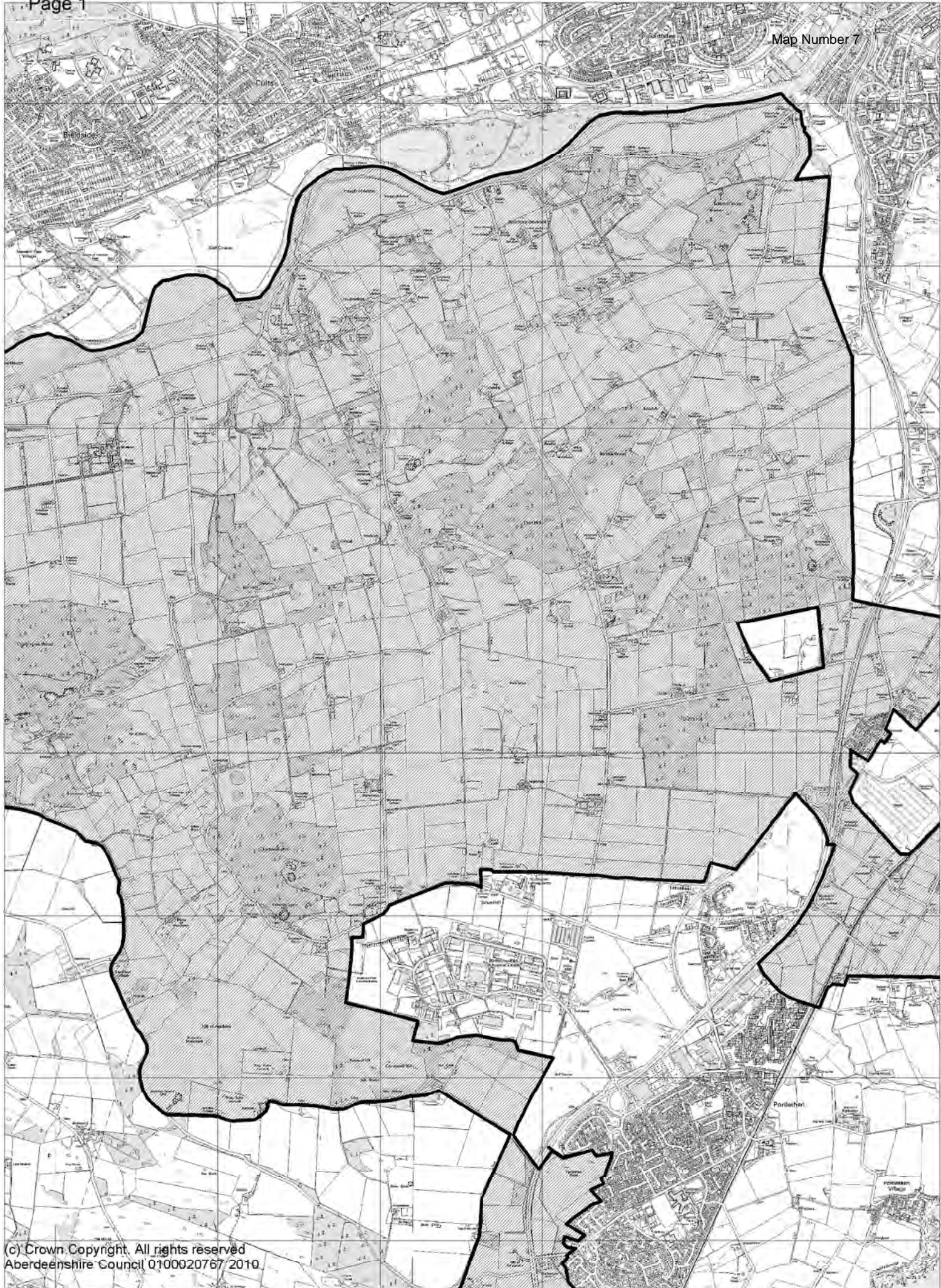


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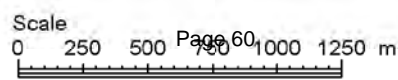


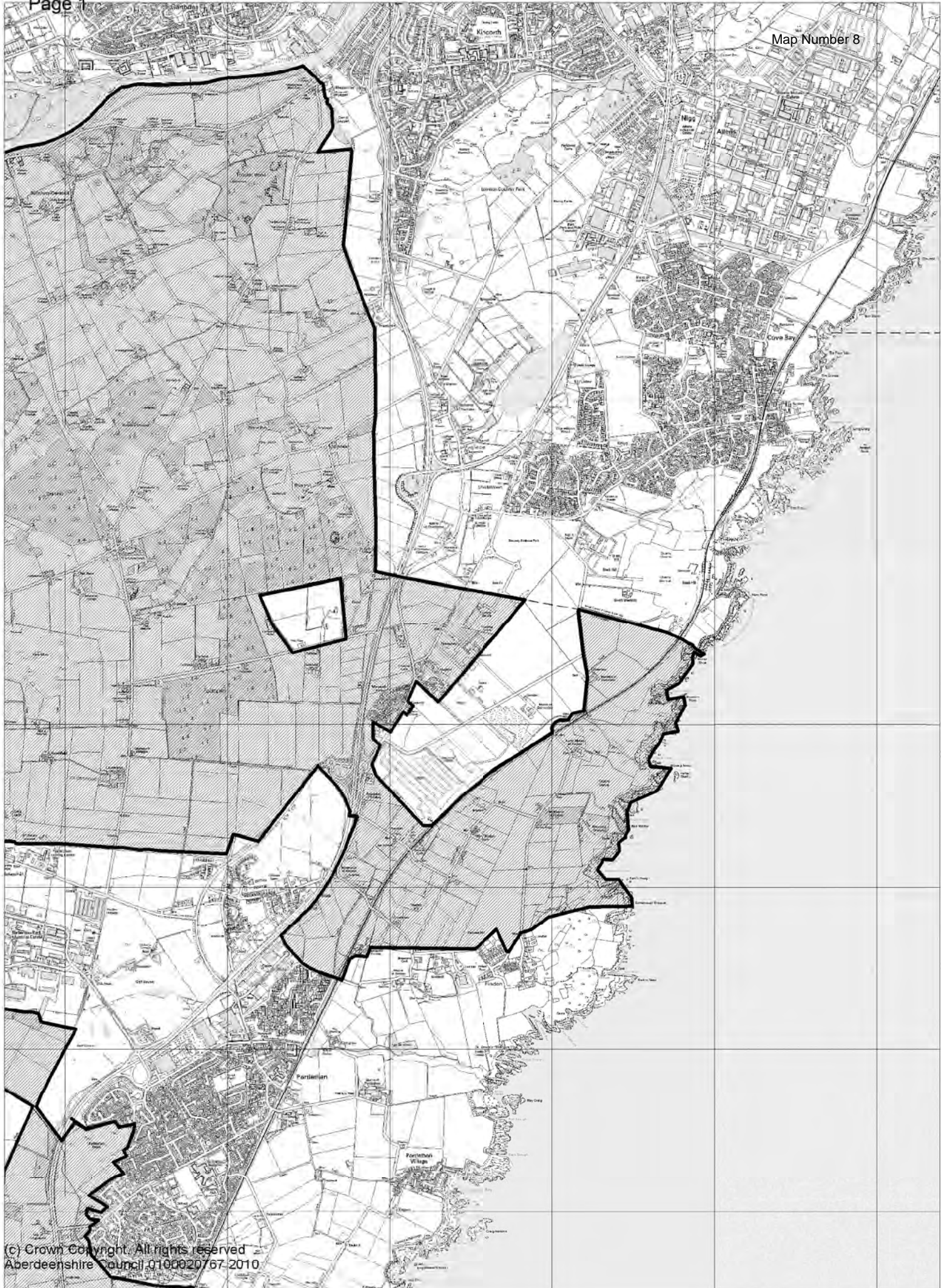






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