



Planning Advice No 10/2015
**Outdoor Access &
Development**



Access to the outdoors provides people with great benefits for health and well-being as well as recreation. New developments provide opportunities to enhance access links within and between communities. This leaflet has been designed to give guidance on incorporating access into new development.

Access Rights

The Land Reform (Scotland) Act 2003 provides a right of responsible access to most land and inland water.

Existing and potential public access is protected by policies in the Aberdeenshire Local Plan and public access must be taken into account in any proposed development. Where appropriate the planning authority may impose relevant conditions.

Access Provision

Provision for outdoor access should be planned from the start as an integral part of all new developments. Where appropriate all non-motorised users (pedestrians, cyclists, horse riders) of all abilities should be catered for.

Development should be designed around existing paths particularly core paths and desire lines running through or adjacent to the site. It should not impede access. New paths should link with other routes at the boundaries of your site to form part of a wider network.

Access Plan

Future access provision, including any proposed changes to existing access, must be shown in the form of an access plan.





The Access Plan must include:

- Existing paths including core paths and desire lines on or adjacent to the site.
- New routes and proposed changes.
- Diversions required during construction.
- Path specification.
- Structures, fittings and signage.
- Implementation and phasing of path works.
- Future maintenance.

Where appropriate the access plan should also consider:

- Public safety
- Links outwith the site including



- Safer routes to school

- Links to leisure and community facilities

- Links to the wider countryside

- Public transport
- Green transport plans
- Consultation with local community and user groups
- Points of interest e.g. viewpoints and local monuments.



For more information on Core Path Plans see the council website:

www.aberdeenshire.gov.uk/paths-and-outdoor-access/core-paths-plan/

www.aberdeenshire.gov.uk/paths-and-outdoor-access/

email: planning@aberdeenshire.gov.uk

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If you need a copy of this leaflet in another language, larger print or Braille, please contact us at Planning and Environmental Services on 01467 628574