



From mountain to sea

# **Aberdeenshire Local Development Plan**

## Development Plan Scheme 2017

January 2017



Every year, under section 20B of the Part II of the Town and Country Planning (Scotland) Act 1997 a Planning Authority must publish a Development Plan Scheme setting out the timetable for preparation and review of the Local Development Plan. The Scheme must include:

- Proposed timetabling
- Details of what is likely to be involved at each stage of preparation or review; and
- An account of when consultation is likely to take place and with whom

This latter part is termed the “Participation Statement” and sets out how and when people can get involved in the preparation of the Plan.

The Development Plan for Aberdeenshire is currently the Aberdeen City and Shire Strategic Development Plan 2014, the Aberdeenshire Local Development Plan 2012 (LDP 2012) and Supplementary Guidance prepared to support these Plans.

The Aberdeen City and Shire Strategic Development Plan 2014 (SDP 2014) is the most recent statement on the direction that has been set by Aberdeen City Council and Aberdeenshire Council for the future development of the North East. SDP 2014 will be reviewed and replaced by March 2019. The review of SDP 2014 for the Strategic Development Plan 2019 (SDP 2019), has already started with the Strategic Development Planning Authority anticipating the early publication of a Main Issues Report.

The current Local Development Plan is the Aberdeenshire Local Development Plan, adopted in June 2012.

The Aberdeenshire Local Development Plan 2012 (LDP 2012) covers all of Aberdeenshire, except for that area which is within the Cairngorms National Park which has its own Local Development Plan.

The LDP 2012 will be replaced by the Aberdeenshire Local Development Plan 2017 (LDP 2017), probably in March 2017.

Appendix 1 lists the Supplementary Guidance for both the LDP 2012 and that proposed for the LDP 2017.

The Aberdeenshire 2017 Development Plan Scheme (DPS) only sets out the programme of work associated with the preparation of the Aberdeenshire Local Development Plan 2017. Following adoption of the LDP 2017, a second Development Plan Scheme will be prepared later this year, and it will detail the programme and consultation for the next Aberdeenshire Local Development Plan.

Under current legislation we would anticipate the publication of a new Main Issues Report in July 2018 and a proposed Local Development Plan in May 2019, which would be submitted to Scottish Ministers in January 2020.

## **1. Adoption of the Aberdeenshire Local Development Plan 2017**

The preparation of the LDP 2017 started in late 2012. A Main Issues Report was published in October 2013. A Proposed Aberdeenshire Local Development Plan was published in March 2015 and, following consultation was submitted to Scottish Ministers on 1 December 2015. The Examination in Public started in January 2016. The Examination Report was received on 21 December 2016 and the Directorate of Planning and Environmental appeals wrote to all correspondents at that time.

This Report will be considered by Aberdeenshire Council on 9 March 2017. Opportunities to depart from the Examination Report are limited to matters where:

- The recommendations would make the Plan inconsistent with the National Planning Framework or the Strategic Development Plan;
- It would be incompatible with part IVA of the Conservation (Natural Habitats etc) Regulations 1994;
- It would not be acceptable having regard to an Environmental Assessment carried out on the modified Plan; or
- It is based on conclusions that could not reasonably have been reached based on the evidence considered at the examination.

It is likely that a recommendation will be made that the Plan is adopted in line with the Reporter's modifications. There is then a period of 4 weeks to allow any decision by the Council to be legally challenged.

### **The Participation Statement**

#### **Consideration of the Examination Report by Aberdeenshire Council**

- In March 2017 we will publish a notice in the Press and Journal newspaper (Aberdeenshire Edition) noting Aberdeenshire Council's intention to adopt the Aberdeenshire Local Development Plan 2017 and its associated Supplementary Guidance, and advising where it may be inspected;
- In March 2017 we will make copies of the Plan we wish to adopt available in public libraries, Area Planning Offices and on the internet; and
- In March 2017 we will notify people who made representation to the Plan or its associated Supplementary Guidance, that Aberdeenshire Council would intend to adopt the Plan, the form in which the Authority proposes to adopt it, where it can be viewed and, noting the opportunity for legal challenge.

#### **Post-adoption of the Aberdeenshire Local Development Plan 2017 (anticipated April 2017, barring legal or other challenge)**

- In April 2017 we will publish the adopted Aberdeenshire Local Development Plan 2017 and Supplementary Guidance, and place it on the internet;
- In April 2017 we will advertise its publication and availability in 'The Press and Journal' (Aberdeenshire Edition);
- In April 2017 we will notify people who made representations on the proposed or modified Plan, or on the Supplementary Guidance of its publication and availability; and
- In April 2017 we will notify all those listed in section 3 who did not make representations to the Plan, that the Aberdeenshire Local Development Plan has been adopted and published.



## **2. Stakeholders and Consultees**

In addition to those people who have previously advised that they wish to be advised on Development Plan preparation, we will also ensure that information on Local Development Plan progress is sent to:

### **Community Groups**

- All Community Councils
- Auchenblae Community Association
- Auchnagatt Community Association
- Barthol Chapel Community Association
- Buchan Development Partnership
- The Disability Advisory Group
- Formartine Partnership
- Marr Area Partnership
- Rothienorman Community Association
- Scottish Youth Parliament

### **Key Agencies**

- Scottish Natural Heritage
- Scottish Environmental Protection Agency
- Scottish Water
- Scottish Enterprise
- NESTRANS
- Grampian Health Board
- Historic Environment Scotland
- Transport Scotland
- Forestry Commission Scotland
- Marine Scotland

### **Other stakeholders**

- Aberdeen City and Shire Strategic Planning Authority
- Aberdeen City Council
- Angus Council
- The Moray Council
- The Cairngorms National Park
- Aberdeen and Grampian Chamber of Commerce
- Aberdeen Design Forum
- Aberdeen Renewable Energy Group
- Aberdeenshire Environmental Forum
- British Telecom
- Centica
- Deeside Estates Management
- Federation of Small Businesses
- Fraserburgh Harbour Board
- Freight Transport Authority
- Friends of the Earth
- Scottish Fire and Rescue Service
- Grampian House Builders Committee of Homes for Scotland
- Inverurie Business Association

- National Farmers Union
- National Grid plc
- National Trust for Scotland
- Network Rail
- North East Banffshire Tourism Trust
- North East Fisheries Development Board
- North East Forest Industries Group
- Peterhead Business Association
- River Dee Salmon Board
- Royal Institute of Chartered Surveyors, North East Branch
- Royal Society for the protection of Birds
- Royal Town Planning Institute
- Scottish and Southern Hydro Electric
- Scottish Rural and Business Association
- Scottish Wildlife Trust
- SportScotland
- Stonehaven Business Association
- UK Offshore Operators Association

## **Appendix 1 - Existing Supplementary Guidance and Planning Advice to the 2012 Local Development Plan**

All Supplementary Guidance in relation to the Local Development Plan 2012 is available at [http://www.aberdeenshire.gov.uk/planning/plans\\_policies/plan.asp](http://www.aberdeenshire.gov.uk/planning/plans_policies/plan.asp). This Supplementary Guidance will not be adopted with the Local Development Plan 2017. Instead a more limited set of 9 elements of Supplementary Guidance will be adopted.

### **Supplementary Guidance 2012**

#### **Business development**

SG Bus1: Development of business land.  
SG Bus2: Office development.  
SG Bus3: Working from home.  
SG Bus4: Tourist facilities and accommodation.  
SG Bus5: Development in the Energetica Framework Area.

#### **Town centres and retailing**

SG Retail1: Town centres and retailing.  
SG Retail2: Retail development in the countryside.

#### **Development in the countryside**

SG Rural Development1: Housing and business development in the countryside.  
SG Rural Development2: Wind farms and medium to large wind turbines.  
SG Rural Development3: Other renewable energy developments.  
SG Rural Development4: Minerals.

#### **Special types of rural land**

SG STRLtype1: Development in the coastal zone.  
SG STRLtype2: Greenbelt.

#### **Housing land supply**

SG Housing1: Housing land allocations 2007-2016.  
SG Housing2: Housing land allocations 2017 to 2023 and early draw down.

#### **Affordable housing**

SG Affordable Housing1: Affordable housing.

#### **Other special housing needs**

SG SHN1: Development for particular needs.  
SG SHN2: Residential caravans.  
SG SHN3: Gypsies/travellers.

#### **Layout, siting and design of new development**

SG LSD1: Masterplanning.  
SG LSD2: Layout, siting and design of new development.  
SG LSD3: House extensions.  
SG LSD4: Infill development.  
SG LSD5: Public open space.  
SG LSD6: Public access.  
SG LSD7: Community facilities.  
SG LSD8: Flooding and erosion.  
SG LSD9: Hazardous development.  
SG LSD10: Contaminated land.  
SG LSD11: Carbon neutrality in new development.

#### **Developer contributions**

SG Developer Contributions1: Developer Contributions.  
SG Developer Contributions2: Access to new development.  
SG Developer Contributions3: Water and waste water drainage infrastructure.

SG Developer Contributions4: Waste management requirements for new development.  
SG Developer Contributions5: Methodologies for the calculations of developer contributions.

### **Enabling development**

SG Enabling Development1: Enabling development.

### **Natural heritage**

SG Natural Environment1: Protection of nature conservation sites.

SG Natural Environment2: Protection of the wider biodiversity and geodiversity.

### **Landscape conservation**

SG Landscape1: Landscape character.

SG Landscape2: Valued views.

### **Protecting, improving and conserving the historic environment**

SG Historic Environment1: Listed buildings.

SG Historic Environment2: Conservation areas.

SG Historic Environment3: Historic gardens and designed landscapes.

SG Historic Environment4: Archaeological sites and monuments.

### **Safeguarding of resources and area of search**

SG Safeguarding1: Protection and conservation of the water environment.

SG Safeguarding2: Protection and conservation of agricultural land.

SG Safeguarding3: Protection and conservation of trees and woodland.

SG Safeguarding4: Safeguarding transportation facilities.

SG Safeguarding5: Safeguarding employment land.

SG Safeguarding6: Safeguarding oil and gas sites.

SG Safeguarding7: Areas of search for minerals.

SG Safeguarding8: Areas of search for waste facilities.

### **Settlement Statements**

#### **Banff and Buchan**

Aberchirder

Banff

Cairnbulg and Inverallochy

Cornhill

Crovie

Crudie

Fordyce

Fraserburgh

Gardenstown

Inverboyndie

Macduff

Memsie

New Aberdour

New Byth

Pennan

Portsoy

Rathen

Rosehearty

Sandend

Sandhaven and Pitullie

Tyrie

Whitehills

#### **Buchan**

Ardallie

Achnagatt

Boddam

Crimond

Cruden Bay

Fetterangus

Hatton

Longhaven

Longside

Maud

Mintlaw

New Leeds

New Pitsligo

New Deer

North Collielaw

Old Deer

Peterhead

Rora

St Combs

St Fergus

St Fergus Gas Terminal

Strichen

Stuartfield



**Formartine**

Balmedie  
Barthol Chapel  
Belhelvie  
Blackdog  
Collieston  
Cultercullen  
Cuminstown  
Daviot  
Ellon  
Fintry  
Fisherford  
Foveran  
Fyvie  
Garmond  
Kirkton of Auchterless  
Methlick  
Newburgh  
Oldmeldrum  
Pitmedden & Milldale  
Potterton  
Rashierieve Foveran  
Rothienorman  
St Katherines  
Tarves  
Tipperty  
Turriff  
Udny Green  
Udny Station  
Westfield Foveran  
Woodhead  
Ythanbank

**Garioch**

Auchleven  
Blackburn  
Chapel Of Garioch  
Cluny and Sauchen  
Dunecht  
Durno  
Echt  
Hatton of Fintray  
Insch  
Inverurie and Port Elphinstone  
Keithhall

**Marr**

Aboyne  
Alford  
Banchory  
Cairnie  
Clatt  
Craigwell, Aboyne  
Crathes  
Drumblade  
Drumdelgie  
Finzean  
Forgue  
Gartly  
Glass

Kemnay  
Kinmuck  
Kintore  
Kingseat  
Kirkton of Skene  
Lyne of Skene  
Meikle Wartle  
Midmar  
Millbank  
Newmachar  
Old Rayne  
Oyne  
Westhill  
Whiteford

**Kincardine and Mearns**

Arbuthnott  
Auchenblae  
Catterline  
Cookney  
Drumlithie  
Drumoak  
Edzell Woods  
Elsick  
Fettercairn  
Findon  
Fordoun  
Gourdon  
Inverbervie  
Johnshaven  
Kirkton of Durris  
Kirkton of Maryculter  
Laurencekirk  
Luthermuir  
Marykirk  
Marywell  
Muchalls  
Newtonhill  
Park  
Roadside of Kinneff  
Portlethen Village  
Portlethen  
St Cyrus  
Stonehaven  
Woodlands of Durris

Glenkindie  
Huntly  
Inchmarlo  
Keig  
Kennethmont  
Kennethmont Distillery  
Kincardine O'Neil  
Kirkton of Tough  
Logie Coldstone  
Lumphanan  
Lumsden  
Monymusk  
Muir of Fowlis  
Rhynie  
Ruthven  
Strachan  
Tarland  
Torphins  
Towie  
Whitehouse

### **Supplementary Guidance proposed for the LDP 2017**

- 1 Affordable Housing
- 2 Regeneration Priority Area
- 3 Energetica
- 4 Coastal Zones
- 5 Local Nature Conservation sites
- 6 Areas of search and safeguard for Minerals
- 7 Developer Obligations
- 8 Forest and Woodland Strategy
- 9 Special Landscape Areas

### **Planning Advice**

All current planning advice is available at

[http://www.aberdeenshire.gov.uk/planning/plans\\_policies/planning\\_advice.asp](http://www.aberdeenshire.gov.uk/planning/plans_policies/planning_advice.asp)

1/2016 Housing and business development in the countryside and greenbelt.

- 1/2015 Protected Species Surveys
- 2/2015 The River Dee Special Area of Conservation
- 3/2015 Development affecting Natura Sites
- 4/2015 Biodiversity and Development
- 5/2015 Opportunities for Biodiversity enhancement
- 6/2015 Baseline Ecological survey
- 7/2015 Bats and Development
- 8/2015 Bat Survey Requirements
- 9/2015 Buffer Strips
- 10/2015 Outdoor Access and Development
- 11/2015 Trees and Development
- 12/2015 Protected trees Guidance
- 13/2015 Landscape Design Guidance

- 1 /2014 Strategic Landscape Capacity for windfarms
- 2 /2014 Wind Turbines - Assessing Noise from Wind Turbine Developments
- 3 /2014 The sequential approach to retail site selection

5 /2012 Energetica

6 /2012 Design. A Technical Advice Note has also been produced.

7 /2012 Masterplanning

8 /2012 Settlement Character

11 /2012 Nature conservation sites

12/2012 Landscape Character Advice for Small Scale Development

13/2012 Housing and business development in the countryside and greenbelt

1 /2010 Timber in construction: Using local timber in sustainable construction - Guidance for North Scotland

2 /2010 Microgeneration

1 /2008 Providing Drainage for New Development Where Public Sewers are Not Available

1 / 2006 Biomass Energy in Developments

1 /2005 Use of wind energy in Aberdeenshire Guidance for developers

2 /2005 Use of wind energy in Aberdeenshire Guidance for assessing wind energy developments

In addition in 2015 the Economic Development function have provided advice on obtaining community benefits from renewable energy developments, including wind turbines

1 /2004 Retail Impact Assessment

For more information of the Aberdeenshire Local Development Plan see  
[www.aberdeenshire.gov.uk/LDP](http://www.aberdeenshire.gov.uk/LDP)

or contact

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