

REPORT TO FORMARTINE AREA COMMITTEE – 7 FEBRUARY 2017

ABERDEENSHIRE COUNCIL LOCAL DEVELOPMENT PLAN 2017 REPORT OF THE LOCAL DEVELOPMENT PLAN EXAMINATION

1 Recommendations

The Committee is recommended to:

- 1.1 **Note the Report of the Examination into the Proposed Aberdeenshire Local Development Plan 2015 (the Examination Report) and proposed non-notifiable modifications; and**
- 1.2 **Advise Full Council if there is any element of the Examination Report that Aberdeenshire Council should not accept due to it:**
 - **having the effect of making the Local Development Plan inconsistent with the National Planning Framework, or with the Strategic Development Plan, or**
 - **being based on conclusions that could not reasonably be reached based on the evidence considered at the Examination.**

2 Background / Discussion

- 2.1 Aberdeenshire Council published its Proposed Aberdeenshire Local Development Plan on 28 March 2015 as the settled view of the Council. Representations to this Proposed Plan were invited and an analysis of these was sent to Scottish Ministers on 1 December 2015 with a request that the Scottish Ministers appoint a person to undertake an Examination of the Proposed Plan, consistent with the requirements of section 18 of part 2 of the Town and Country Planning (Scotland) Act 1997. A copy of the Proposed Local Development Plan was sent to all Members in March 2015 and is available on the Aberdeenshire Council website at www.aberdeenshire.gov.uk/ldp
- 2.2 The Proposed Local Development Plan was sent to the Directorate of Planning and Environmental Appeals (DPEA) for Examination on 1 December 2015. The subsequent Examination Report was received by Aberdeenshire Council on 21 December 2016.
- 2.3 All Area Committees are being invited to scrutinise the conclusions reached in the Examination Report. Following this, Full Council at its meeting on 9 March 2017 will be asked to make a decision to advise Scottish Ministers of the Plan that they wish to adopt.
- 2.4 There is a subsequent 28 day period that the Scottish Government have to challenge Aberdeenshire Council's decision should they wish. This also

represents a final opportunity for legal challenge by third parties. Should there be no challenges the adoption of the Plan would occur mid-April 2017.

- 2.5 The recommendations contained in the Examination Report are **largely binding** on Planning Authorities. Planning Authorities may depart from the recommendations only in very specific and defined circumstances. These are set out in Regulation 2 of the Town and Country Planning (Grounds for declining to follow recommendations) (Scotland) Regulations 2009 and Section 19(11) of the Act. The circumstances where authorities may depart from recommendations are where the recommendation(s):
- Would have the effect of making the Local Development Plan inconsistent with the National Planning Framework, or with any Strategic Development Plan or national park plan for the same area;
 - Is incompatible with Part IVA of the Conservation (Natural Habitats etc.) Regulations 1994;
 - Would not be acceptable having regard to an Environmental Assessment carried out by the Planning Authority on the Plan following modification in response to recommendations;
 - Are based on conclusions that could not reasonably have been reached based on the evidence considered at the Examination.
- 2.6 Work to assess compliance with Part IV A of the Conservation (Natural Habitats etc.) Regulations 1994 and acceptability in relation to the Strategic Environmental Assessment of the plan is outstanding, and any conflicts will be reported to Full Council on 9 March 2016.
- 2.7 A copy of the Examination Report has been published on the internet at www.aberdeenshire.gov.uk/ldp. Much of the Report is material already seen and approved by Committees as “Schedule 4” documents, and to which the Reporters have now added their conclusions.
- 2.8 **Appendix 1** provides a summary of the Reporters’ recommendations. Issues 1-16 concern general policy issues while Issues 29-43 relate to settlements in the Formartine Area. Based on the Examination Report an assessment has been made of whether the proposed modifications are incompatible with the National Planning Framework 3 or the Aberdeen City and Shire Strategic Development Plan 2014, or represent a conclusion which could not reasonably have been reached based on the evidence considered at the Examination. It is not considered that any of the recommendations fall into the circumstances outlined in paragraph 2.5.
- 2.9 As can be seen in **Appendix 1**, the Reporters have made a number of recommendations relating to policies and settlements. In relation to the policies section Members’ particular attention is directed towards Issue 7 (Land Supply) and Issue 14 (Climate Change). In relation to Issue 7 Housing Land Supply, the Reporters are recommending that the individual site

capacities should be indicative. This would replace the “no more than” annotation used in the current Local Development Plan and in the Proposed Local Development Plan. The Reporters also accepted that a “generous housing land supply to meet the housing target for each housing market area” existed.

- 2.10 With regard to Issue 14, the Reporters are recommending that Policy C1 Using Resources in Buildings should be simplified as it is not considered appropriate to impose a rigid standard in excess of building regulations. It is recommended that the policy introduce the term “where feasible”. Arguably this weakens the policy but not to the extent of being inconsistent with the Strategic Development Plan which requires all new buildings to be carbon neutral within the life of the Plan. Also the Reporters are recommending in relation to Policy C4 Flooding that it reflects SPP (issued after the Main Issues Report) in terms of acceptable flood risk e.g. 1 in 200 years as opposed to 1 in 400 years as promoted in the Proposed Plan. It should be noted that the Reporters advised that there will be circumstances where a lower risk might trigger the need for an assessment.
- 2.11 There are no settlement specific issues in Formartine that raise concerns.
- 2.12 In those circumstances where the Area Committee considers that a recommendation made in the Examination Report does not comply with the criteria set out in paragraph 2.5 above and should therefore be contested, these will be advised to Full Council on 9 March 2017. Approved minutes of all of the Area Committee meetings will be included in the Report to Full Council. Full Council will also be advised where there is a difference of opinion in the views of the Area Committees on policy issues. It is important to stress that, Full Council represents a final opportunity for a case to be made to reject **any** modification proposed.
- 2.13 A number of minor technical changes have been identified in the course of the Examination period. These are in addition to those reported to Infrastructure Services Committee on 26 November 2015 (item 5, appendix 4). These new technical changes proposed are shown in **Appendix 2**. This is consistent with both paragraphs 18 (3)(c) and 19 (10)(a)(ii) of part 2 of the Town and Country Planning (Scotland) Act 1997.
- 2.14 Local Development Plans have to be replaced at least every 5 year (the current LDP will be 5 years old on 31 May 2017). They contain policies aimed to improve the quality of development and ensure a consistent approach in deciding planning applications. Not having an up to date plan in place could lead to a higher risk of planning by appeal, meaning less certainty for developers, agencies and the public.
- 2.15 As discussed in paragraph 2.5 planning authorities must by law, accept the Reporters’ recommendations unless they consider they can be declined under the grounds set out in statute. Declining the Reporters recommendations carries two risks;

- Scottish Ministers can intervene and prevent the Council adopting the Local Development Plan.
- Even if Scottish Ministers do intervene, an aggrieved third party may mount a legal challenge on the basis that the Council acted outwith its powers in declining to follow the recommendations.

2.16 It should be noted that, to our knowledge, no planning authority in Scotland has successfully overturned a Reporter's recommendation under these circumstances since the new legislation came into force in 2009.

2.17 The full text of the Reporters recommended changes to the Proposed Plan are provided at **Appendix 3**.

2.18 The Head of Finance and Monitoring Officer within Business Services have been consulted in the preparation of this report and any comments made have been incorporated into this Report.

3 Scheme of Governance

3.1 The Committee is able to consider this item in terms of Section B. 1.1.2 of the List of Committee Powers in Part 2A of the Scheme of Governance as the Area Committee can "consider, comment on and make recommendations to any other appropriate Committee on any matter or policy which impacts their Area".

4 Equalities, Staffing and Financial Implications

4.1 An Equality Impact Assessment is not required because the decision sought of the Area Committee is unrelated to the development of the proposals. Issues of equality of the implementation of a programme to produce a Local Development Plan are addressed through the Equalities Impact Assessment relevant to the Development Plan Scheme.

4.2 There are no staffing or financial implications arising as a direct consequence of this Report.

Stephen Archer

Director of Infrastructure Services

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Appendix 1 Summary of Reporter's Examination Report

Issue 1: Omissions

The Reporters found that there was no need to have a detailed discussion of evidence for each policy in the plan itself. A minor modification is proposed to include "potentially polluting developments" in the context of policy P4 (now to be titled "Hazardous, potentially polluting developments and contaminated land").

A new Policy P5 Digital infrastructure is proposed to resolve the omission of this policy topic from the Plan. The terms of this new policy were provided by Aberdeenshire Council and reflect almost verbatim the content of SPP para's 294 to 297.

Issue 2: Influences on the Plan

The Reporters agreed with Aberdeenshire Council that there was no need to refer to the Strategic Development Plan or other strategic documents referred to by Scottish Enterprise. They have accepted the Council's suggestion that a reference could be made to the Scottish National Marine Plan. In addition they have accepted the need to make reference to the Scotland River Basin Management Plan.

Issue 3: Vision for the Plan

The Reporters agreed with the Council that it was not necessary or appropriate to include specific details in the broad vision for the Plan as they can be adequately covered through the detailed policies where necessary. No changes are therefore necessary.

Issue 4: Spatial Strategy

No objections were received to the broad spatial strategy.

In relation to Banff and Buchan, an objection from Scottish Water was sustained and a minor change promoted to remove any inference that water and waste-water infrastructure was seen as a barrier to development. A similar objection in Formartine was not sustained due to the settlement pattern being promoted in that area.

Concerns regarding the lack of a clear strategy for Inverurie was discussed in Issue 37. In Kincardine and Mearns the questions of adequacy and distribution of development were dismissed, and the Council's view supported that a cycleway between Stonehaven and Portlethen was an inappropriate inclusion at this time. The Reporters also agreed that there was no need for a specific policy on unconventional gas extraction or fracking in the area south of Stonehaven as the evidence suggests that there are unlikely to be proposals for any such development and, if so, other policies in the Plan could be applied.

Issues 5: Shaping Business Development

Policy B1 Employment and business land

The Reporters agreed with the Council's set position that Policy P3 Infill and Householder Development provides a framework for the provision of live-work units and expansion of non-employment uses on new employment land opportunities. No modifications are therefore required to Policy B1.

Policy B2 Town centres and office development

Modification is required to the first sentence of the policy to refer to the range of uses that are appropriate for the town centre, as detailed in SPP, as these are felt to be too vague. The Council had suggested that these changes would be made to Appendix 2, but the Reporters felt it necessary to make them to the policy itself to improve clarity.

There are also three modifications relating to Appendix 2 of the Proposed Plan, all of which were supported by the Council. Two relate to adding in additional text relating to what type of development is appropriate in principle and other town centres. The other modification for Appendix 2 relates to changing the title of the Appendix to reflect SPP again which the Council did not object to.

The final modification required is to include a definition of office development within the glossary of the Plan.

Issue 6: Shaping Development in the Countryside

The Reporters have accepted all but one non-notifiable modification as proposed by the Council. These include the dismissal of a requirement for all development to be easily accessible to health centres, the extent of the coastal zone, and the extent of the greenbelt.

Policy R1 Special Rural Areas and Appendix A3 Green belt

One additional bullet point has been added to Policy R1 Special rural areas to permit developments (including community infrastructure) under Policy PR2 Protecting important development sites within the greenbelt where development meets an established need and where it can be adequately demonstrated that no alternative location can be found. This addition is considered reasonable.

Policy R2 Housing and business development elsewhere in the countryside and Appendix A4 identified settlements under Policy R2

Again the Reporters have agreed with the position set out by Aberdeenshire Council on matters such as the definition of "small-scale", the maximum distance for housing growth around settlements (200m), the definition used for "need" for rural housing or the need for development to be located on the same site as the building it replaces. Consideration has been given to the additions to the list of "settlements" contained in Appendix A4 but no settlements have been added or removed.

Wording has been added to Policy R2 with regard to lodge and chalet accommodation to clarify that such developments that offer tourist accommodation will be assessed in accordance with Policy B3 Tourist facilities. This addition is considered reasonable.

Policy R3 Minerals and Hill Tracks

Arguments relating to the scale of the land bank required for minerals and the market area for search for minerals presented by the Council have been maintained. A number of further additions have been made by the Reporters to provide further detail and ensure compliance with SPP. Many of these incorporate the wording put forward by the Council with further amendments recommended by the Reporters to provide clarity in policy interpretation. Again, these are considered reasonable.

Issue 7: Housing land supply and appendix 5 New Housing Land Allocations

In the light of two further information requests and a hearing Aberdeenshire Council was required to provide updated tables for the housing land supply. It is proposed to include these in the Plan. They do not include the additional sites proposed by the Reporters (see below)

The Reporters dismissed the arguments for setting absolute site capacities for allocations (i.e. “no more than” statements) in the settlement statements. While they appreciated the Council’s reasoning they found that SPP’s requirement for efficient use of land, and the difficulty in determining house type, layout and design, financial viability and efficient infrastructure provision was a powerful and conclusive factor in preventing the use of a defined site capacity. A modification has been introduced that reflects that the allocations should remain indicative, but increases in density should be justified in the context of infrastructure delivery and appropriate layout and design (and notably not financial viability). The proposed modification requires a masterplan or design brief to justify this position, with appropriate public consultation.

The Reporters concluded that the current land supply as a whole for each housing market area was generous. The only real issue is whether the anticipated uptake of land remains realistic given that completions to date have been less than expected. Monitoring the housing target within the timeframe set out in the Strategic Development Plan could prove challenging if there are any further delays to anticipated delivery. In response, a series of modifications are proposed to add 568 new units to the Plans to provide additional “generosity”.

Issue 8: Housing Land Spatial Strategy

As noted under Issue 7 the Reporters have found that the land supply has capacity to enable the overall targets to be met within the relevant time frame.

Within the Peterhead to Hatton Strategic Growth Area a small addition is recommended to include the bid site Bcn020 (Cruden Bay, Brick and Tile Works) to reflect the extant planning consent (200 homes).

In the Ellon to Blackdog Strategic Growth Area the OP3 Menie site is confirmed but modifications reflect its current status. Additional flexibility is included through additional sites at OP1 and OP2 Foveran (119 homes).

In the Huntly – Pitcaple Strategic Growth Area the role of Huntly is confirmed. The Reporters believe that there are reasonable prospects that the identified constraints can be resolved in the course of the Plan. An additional 30 houses have been allocated at Old Rayne (Bid site Ga004). Otherwise the Reporters agree with the conclusion of the Council that alternative options in this area are extremely limited.

In the Inverurie – Blackburn Strategic Growth Area, it is recognised that in Inverurie the Reporters consider that the new allocations fall short of the specific new allowances set by the Strategic Development Plan. However, there is a sufficient supply of land, and a range and choice of sites, and no other sites have been identified for inclusion at this time.

In both the Portlethen to Stonehaven and South of Drumlithie to Lauencekirk Strategic Growth Areas no changes are proposed by the Reporters.

In the Local Growth and Diversification Area (Aberdeen Housing Market Area) some minor additions to land supply are recommended at Oldmeldrum (35 homes on Chapel Park to reflect the existing consent), Drumoak (15 homes to reflect the existing consent), Woodland of Durriss (additional 10 homes) and Pitmedden (64 Homes).

In the Local Growth and Diversification Area (Rural Housing Market Area) additional land capacity is recommended at Fettercairn (10 homes), Alford (site Ma036 Land at Wellheads for 60 Homes), Glenkindie (6 homes), and Tarland (12 homes). Sites were deleted at St Katherines (45 homes) and Cairnbulg (30 Homes).

The Reporters accept that concentrating more land in marketable locations with a range and choice of site to secure an optimum rate of completions is one of a number of planning objectives established through the Strategic Development Plan.

Issue 9: Shaping Homes and Housing

Policy H2 Affordable Housing

The Reporters accept the Council's position that the requirement for 25% of affordable housing is reasonable. However, they suggest that the phrase 'no less than' should be omitted, to significantly reduce potential for misunderstanding or confusion, particularly in the case of developments where more than 25% affordable housing may be obliged. The supplementary guidance is noted in addressing points otherwise raised in representations.

The Reporters have also supported the Council's view on the threshold set for affordable housing provision (four or more houses). They have pointed out that small businesses might seek to pay financial contributions due to lack of available land but have suggested that: 'to apply a ten-house threshold, as is suggested in one representation, would remove the ability to secure affordable housing on a significant

number of sites, particularly in remoter rural areas'. They support the policy as a pragmatic response to affordable housing issues in the area.

The Reporters have also considered whether the on-site affordable housing provision should be sought from very small housing developments, and suggested that the appropriate response should be negotiating on a case-by-case basis. It was recognised that there may be unintended consequences from this and promote monitoring to review the practical impact of the Policy

Policy H5: Gypsies and travellers

A minor modification proposed by the Council as a consequence of a proposed modification to Policy P5 is supported to provide consistency in the Plan.

Issue 10: Shaping Places

Policy P1 Layout, siting and design

The Reporters agreed with the Council's conclusions that roosting and nesting gulls are a local design issue and no change to the policy in this regard is necessary. They did however suggest planning advice on this matter may be helpful.

The Reporters welcome the policy's reference to the six qualities of successful place and note that the proposed planning advice the Council is preparing will help address issues on measuring and monitoring the policy's effectiveness raised by respondents.

The Reporters agree with the Council's conclusion that matters on blue/green networks and surface water management can be addressed in other policies, and suggest detailed planning advice could be prepared on these matters. They also note that the level of detail being sought by SEPA is too great for what is a relatively broad-brush policy.

Policy P2 Open space and access to new development

Modifications are recommended to make the policy less onerous in relation to the 40% public open space requirement. Clarity is provided on the scale of the open space contribution, and to confirm that for proposals of less than 50 homes at least 120m² of public open space is required per home.

The Reporters dismissed amending the 40% target noting that this was discussed in some detail in the Report of the Examination for the 2012 LDP, and that respondents were raising similar arguments. It was agreed that no change to the policy was required in relation to the definition, adoption and maintenance of open space, access opportunities, biodiversity enhancements, and healthcare facilities.

Policy P3 Infill and Householder developments within settlements (Including home and work proposals)

Modifications are recommended to reflect that larger developments could be proposed on infill sites and not just for small to medium scale developments, a change supported by the Council.

The Reporters also agreed with the Council's conclusions that it would not be necessary to protect all sports facilities as they are protected under policy PR1 Protecting Important Resources, and that concerns about the impact of inappropriate infill development would be considered under policies P1 Layout, siting and design and P3 Infill and Householder developments at the planning application stage.

Policy P4 Hazardous developments and contaminated land

Under Issue 1: Omissions, modifications are recommended in light of representations made by SEPA to amend the title of the policy to include "potentially polluting developments" and air quality.

Under Issue 10: Shaping Places, additional modifications are recommended to reflect water pollution, radioactive contamination and site investigations, which the Council were minded to accept.

The Reporters also agreed with the Council that a statement on oil and gas pipelines should be included within relevant settlement statements and proposed a number of modifications to reflect this.

The Reporters agree with the Council that it would not be appropriate to include the pipeline consultation zones on the proposals maps, as these maps are not intended to be constraints maps. However, they suggest that it may be helpful to produce comprehensive maps of the consultation zones for pipelines and other hazardous development in planning advice.

Policy P5 Community facilities

Modifications are recommended in light of the need to clarify what is meant by community facilities and when legal agreements may be sought. The Reporters agreed with the Council's suggested modifications, including amending the title of the policy to "Community Infrastructure" and modifying the definition of "Infrastructure" in the LDP's glossary, and also provided further clarity when development may affect a site protected under Policy PR1 Protecting Important Resources.

The Reporters agreed with the Council's conclusions that no further changes are needed to reference healthcare facilities in the policy. Outdoor sports facilities are discussed under Issue 13: Protecting resources.

Issue 11: Natural Heritage and Landscape

Policy E1 Natural Heritage

The Reporters have agreed that modification of the policy wording to include the term "precautionary principle" is unnecessary. The Reporters believe that the

wording of this policy should align with that in SPP, and that a modification should be introduced to require woodland replanting if a designated woodland is to be removed.

The comprehensive coverage of Local Nature Conservation Sites is endorsed, but the Reporters conclude that they have no remit to consider the detailed listing of the supplementary guidance. The Reporters also agree with SNH that the order of the policy should be changed and that a more comprehensive explanation of the areas and species protected should be included.

Policy E2 Landscape

The Reporters debated the merits of the retention of the “valued views” policy but concluded that no modifications are required to Policy E2 as a result of the Examination.

Issue 12: This Historic Environment

Policy HE1 Protecting historic buildings, sites and monuments

The Reporters considered the Council’s approach of grouping historic environment assets into two policies (HE1 and HE2) as acceptable, providing their wording was robust. Although no recommendations to this policy are proposed, the Reporters recommend adding a note to clarify that any work directly affecting a scheduled monument requires consent from Historic Environment Scotland.

Policy HE2 Protecting historic and cultural areas

Modifications are recommended to distinguish between Conservation Areas, which have statutory requirements and other area designations that do not have statutory status. The Reporters agree that better protection should be given towards the historic environment, particularly Conservation Areas, and agreed with the Council that the setting of all designated areas should be protected.

Policy HE3 Helping to reuse listed buildings at risk

A modification is recommended to explain what is meant by “enabling development”. The Reporters noted that “enabling development” is referred to in the policy, but agrees with the Council’s conclusions not to change the policy title to “Enabling reuse of listed buildings at risk”, as this term may not be fully understood by the general public. However, as “enabling development” is not defined in the glossary, the Reporters recommends an additional sentence in the policy to clarify this term.

Appendix 6 Conservation areas

A modification is recommended to correct the spelling of a conservation area listed in the Plan Appendix 6.

Issue 13: Protecting Resources

Policy PR1 Protecting Important Resources

The Reporters support the view of the Council that the title of the policy should not be changed. Further, they agree with the Council that no further changes are required to the terms of ‘unnecessary engineering works’ or “Water Environment Funding”. The Reporters also support the principle of woodland protection, and they agree with comments made by the Council that no further changes should be introduced on this matter. They support the Council’s position to resist the request made that mitigation obliged through the Strategic Environmental Assessment (SEA) should be shown in the Plan.

The Reporters accepted the Council’s position that the term ‘negative effect’ should be used rather than ‘adverse effect’ and do not see this as leading to any contradiction in the policy. Modification, based on text provided by the Council, is proposed to both the first three paragraphs of the policy to clarify these matters, and add a reference to “buffer strips”. Modifications, recommended by the Council, have been introduced to allow for a small-scale development directly linked to rural businesses on prime agricultural land which is consistent with the SPP and clarifies the protection to be given to open space. Additional glossary terms are proposed for “Buffer Strip” and “Active Travel”.

The Reporters recommend including ‘peat and other carbon-rich soils in the policy, to reflect paragraph 205 of SPP’ to reinforce their importance. The Council have already considered those issues under other policies. This modification is inconsistent with the Council recommendation, but makes no material change to the Plan.

Policy PR2 Protecting Important Development Sites

The Reporters consider that the policy is clear and is in support of safeguarded sites for future opportunity development. A financial commitment to their development is not necessary. A consequential change is required to make the AWPR and Balmedie Tippetty routes clearer on the Safeguarding Resources map. No modifications are recommended.

Policy PR3 Waste Facilities

Minor modifications are recommended to include text on waste in accordance with SPP and add clarity in terms of the boundaries of the Strategic Resources Plan. Changes to the general presumption that waste facilities are appropriate on business land are also recommended by the Reporters. This clarifies that waste facilities should only be permitted on land allocated for “employment”. Further modifications are promoted, suggested by SEPA and supported by the Council for references to the Zero Waste Plan.

Safeguarding Resources Plan

A Modification is proposed for the Safeguarding Resources Plan to exclude areas at Foundland and Craigie, Ythanbank, identified as areas of search for minerals. This

will result in a change to Supplementary Guidance 6: Area of Search and Safeguard for Minerals

Issue 14 Climate Change

Policy C1 Using Resources in Buildings

The Reporters consider that the objective of the policy is clear and that progress to higher standards is not only desirable but, required in accordance with legislation and Scottish Planning Policy. However, they have concerns regarding the implementation, consequences and enforcement of this policy. The Reporters consider that the policy should be simplified and that it would be inappropriate to impose a rigid standard in excess of the building regulations. This is to be achieved through the use of the term “where feasible” within the policy and through non-statutory guidance to specify the standards to apply, the timing of any increase in the low or zero carbon contribution, the feasibility of a district heating schemes in new developments, and where exceptions might be permissible. The above is considered to weaken the policy but not to the extent of being inconsistent with the Strategic Development Plan.

Policy C2 Renewable energy

The Reporters note the clear support for biomass within the policy and the need for cross reference to the full range of relevant policies. They note that for wind energy developments to be seen as acceptable require a balancing of impacts by the decision maker and a reasoned conclusion as to the acceptability or otherwise of the proposal. The use of the word “unacceptable” is proposed instead, and is supported by the Council.

In relation to the need for compliance with the Strategic Landscape Capacity Assessment for Wind Energy in Aberdeenshire (SLCA) 2014, the Reporters make it clear that the spatial framework advocated by SPP does not reference landscape considerations or capacity, and suggests that the inclusion of landscape capacity is in error. The change proposed does not require modification of the map, but a change to the legend.

The plan otherwise provides an adequate policy framework to consider other forms of renewable energy.

Policy C3 Carbon Sinks and Stores

Minor change to this policy is proposed by the Reporters to remove reference to the scale of development that should apply the “Carbon Calculator” or similar assessment tool.

Policy C4 Flooding

The Reporters are clear that while they consider it is not necessarily inappropriate to apply a locally tailored approach, particularly in areas which have recent first-hand experience of the consequences of flooding, they are required to consider whether

the policy is sufficiently clear and in accordance with the objectives of Scottish Planning Policy. In their conclusion the Reporters raise issues of lack of published information on a 1:400 year risk and the risk of inconsistency across Scotland by different authorities adopting different standards. They believe that the policy could still reference the circumstances where a lower risk might trigger the need for assessment including where development is below the 5 metre contour and on a functional flood plain, or where there are other risk factors. Flood resilience for developments in areas where risk is greater than 1:1000 years is dismissed as SPP has no qualification for the word “may” used within their policy.

Changes to the policy are put forward to reflect the terms of Scottish Planning Policy but also to provide some local discretion on the appropriate consideration of local risk factors. This does not include reference to coastal flood risk contours (as commended in the proposed LDP by SEPA) and places a condition (“it may be required”) on the need to promote flood resilience in construction for areas that are subject to low to medium (under 1:1000 years) risk.

Issue 15 – Responsibilities of Developers

Introductory section

The Reporters have observed that the scope for developer contributions is as set out in Circular 3/2012. Specific infrastructure contributions should be outlined in the Plan (as opposed to Supplementary Guidance), and therefore subject to examination.

The Reporters note that it would be unreasonable to request developer contributions for infrastructure which has already been paid for or there is adequate additional capacity. A modification is proposed to clarify that contributions may be required when infrastructure has been provided through forward funding to accommodate the development. Reference is made to the Supplementary Guidance and the Action Programme for further information.

Policy RD1: Providing suitable services

The Reporters agreed with the Council’s argument that there is no need to repeat Building Regulations. In Planning terms, wheelchair access to new development would be addressed in accordance with the Layout, Siting and Design section of the Plan and no change to the policy is required.

The Reporters agree with the Council’s non-notifiable modification proposal, that ‘Development Impact Assessment’ should be updated to ‘Pre-Development Enquiry’ in accordance with Scottish Water’s current guidance. The Reporters also agree with the Council’s opinion that the policy is adequately flexible to encourage development where it is necessary to connect to a private supply, whilst encouraging connection to Scottish Water network as soon as is practicable. The Reporters agree with the Council’s non-notifiable modification proposal for additional text making reference to SEPA’s policy and supporting guidance on the provision of Waste Water Drainage in Settlements, and the need, for example, for a Pre-Development Enquiry to identify the impacts of development on current infrastructure. All other arguments presented

by the Council were accepted and no further changes are required to this section of the policy.

Policy RD2, Developers' obligations

The Reporters found that the policy is sufficient in respect of contributions being necessary to make the proposal acceptable in planning terms, and is clear in establishing the scope of the potential contributions that are refined on a locational basis through the settlement statements. More detail was suggested on tests of reasonableness of contributions to be addressed within the Supplementary Guidance. Minor modifications are proposed to address ambiguity in the text to ensure cumulative impacts are considered and that both first and subsequent developers must contribute proportionately.

With respect to the Strategic Transport Fund the legal challenge has not justified the removal of the principle of contributions to the wider network and subject to a small modification the Reporters consider this text to be sufficient. Minor modifications (as proposed by the Council) address omissions noted by objectors relating to sport and recreation facilities.

In considering the health facilities section, the Reporters considered that it was not clear what the scale of the likely health requirements were, or exactly how this would be addressed. The policy has been modified to direct the reader to the settlement statements where any specific need has been identified and modified to state that contributions will be sought on a case by case basis.

Issue 16: The Settlement Statements

Flood risk

Modifications are recommended to reflect the issues raised by SEPA, which, in the majority of cases, were accepted by Aberdeenshire Council. The Reporters accept the Council's arguments for excluding sites, Strichen OP1 Land at Burnshangie, Cluny and Sauchen OP1 Main Street, and Whitehouse BUS in Whitehouse.

The Council was minded to accept SEPA's comments on site OP1 (Land south of railway station) in Crathes, but stated that the site was to be deleted from the Plan as it was expected to be completed by the end of 2016. The Reporters did not comment on this, but as this site is still under construction, it will now remain in the Plan. However, as SEPA did not specifically object to this site, and a flood risk assessment has been submitted for the site, no additional text is required.

It is likely that a consequential modification will be required for site Cruden Bay OP3 Brick and Tile works, as under Issue 25 (Cruden Bay), the Reporters recommend increasing the size of site OP3 to its current size in the 2012 LDP. However, SEPA objected to this site unless the settlement statements states a flood risk assessment is required. The recommendation from Issue 25 was not considered by the Reporters under this issue. In light of this, additional text should be added under site OP3 stating the need for a flood risk assessment.

Site name

The Reporters agree with the Council's conclusions that the current naming of the P, R and BUS sites is sufficiently clear (e.g. Balmedie P4).

Settlement Features

The Reporters dismissed "The following sites and areas are subject to protection through a range of policies in the plan..." arguing that the Plan should be read as a whole, and considers this approach as sufficient.

Strategic drainage and water supply

Modifications are recommended to reflect the need to upgrade water and waste water infrastructure, as suggested by Scottish Water. However, the Reporters agree with the Council to reduce some of the additional text proposed by Scottish Water.

However, not all of the Council's non-notifiable modifications were accepted by the Reporters and no reasons were provided. These mostly related to smaller settlements, some of which are only served by a septic tank, or share the same waste water treatment works (WWTW), although in most cases, the settlement statement already includes text highlighting WWTW capacity issues. This applies to the following settlements: New Byth, Maud, New Deer, Belhelvie, St Katherines, Oyne, Edzell Woods, Gourdon, St Cyrus, Clatt, Drumblade, Gartly, Kennethmont, Logie Coldstone and Lumphanan.

Settlement Maps

A key is required to be added to the settlement maps section of Appendix 8 of the Proposed Plan. This will be included on a header and index page for each area.

Formartine

Issue 29: Balmedie

The Reporters agreed with the Council's suggested modification to include wording in the 'Natural and Historic Environment' section, stating that part of site OP3 (Menie) is within the Foveran Links SSSI (site of special scientific interest). The Reporters slightly amended further information provided by the Council to give consistency with the approved application and further clarify the location of the site and SSSI. The allocation boundary has been altered so it is in accordance with the approved site layout submitted with the outline planning allocation and not the subsequent Masterplan, which covers a larger area encompassing the land at Leyton Farm.

A major site on the west side of the A90 (bid sites FM047 and FM077) is dismissed on the basis that development could undermine the spatial strategy of the local development plan and would be divorced from the existing settlement leading to detriment of community cohesion.

Issue 30: Blackdog

The Reporters have taken forward (but slightly re-worded) the non-notifiable modification recommended by the Council to include more detail of the mix of use in site OP1 and to ensure that the gypsy/traveller site should be made available prior to the development of the fourth phase on the site, in line with the Council's proposed non-notifiable modification.

An error on the legend of the Masterplan requires to be amended; it has a yellow key label for 'Retail' but there is no yellow colour coding on the map. The Reporters have instructed this to be removed and the legend key for 'Employment' (blue) to be re-named as 'Employment / Economic Centre', which will encompass the retail, leisure and other business uses.

Issue 31: Ellon

The Reporters have added additional wording in the 'Vision' section to outline the requirement for more retail space within Ellon, through the allocation of CC1 (Waterton). Flexibility is introduced to address traffic congestion in the town centre. While a bridge would be desirable they note that there is significant uncertainty associated with its deliverability.

The Reporters agreed with Scottish Natural Heritage (SNH) to introduce additional text in the 'Natural and Historic Environment' section referring to The Ythan Estuary, Sands of Forvie and Meikle Loch Special Protection Area (SPA) and the Sands of Forvie and Ythan Estuary Site of Special Scientific Interest (SSSI). The bowling green (on Union Street) has been identified as a protected site by the Reporters. This is also the case for the section of the Formartine and Buchan Way within the settlement boundary which is being safeguarded for a potential future railway line (site R2).

The Reporters agreed with the non-notifiable modification recommended by Aberdeenshire Council to remove an area of private garden from the R1 (Cemetery site) and CC1 allocations.

Issue 32: Foveran

The Reporters identified Foveran as an area capable of significant expansion as it has relatively unconstrained sites and an approved Masterplan. Foveran is situated within the Strategic Growth Area and Energetica corridor so despite there being representations expressing concerns about the rate of expansion of the village, the Reporters increased the allocation of OP1 (South of Westfield Farm) from 50 units to 100 units, increased the size of site OP2 (West of McBay Way) to reflect the Masterplan and increased its allocation to 75 units. Only the first phase of development will be permitted within the first period of the 2017 Local Development Plan.

Issue 33: Newburgh

The wording of the OP2 (Knockhall Road) allocation text in the settlement statement has been amended to ensure that should a link Road from Cruden Bay come to fruition (between the A975 and B9000), access to the north of the site will be made available.

The Reporters agreed with the Council that bid site FM048 (Land at Knockhall) should not be included due to the substantial road investment to the west that would make the site ineffective. Likewise site FM064 (Meikle Haddo) was found to be a substantial extension into open countryside without justification to support its inclusion. Reporters gave no view on a suggested modification of the settlement boundary to include a modest parcel of land on the coast. Other sites were dismissed due to lack of public engagement and environmental information.

Issue 34: Oldmeldrum

The residential aspect of OP1 (Land North of Distillery Road) has now been built out and there is no significant further development anticipated in the village. The reporters acknowledged the community's desire for a bypass / link road to ease congestion in the village centre, but believe that this is unlikely to be built in the short to medium term as significant development would be required to fund the cost of the road. The Reporters noted that neither of these sites OP1 or OP2 (West of Coultens Park) generated the need for a link road. An all-new access road for the OP2 site would be unreasonable.

A planning application to develop a site situated at the North West of Oldmeldrum (Chapelark) was approved at Full Council on 29 September 2016. The Reporters acknowledged the development of 35 houses and a traffic interchange and this site will now be allocated as OP4.

The Reporters agreed with the Council's recommendations not to allocate bid sites FM022 (Newbarns) due to the site being relatively remote from the town centre and local employment and school, and that there is already sufficient effective housing land supply within the settlement.

Whilst representations concerning the traffic congestion in the town centre were acknowledged, the Reporters agreed with the Council that this is a matter to be addressed through national policy (town centres first) and not in the Local Development Plan. The BUS (South of Colpy Road) area safeguarded for employment uses was noted by the Reporters as "sequentially least preferable out of centre location for retail development".

The sports fields at Meldrum Academy has been designated by the Reporters as protected land (P4), and an area of garden ground requires to be removed from the BUS site at Station Road and Meldrum Meg Way.

Issue 35: Pitmedden and Milldale

The Reporters consider there to be no overriding benefit or justification to remove site OP1 (Adjacent to the Medical Centre). Contrary to the Council's recommendations, the Reporters allocated site FM058 (Land at Bonnyton Farm) as OP2 for development of 64 houses. This site is situated to the North East of Pitmedden and the main access will be from Bonnyton Road, which will require to be upgraded to accommodate the development.

The Reporters have removed the protected designation of site P1 (Site to the West of Pitmedden). This is not consistent with the recommendations of Aberdeenshire Council, however this modification has been made as the site is outwith the settlement boundary was not designated as protected to safeguard the amenity of the listed Pitmedden Garden. Housing on part of this site (FM063, Bonnyton Farm) is not supported.

Sites at FM032, FM033 (Milldale) and FM034 (Allathan, Westfield) remain unsupported due to the potential impact on the character of the settlements and their landscape settings.

Issue 36: Potterton

There were bids for sites on all sides of Potterton, however the Reporters agreed with the view the Council that development extending Potterton would be inappropriate as it is not within the Strategic Growth Area and is encompassed by greenbelt. Therefore no new sites have been brought forward as an allocation. The Reporters have suggested that the Strategic Growth Area maps on pages 9 and 40 of the Plan should be amended for the avoidance of doubt relating to the Strategic Growth Area boundary.

Issue 37: Rashierieve Foveran

A number of representations were received in support of development of live-work units on site OP1 (Land West of Rashierieve Cottages) which is allocated as employment land. The Reporters agreed with the Council that it should be retained solely as employment land, citing the lack of facilities in the locality including poor accessibility to the primary school which lies more than 2 km north of the site, on a busy road with no connecting footpath.

The Reporters re-worded the allocation text of the settlement statement for OP1 to provide added protection to the nearby dwellings and veterinary centre from potential adverse impact of future development on the site, and particularly referenced to noise pollution.

Issue 38: Tarves

Representations were received requesting that the Glebe field and the play park on the corner of Mackie Avenue and Duthie Webster Road should be designated as protected sites. The Reporters agreed that the Glebe field would not require

protected status, but they decided to designate the play park as a protected site (P5).

There are 2 erroneous features on the map overlay which the Reporters require to be modified. Site OP1 (The Grange) boundary is to be altered to accurately reflect where development of Presly Gardens has been delivered (further to the west). A small adjustment to the settlement boundary is required at the most north westerly corner of the settlement at Bains Park to reflect the approved planning application.

The Reporters found that development of Site FM027 (North of Tarves Lea) would represent an inappropriate extension to a generally compact built-up area.

Representations were received requesting a medical centre in Tarves, and for developer contributions for Barthol Chapel Church. The Reporters agreed with the Council that developer contributions for the Church would fail the tests set out in Circular 3/2012, and that NHS have no plans to build a Health Centre in Tarves so contributions to the Health Centre in Pitmedden may be sought.

Issue 39: Turriff

A suggested non-notifiable change to remove houses at St Congan's Circle from site P2 has been accepted by the Reporters. It was agreed that wording in the 'Services and Infrastructure' section be amended to state that the distributor road to the east of the town should be constructed with the potential to be upgraded to a bypass in the future should the need arise. The text associated with site OP1 (Adjacent to Wood of Delgaty) was re-worded to be consistent with the change to the 'Services and Infrastructure' section.

The Reporters slightly re-worded the text associated with OP2 (North of Shannocks View) to safeguard access opportunities should further development sites be allocated in the locality in the future, and to stipulate that development must be designed so that it creates a satisfactory edge to the built up area.

No modification to the settlement boundary at Kinnaird house was agreed.

Issue 40: Udney Station

A representation was received proposing allocation of a site for 37 houses and associated facilities. The Reporters agreed with the Council that there is adequate housing allocation in Udney Station and that a further allocation is not required. The only other modification is to the 'Services and infrastructure' section stating that residential development may be required to contribute to a new health centre in Balmedie.

Issue 41: Large Settlements in Aberdeen Housing Market Area; Belhelvie and Udney Green

Belhelvie

There were 2 bid sites submitted for consideration, however the Reporters agreed with the Council that there is no identified need for additional housing allocations in Belhelvie.

Udney Green

The Reporters did not agree with the Council's recommendation to allocate 30 houses in site OP1 (Opposite Bronie House). It was felt that that future development of the east part of the site would not relate well to the approved Masterplan for 12 units in OP1, therefore the site size has been reduced on the east section so it is now bounded on the east in line with the cemetery at the north of the site. The Reporters felt that there may be scope for 3 further units at the south of the site and have therefore reduced the total allocation for the site from 30 to 15 units.

Issue 42: Other Settlements in Aberdeen Housing Market Area; Barthol Chapel, Collieston, Tipperty, Ythanbank and other Formartine Settlements

Barthol Chapel

A representation was received proposing an allocation to the east of the village. The Reporters agreed with the Council's position that the site should not be allocated.

Collieston

Scottish Natural Heritage proposed additional text in the 'Natural and historic environment' section referring to the Sands of Forvie SAC and the Buchan Ness to Collieston SAC. The Reporters agreed with this addition.

Tipperty

In response to 2 representations received, the Reporters have added additional text in the 'Other designation' section stating that the BUS site lies within a pipeline consultation zone and this must be taken into account when proposals for development are being prepared.

Ythanbank

The Reporters have stated that site OP1 (West of B9005) and appropriate infill development is adequate to meet the housing needs in Ythanbank. Any future development in Ythanbank would require significant infrastructure investment that would need to be funded by a sizable development, which would not be in scale with the character of the village. Text to this effect has been added to the 'Vision' section of the settlement statement.

Hattoncrook

The Reporters found that development at this location would be highly car dependant and that there was no justification for additional housing land in this location. Site FM069 was not allocated for development.

Monteach

The Reporters did not support the bid site submitted for the Monteach as they considered that development would be very car dependant and proposals were unsupported by either public engagement or environmental assessment. No modifications are proposed.

Issue 43: Other Settlements in Rural Housing Market Area; Cuminestown, Daviot, Fyvie, Rothienorman, St Katherines and Woodhead

Cuminestown

A representation was received requesting that the BUS allocation be removed or relocated, citing noise pollution. Whilst the Reporters have opted to leave the site in, Use Class has been restricted to 4 (Business), not 5 or 6 (General industrial or storage and distribution). Class 4 (Business) stipulates that usage must not be to the detriment of the amenity of the area, and will therefore not create additional noise in the nearby residential area. An explanation of Class 4 uses will be added to the glossary. No additional sites are allocated as there is no need for additional housing land.

Daviot

The Reporters have dismissed proposals to designate two sites as P (Protected) land but have added the tarmacked car park adjacent to the church and Main Road (P4) and the play area in Kirkton Park residential development (P3). No further sites for development are identified.

Fyvie

The Reporters found that the bowling-green was worthy of protection, and has been designated P3.

Rothienorman

The Reporters found the scale of the business site was appropriate and its development is not precluded by road access problems. Development of houses on site FM028 (Land West of Rothienorman) would not be in keeping with the compact form of the existing village and other sites may be more worthy of being allocated for development. No new allocations were made.

St Katherines

The Reporters have reduced the allocation for site OP1 (Cromlet Park West) from 15 houses to 5 houses. This is to allow adequate space on the site to provide screening and so that the development will be of a similar density to the existing hamlet. The Reporters also recommend that site OP2 (Land North of St Katherines) be deleted from the Plan. It is stated that site OP1 is adequate for growth for modest local needs. There are inadequate services and community facilities to support the proposed development of 50 homes (OP2) in St Katherines. Furthermore the Reporters expressed concerns about road safety, the A947 has a poor safety record and the stretch at St Katherine's is only subject to national speed limit. The Reporters state that the falling roll in Fyvie Primary school, and a lack of sites at Fyvie and Woodhead does not warrant approval the proposed scale of development at St Katherine's.

Woodhead

The Reporters did not support the allocation of bid site FM011 (Fyvie Road).

Appendix 2 Technical Changes

Section of Proposed ALDP 2015	Technical Change(s)	Reason(s) for amendment
Chapter 4 The Spatial Strategy Page 9	Map – Amend graphics to take account of additional, amended and deleted housing sites.	These are consequential changes as a result of the Reporters recommendations or that sites have been built out.
Chapter 5 Banff and Buchan Proposals Map Page 12	Decrease housing graphics for Memsie, Cairnbulg and Inverallochy	These are consequential changes as the Reporters have decreased the housing allocation for these settlements.
Chapter 6 Buchan Proposals Map Page 15	Increase housing graphics for Cruden Bay and Hatton.	These are consequential changes as the Reporters have increased the housing allocations for these settlements.
Chapter 7 Formartine Proposals Map Page 18	Add the employment land allocation for Newburgh. Increase housing graphics for Pitmedden and Milldale, Oldmeldrum and Foveran, Reduce housing graphics for Newburgh, St Katherines and Udney Green.	Employment data was excluded in error. These are consequential changes as a result of the Reporters recommendations or that sites have been built out.
Chapter 8 Garioch Proposals Map Page 21	Increase housing graphics for, Old Rayne, Cluny and Sauchan. Reduce housing graphics for Inch and Westhill.	These are consequential changes as a result of the Reporters recommendations or that sites have been built out.
Chapter 9 Kincardine and Mearns Proposals Map Page 24	Increase housing graphics for Fettercairn and Woodlands of Durriss. Delete housing graphic for Gourdon and reduce housing graphic for Inverbervie.	These are consequential changes as a result of the Reporters recommendations or that sites have been built out (site OP1 in Inverbervie was completed in late 2014 for 29 houses and the last two houses on site OP1 in Gourdon are under construction).
Chapter 10 Marr Proposals Map Page 27	Reduce housing graphic Finzean. Add a housing graphic for Glenkindie. On 26 November 2015, a technical change was proposed to the Infrastructure Services Committee (ISC) to delete sites OP2 in Aboyne and OP1 Crathes, as it was expected that these sites	These are consequential changes as a result of the Reporters recommendations or that sites have been built out. No amendment to housing graphics for Aboyne and Crathes, as the Housing Land Audit 2016 and 2016 completions show that these sites are still under construction.

Section of Proposed ALDP 2015	Technical Change(s)	Reason(s) for amendment
	would be completed by the end of 2016. However, these sites are still under construction and as such, they should remain as allocations in the plan.	
Policy B2 Town centres and office development Page 30	Paragraph one – italicise “centre” after “ <i>existing town</i> ” in the third sentence.	It is an error that this word was not italicised, as the “ <i>viability or vitality of existing town centres</i> ” is defined in the glossary.
Policy R1 Special rural areas Page 33	<ul style="list-style-type: none"> • Bullet points – replace the full stop with a semi-colon for all except the last bullet point. Add “or” at the end of the second last bullet point. • Second last bullet point, as recommended by the Reporters, replace “Policy PR3” with “Policy PR2”. 	<ul style="list-style-type: none"> • Grammatical correction. • Recommendation 6 in Issue 6 (Shaping Development in the countryside) refers to Policy PR3, wherein fact it should refer to PR2.
Policy R2 Housing and employment development elsewhere in the countryside Page 34	Paragraph four – Delete “rural parts of the” before “ <i>rural housing market area</i> ” in the first sentence.	There are no rural parts in the Rural Housing Market Area. The Reporters Recommendation (No. 6, under Issue 6) keeps these words in (the main amendment is towards the end of the policy). However, these words were included in error and should be deleted.
Shaping Homes and Housing Page 40	<p>Map – Change sub-title to “All Housing Land Allocations”.</p> <p>Map – Amend graphics to reduce housing allocations for Finzean, Inch, Inverbervie, Newburgh and Westhill. Delete housing allocation for Gourdon.</p> <p>On 26 November 2015, a technical change was proposed to the ISC to delete sites OP2 in Aboyne and OP1 in Crathes, as it was expected that these sites would be completed by the end of 2016. However, these sites are still under construction and as such, they should remain as allocations in the plan.</p>	<p>This map shows not just new allocations, but allocations from previous plans that are undeveloped.</p> <p>Sites OP2 in Finzean, OP1 in Newburgh and OP1 in Inverbervie are built out. Sites OP1 in Newburgh, OP1 in Westhill, OP1 in Gourdon and OP4 in Inch are nearly complete (last two houses in Gourdon are under construction).</p> <p>No amendment to housing graphics for Aboyne and Crathes, as the Housing Land Audit 2016 and 2016 completions show that these sites are still under construction.</p>

Section of Proposed ALDP 2015	Technical Change(s)	Reason(s) for amendment
Policy P1 Layout siting and design Page 42	Title of policy – Add a comma after “Layout”. Last bullet point italicise “active travel”.	Grammatical correction This is a consequential change as “active travel” has been added to the glossary under Issue 13 (Protecting Resources).
Policy P2 Open space and access in new development Page 42	Paragraph one – Add a comma after “welcoming”.	Grammatical correction.
Policy P2 Open space and access in new development Page 43	Paragraph four – Delete “the” before “part of a Section 75 agreement”.	Grammatical correction.
Policy P4 Hazardous and potentially polluting developments and contaminated land Page 43	In the first sentence of the penultimate paragraph, revise sentence to read, “(including possible pollution of the water environment), and effective remedial measures...”	Recommendation 5 in Issue 10 (Shaping Places) omits a close bracket after “(including possible pollution of the water environment”, either that or the opening bracket should be a comma. It currently reads “...environment (including possible pollution of the water environment, and effective remedial measures...”.
Policy 5 Community facilities Page 44	Rename Policy P5 to “Policy P6”.	This is a consequential change in light of the Reporters recommendation in Issue 1 (Omissions from the plan), which inserts a new policy, Policy P5 Digital Infrastructure.
Policy HE2 Protecting historic and cultural areas	Paragraph two – Add a comma after “layout”. Replace “37” with “38” conservation areas.	Grammatical correction. Updated to reflect current number of conservation areas.
Historic Environment map	Delete Inchmarlo Designed Landscape and Historic garden from the map.	Historic Environment Scotland confirmed the removal of Inchmarlo Designed Landscape and Historic Garden from the Inventory in 2016.
Protecting Resources Map Page 58	Map – Revise the “Woodland Region” to take account of National Forest Inventory and Native Woodland Survey of Scotland.	To provide the most up-to-date data.
Policy C3 Carbon sinks and stores Page 61	Paragraph one – amend sentence (defined as James Hutton...” to “(defined by SNHs Carbon and Peatland	Updating the title of the source data.

Section of Proposed ALDP 2015	Technical Change(s)	Reason(s) for amendment
	map 2016 as Class 1 and 2, and greater...).	
Appendix 1 Business Land Allocations - Table 1	In the row for "Ellon – Blackdog" amend Allocations to "27.9", the Difference to "+0.9", and the total difference to "+3.7".	These are a consequential changes as the employment land allocation in Newburgh has decreased as the Masterplan for the mixed use site, OP1, only provides for 0.8hectares of employment land. Furthermore, the 40 houses allocated on the remainder of the site have been built out. As such, there no possibility of the allocation achieving 1.5 hectares of new employment land.
Appendix 1 Business Land Allocations - Table 4: Formartine	For site OP1 in Newburgh reduce allocation from 1.5 to 0.8 hectares.	This is a consequential change. Site OP1 is a mixed use site, and the employment allocation has decreased as the Masterplan for the site OP1 provides for 0.8hectares of employment land, and the 40 houses allocated on the remainder of the site have been built. As such, there no possibility of the allocation achieving 1.5 hectares of new employment land.
Appendix 1 Business Land Allocations Table 6: Kincardine and Mearns	Change name of site OP2 in Gourdon to OP1.	This is a consequential change as housing allocations OP1 in Gourdon is near completion, and as such the label of this employment site should be changed.
Appendix 1 Business Land Allocations	Table 5: Garioch – Change name of site OP5 in Insch to OP4. Change OP3 in Westhill to OP2.	These are consequential changes as housing allocations OP4 in Insch and OP1 in Westhill have been built out, and as such, the labels of these employment sites should be changed.
Appendix 2 Retail Centres	Delete duplication of "Balmacassie, Ellon" and replace other to "Waterton, Ellon".	"Balmacassie, Ellon" was entered twice, when the second Ellon location should have been "Waterton, Ellon".
Appendix 5 New Housing Allocations Table 1	<ul style="list-style-type: none"> • Perterhead – Hatton: 2017-2026 LDP Allocation, change from 800 to 815. • Ellon – Blackdog: 2017-2026 LDP Allocation, change from 1535 to 1654. • Inverurie – Blackburn: 2017-2026 LDP 	These are consequential changes as a result of Reporters recommendations or that sites have been built out.

Section of Proposed ALDP 2015	Technical Change(s)	Reason(s) for amendment
	<p>Allocation, change from 1222 to 1248.</p> <ul style="list-style-type: none"> • Local Growth (AHMA) – Existing to 2016 – LDP Allocation: change from 886 to 771 • Local Growth (AHMA) – 2017-2026 LDP Allocation: change from 1037 to 1064. • Local Growth (RHMA) – Existing to 2016: change from 3246 to 3136 • Local Growth (RHMA) – 2017-2026 LDP Allocation: change from 3108 to 3154. 	
Appendix 5 New Housing Allocations Table 2 New Housing Land – Banff and Buchan	<ul style="list-style-type: none"> • Cairnbulg OP1– Delete and change OP2 to OP1. • Memsie OP1 – Delete. • Amend the “Total” figures accordingly. 	These are consequential changes as a result of a Reporters recommendations and that site OP1 in Memsie has been built out.
Appendix 5 New Housing Allocations Table 3 New Housing Land – Buchan	<ul style="list-style-type: none"> • Cruden Bay OP3 (EH1): Delete “(20)**” for site from the “Existing to 2016” column under the “Peterhead-Hatton SGA (RHMA)” heading, and add “(220)**” to the “Existing to 2016” column under the “Local Growth (RHMA)” heading. • Hatton OP5 (NEW): Add “15” under the 2017-2026 column. • Amend the “Total” figures accordingly. 	These are consequential changes as a result of a Reporters recommendations and that Cruden Bay is not within the Peterhead-Hatton Strategic Growth Area.
Appendix 5 New Housing Allocations Table 4: New Housing Land – Formartine	<ul style="list-style-type: none"> • Foveran OP1– Add “50” to 2017-2026 column under “Blackburn-Ellon SGA”. • Foveran OP2– Add “69” to 2017-2026 column. • Newburgh OP1– Delete site and change OP2 to OP1. • Oldmeldrum Add OP4 (NEW) for 35 homes to the 2017-2026 column. 	These are consequential changes as a result of Reporters recommendations and that site OP1 in Newburgh has been built out.

Section of Proposed ALDP 2015	Technical Change(s)	Reason(s) for amendment
	<ul style="list-style-type: none"> • Under Pitmedden, add a new OP2 site for 64 homes. • St Katherines OP1– substitute “15” with “5”. • St Katherines OP2– Delete. • Udney Green OP1 – Delete “15” under 2017-2026 column. • Amend the “Total” figures accordingly. 	
Appendix 5 New Housing Allocations Table 5: New Housing Land – Garioch	<ul style="list-style-type: none"> • Cluny and Sauchan OP1 – Substitute “27” with “76”. • Dunecht OP1 – Substitute “(10)**” with “(24)**”. • Kintore, add “OP5 (NEW)”, and insert “26” in the fourth column “2017-2026”. • Inch OP4 – Delete • Old Rayne, add OP2 (NEW) – Add site for 30 homes to the 2017-2026 column. • Westhill OP1 – Delete • Amend the “Total” figures accordingly. 	<p>These are consequential changes as a result of Reporters recommendations and that site OP4 in Inch and site OP1 in Westhill are near completion. Site visits in December 2016 confirmed the status of these sites.</p> <p>New site OP5 in Kintore is the result of a planning application that was approved in 2015 on land reserved for a town park.</p>
Appendix 5 New Housing Allocations Table 6 New housing Land – Kincardine and Mearns	<ul style="list-style-type: none"> • Drumoak OP1 – substitute 20 with 29 in the 2017-2026 column. • Fettercairn OP1 – substitute “15” with “25”. • Gourdon OP1 – Delete site • Inverbervie OP1 – Delete and change the name of the OP2 site accordingly. • Woodlands of Durris – Add “10” under the Local Growth (RHMA) column. • Amend the “Total” figures accordingly. 	<p>These are consequential changes as a result of Reporters recommendations and that site OP1 in Inverbervie was completed in late 2014 for 29 houses.</p>
Appendix 5 New Housing Allocations Table 7 New	<ul style="list-style-type: none"> • Alford OP5 (NEW) – Add site for 60 homes. • Finzean OP2 – Delete. 	<p>These are consequential changes as a result of Reporters recommendations</p>

Section of Proposed ALDP 2015	Technical Change(s)	Reason(s) for amendment
Housing Land – Marr”	<ul style="list-style-type: none"> • Glenkindie OP1 (NEW) Add site for 6 homes.. • Amend the “Total” figures accordingly. <p>On 26 November 2015, a technical change was proposed to the ISC to delete sites OP2 in Aboyne and OP1 Crathes, as it was expected that these sites would be completed by the end of 2016. However, these sites are still under construction and as such, they should remain as allocations in the plan.</p>	<p>and that site OP2 in Finzean was completed in 2015.</p> <p>No amendment to allocations for Aboyne and Crathes, as the Housing Land Audit 2016 and 2016 completions show that these sites are still under construction.</p>
Appendix 6	<p>Table 1 – Delete after “Banff”, “- including Scotstown” in the first column, and in the third column, delete “(part outstanding: not Scotstown)”.</p> <p>Table 1 – In the first column amend “Scotstown” to “Banff – Scotstown”.</p>	<p>The area of Scotstown in Banff has its own conservation area designation, which, for consistency reasons, should be called “Banff – Scotstown”. It was designated in 1973.</p>
Appendix 8	<ol style="list-style-type: none"> 1. Delete “Up to” in all housing allocations. 2. Settlement statement maps – Shade the areas outwith the Aberdeenshire Council area with a corresponding reference in the key. 	<p>This is a consequential change in light of Issue 7, which states that the housing allocations are indicative, and to ensure consistency, as Reporters have not included “Up to” where they have amended or introduced housing allocations.</p> <p>In relation to the second change, this is a consequential change as a result of a Reporters recommendation under Issue 50 (Westhill).</p>
Banff	<p>Reserved Land, Key Map and Map 1 – Rename R2 to R1.</p> <p>OP1, OP2 and OP4 – Delete “(site R1)”.</p> <p>Map 2 – Delete additional 'CA2' outwith the settlement boundary.</p>	<p>Sites R1 and OP sites – This is a consequential change as the Reporter does not support the maps showing the indicative route of the link road (R1) between the A97 and A98, as this route is not derived from any detailed assessments or studies.</p> <p>Map 2 – Text included in error.</p>
Fraserburgh	<p>Settlement Features table – Amend it to read, BUS1-2: Safeguarded for employment uses. BUS 3: Safeguarded</p>	<p>The phrase “with a link road to OP3” was incorrectly associated with site BUS2.</p>

Section of Proposed ALDP 2015	Technical Change(s)	Reason(s) for amendment
	for employment uses with a link road to site OP3. BUS4-5: Safeguarded for employment uses.	
Inverboynie	Map – Delete R1.	This is a consequential change as the Reporter does not support the maps showing the indicative route of the link road (R1) between the A97 and A98, as this route is not derived from any detailed assessments or studies.
Macduff	Vision – third paragraph remove “of” from “a key of settlement objective”.	Grammatical correction.
New Aberdour	OP1 St Drostan Lane – Replace "western" with “eastern” in the second last sentence of paragraph two.	Correction.
Portsoy	<p>OP3 – Amend name of site to “Durn Road”.</p> <p>Map – Change colour of site OP5, which is currently blue, to purple, as it is a mixed use and not employment site. Make consequential changes to other relevant parts of the plan including Shaping Banff and Buchan Plan and Shaping Homes and Housing.</p>	<p>OP3 – Spelling correction</p> <p>Map – Correcting colour on map as it is a mixed use and not employment site</p>
Ardallie	Map – Remove settlement boundary annotation (which only covers the allocated, protected and reserved sites).	This provides continuity with other similar locations in the LDP and to reflect the status of the settlement in the 2012 Plan.
Boddam	Map – remove additional “P5” next to site P3.	Added in error.
Cruden Bay	OP2 – Amend the second sentence of the second paragraph to “A new roundabout on the A975 providing access to the OP1 and OP2 sites on the western approach to Cruden Bay will be required.”	The sentence incorrectly refers to sites M1 and H1, which have been renamed as OP1 and OP2.
Mintlaw	OP3 – In the first paragraph delete, “It is expected that at	OP3 – Removes a duplicated sentence, included in error.

Section of Proposed ALDP 2015	Technical Change(s)	Reason(s) for amendment
	<p>least 2 affordable homes be provided by the developer, integrated into the design of the development.”</p> <p>Map – Remove duplicate “P3” and “P4” labels.</p>	<p>Map – Labels included in error.</p>
Peterhead	<p>Settlement Features table – Change the description of P2 to “To conserve Dales Park and its setting”.</p> <p>OP6 – Correct the title from “Land at West Road” to “Land at Wellbank”.</p> <p>Keymap and Maps 2 and 3 – Relabel the site marked P6 covering Peterhead Academy and Swimming Pool to P10.</p> <p>Keymap and Map 5 - Site P2, Delete land in the domestic curtilage of Dales Lodge from site P2.</p>	<p>There are multiple P2’s in Peterhead and this revised description better reflects the purpose of these sites.</p> <p>OP6 – Title correction.</p> <p>Maps 2 and 3 – The protected site covering Peterhead Academy is incorrectly labelled as P6.</p> <p>Map 5 – Is amended to exclude private land within P2.</p>
Strichen	<p>Vision – Move a closing bracket at the end of “including a butchers” and replace three with “four housing allocations...”</p>	<p>Grammatical and word corrections.</p>
Stuartfield	<p>Map – Delete the annotation ‘CA’ from the boundary of site OP2.</p>	<p>Included in error.</p>
Balmedie	<p>OP1 and OP2 – Replace “R3” with “R1”.</p>	<p>Correction.</p>
Newburgh	<p>OP1 –</p> <ul style="list-style-type: none"> • Amend the allocation description to “Community facilities and up to 0.8ha employment land”. • At the end of the first sentence, add “, but has been reduced in size as the housing element of up to 40 homes was completed in 2016.” <p>Map – Reduce the size of OP1 to only include the employment element of the</p>	<p>The housing element on site OP1 was completed in 2016, and the masterplan shows a reduced employment land area. As such, there no possibility of the allocation achieving 1.5 hectares of new employment land, as previously stated in the Proposed LDP.</p> <p>This reduction does not affect the Strategic Development Plan’s employment land target, as there is a surplus of 3.7 hectares in the Ellon to Blackdog Strategic Growth Area.</p>

Section of Proposed ALDP 2015	Technical Change(s)	Reason(s) for amendment
	site, as shown in the masterplan map. Change colour to blue. Retain settlement boundary as is.	
Oldmeldrum	OP1 – In the penultimate sentence after “value” substitute “t” with “to”.	Spelling correction.
Udny Green	On 26 November 2015, a technical change was proposed to the Infrastructure Services Committee (ISC) to amend the last sentence in the development brief for site OP1 to state that 7 and not 3 affordable homes would be required. However, as the Reporters have reduce the size of the allocation to 15 houses, no amendments are required.	This amendment is not being implemented in light of the Reporters reducing the size of the allocation of OP1 from 30 to 15 homes under Issue 41 (Large settlements AHMA).
Garmond	Map – Amend boundary to exclude private property within site OP1.	Excludes private grounds that were included in error.
Insch	<p>Flood Risk – Change “OP5” to “OP4”.</p> <p>OP4 – Delete allocation.</p> <p>OP5 – Rename to “OP4”.</p> <p>Map – Delete OP4 and relabel “OP5” to “OP4”.</p> <p>Map – Correct the mapping of the R3 site so it covers the appropriate walkways (and excludes residential properties).</p> <p>Map – Amend the settlement boundary to include a recent housing development to the SE (Beachcroft Gardens).</p>	<p>The Housing Land Audit 2016, 2016 completions data and a site visit in December shows that for site OP4, all the houses have been built and the site is nearly complete.</p> <p>Correction and update of the map to reflect a new housing development.</p>
Inverurie and Port Elphinstone	Settlement Features – Include the text “TC - <i>Inverurie Town Centre</i> ” within the table of ‘Other designations’.	<p>Settlement Features – Definition of TC was excluded from the table in error.</p> <p>Maps – All of Uryside Park is expected to contribute to the green network. As such, the green network should include all of site R2.</p>

Section of Proposed ALDP 2015	Technical Change(s)	Reason(s) for amendment
	Key map and Map3 – Amend the Green Network boundary to include all of Uryside Park.	
Keithhall	Map – Amend the settlement boundary to include sites OP1 and R1.	The settlement boundary excluded sites OP1 and R1 in error.
Kingseat	Settlement Features table and Map – Delete the BUS allocation	This designation requires to be removed as 25 houses were granted planning permission on appeal in February 2015.
Kintore	<p>Reserved Land – Amend R1 to “For a town park at Gauch Hill, <u>which includes a sustainable urban drainage system (SUDS)</u>, to be...”</p> <p>Woodside Croft allocations – Add “OP5” and in the last sentence of paragraph three, add “with the remainder <u>of site OP2 and site OP5</u> being completed during...”</p> <p>OP5 – Amend existing OP5 to “OP6”.</p> <p>Key Map and Maps 2 and 3:</p> <ul style="list-style-type: none"> • Amend the boundary of site R1; • rename the northern part of R1 to OP5; and • rename existing OP5 to OP6. 	A slight change to the agreed technical changes, which were agreed at ISC on 26 November 2015, in order for the allocations and maps to take account of the 2015 PPIP decision (APP/2004/3532) and pending MSC application (these do not include the northern part of site R1 within the proposed town park, which has been replace with houses).
Oyne	Map – Amend the boundary between the OP1 and BUS sites.	Agreement has been reached with the promoter of the former Archaeolink site that the boundary between the OP1 and BUS should to take better account of existing site features and provide for a more appropriate level of car parking for the BUS site. This change will not result in any change to the capacity of the OP1 allocation or any significant amendment to the total area of the BUS designation (which remains at approximately 1.2ha).
Westhill	OP1 – Delete housing allocation.	The Housing Land Audit 2016, 2016 completions data and a site visit in December shows that for site OP1, all the houses have been built and the site

Section of Proposed ALDP 2015	Technical Change(s)	Reason(s) for amendment
	<p>OP2 and OP3 – Change to OP1 and OP2.</p> <p>Key Map and Maps 1 and 3:</p> <ul style="list-style-type: none"> • Delete site OP1; • rename existing site OP2 to OP1; and • rename existing site OP3 to OP2. 	<p>is nearly complete. Consequently the labels of the remaining sites should be changed.</p>
Catterline	<p>Map – Add a label onto the conservation area on the settlement map.</p>	<p>“CA” excluded in error.</p>
Drumoak	<p>Services and Infrastructure – Amend to “Secondary education: All residential development must contribute to the provision of additional capacity for secondary education.”</p> <p>Services and Infrastructure – Delete “Waste and recycling: All development must contribute to a household waste and recycling centre in Banchory.”</p>	<p>This has been updated to reflect the current position with regards to meeting capacity at Banchory Academy, and has been confirmed by Aberdeenshire Council’s Learning Estates Team and subsequently agreed by the Marr Area Committee in 2015. It is intended to offer flexibility in terms of delivering secondary education provision in Banchory and surrounding catchment.</p> <p>The household waste recycling centre in Banchory was constructed and became operational in 2007 so developer contributions are no longer required.</p>
Gourdon	<p>OP1 – Delete site.</p> <p>OP2 & Map – Rename site OP2 to OP1.</p> <p>Map – Add missing P & R sites labels</p>	<p>The Housing Land Audit 2016 and 2016 completions data shows site OP1 is nearly complete. This was confirmed by a site visit in December 2016. Consequently the name of site OP2 should be changed.</p> <p>The P and R labels were excluded in error.</p>
Inverbervie	<p>OP1 & Map – Remove the reference to site OP1 within the Settlement Statement and change the name of site OP2 site to “OP1”, in both the text and map.</p>	<p>Site OP1 was completed in late 2014 for 29 houses.</p>
Kirkton of Durris	<p>Services and Infrastructure – Amend to “Secondary education: All residential development must contribute to the provision of additional</p>	<p>This has been updated to reflect the current position with regards to meeting capacity at Banchory Academy, and has been confirmed by Aberdeenshire Council’s Learning Estates Team and subsequently agreed by the Marr Area</p>

Section of Proposed ALDP 2015	Technical Change(s)	Reason(s) for amendment
	capacity for secondary education.”	Committee in 2015. It is intended to offer flexibility in terms of delivering secondary education provision in Banchory and surrounding catchment.
Mill of Uras	Map – Remove settlement boundary.	This provides continuity with other similar locations in the LDP (e.g. Ardallie in Buchan).
Park	<p>Services and Infrastructure – Amend to “Secondary education: All residential development must contribute to the provision of additional capacity for secondary education.”</p> <p>Services and Infrastructure – Delete “Waste and recycling: All development must contribute to a household waste and recycling centre in Banchory”</p>	<p>This has been updated to reflect the current position with regards to meeting capacity at Banchory Academy, and has been confirmed by Aberdeenshire Council’s Learning Estates Team and subsequently agreed by the Marr Area Committee in 2015. It is intended to offer flexibility in terms of delivering secondary education provision in Banchory and surrounding catchment.</p> <p>The household waste recycling centre in Banchory was constructed and became operational in 2007 so developer contributions are no longer required.</p>
Portlethen	<p>Flood Risk – Amend “E2” to “OP2”.</p> <p>Key Map and Map 2 – Include site OP2 within the settlement boundary.</p>	<p>Flood Risk – Correction.</p> <p>Maps – Site OP2 was excluded in error.</p>
Stonehaven	Key Map and Map 1 – Include sites BUS3 and OP3 within the settlement boundary.	Maps – Sites BUS3 and OP3 was excluded in error.
Woodlands of Durris	Services and Infrastructure – Amend to “Secondary education: All residential development must contribute to the provision of additional capacity for secondary education.”	This has been updated to reflect the current position with regards to meeting capacity at Banchory Academy, and has been confirmed by Aberdeenshire Council’s Learning Estates Team and subsequently agreed by the Marr Area Committee in 2015. It is intended to offer flexibility in terms of delivering secondary education provision in Banchory and surrounding catchment.
Aboyne	Vision – Delete “Existing allocations may result in a need for further education provision to be considered as part of development proposals” and replace with	<p>Vision – The revised text in the vision statement better reflects the School Roll Forecast 2013.</p> <p>The Housing Land Audit 2016 and 2016 completions show that site OP2 is still under construction and as such, this</p>

Section of Proposed ALDP 2015	Technical Change(s)	Reason(s) for amendment
	<p>“Both Aboyne Primary School and Aboyne Academy are forecast to be over capacity and remain overcapacity during the Plan period. Education provision should be considered as part of development proposals coming forward in the village.”</p> <p>On 26 November 2015, a technical change was proposed to the ISC to delete site OP2 in Aboyne, as it was expected that this site would be completed by the end of 2016. However, this site is still under construction and as such, site OP2 should remain as an allocation in the plan.</p>	<p>site should remain as an allocation in the plan.</p>
Alford	<p>Settlement Features table – Change R1 to "P3 - Protected to conserve education and recreation facilities around the new Community Campus". Renummer remaining "R" sites accordingly.</p> <p>Key map and Maps 1 & 2– Amend "R1" to "P3" and renumber R2, R3, R4 to R1, R2, R3 accordingly.</p>	<p>R sites are designated as reserved land for future development. As the new Alford Academy is now complete it would be appropriate to re-designate "R1" to "P3" (protected land).</p>
Banchory	<p>Map – Add the proposed masterplan layout for site OP2.</p>	<p>Map – Adding the proposed masterplan layout provides continuity with other sites that have agreed masterplans.</p>
Crathes	<p>Services and Infrastructure – Amend to “Secondary education: All residential development must contribute to the provision of additional capacity for secondary education.”</p> <p>Services and Infrastructure – Delete “Waste and recycling: All development must contribute to a household</p>	<p>The revised statement on secondary school provision reflects the current position with regards to meeting capacity at Banchory Academy, and has been confirmed by Aberdeenshire Council’s Learning Estates Team and subsequently agreed by the Marr Area Committee in 2015. This is intended to offer flexibility in terms of delivering secondary education provision in Banchory and surrounding catchment.</p>

Section of Proposed ALDP 2015	Technical Change(s)	Reason(s) for amendment
	<p>waste and recycling centre in Banchory.”</p> <p>On 26 November 2015, a technical change was proposed to the ISC to delete site OP1 in Crathes, as it was expected that this site would be completed by the end of 2016. However, this site is still under construction and as such, site OP1 should remain as an allocation in the plan.</p>	<p>The household waste recycling centre in Banchory was constructed and became operational in 2007 so developer contributions are no longer required.</p> <p>No amendment to site OP1, as the Housing Land Audit 2016 and 2016 completions show that this site is still under construction.</p>
Finzean	<p>“Natural and Historic Features” amended to “Natural and Historic Environment”.</p> <p>Services and Infrastructure – Amend to “Secondary education: All residential development must contribute towards providing additional capacity at Aboyne Academy.”</p> <p>OP2 & Map – Delete OP2 and incorporate area into the settlement boundary.</p>	<p>The incorrect title was used for the natural and historic environment section.</p> <p>Services and Infrastructure - This is a consequential change in light of the revised wording proposed by the Reporters under Issue 73 (RHMA South Marr (South Deeside).</p> <p>Site OP2 is complete and should no longer be considered as part of the plan’s housing land supply.</p>
Forgue	<p>Map - Amend boundary of site OP2 to exclude the path and wooded area to the south of the site.</p>	<p>The path and wooded area were included in site OP2 in error.</p>
Glenkindie	<p>Services and Infrastructure – Add “Health facilities: All residential development may be required to contribute to the provision of additional capacity at Alford Medical Practice.”</p> <p>Map – Amend the boundary of P1 to align with the boundary of the new OP1 allocation.</p>	<p>Services and Infrastructure – This is a consequential change in light of Issue 70 (RHMA Central Marr), where the Reporters have added a new site, OP1 Land to the West of Glenkindie Bowling Club.</p> <p>Map – This is a consequential change in light of the new OP1 site that has been added by the Reporters under Issue 70 (RHMA Mid Marr).</p>
Inchmarlo	<p>Natural and Historic Environment – Delete the last paragraph referencing Inchmarlo Garden and Designed Landscape.</p>	<p>Historic Environment Scotland confirmed the removal of Inchmarlo Designed Landscape and Historic Garden from the Inventory in 2016.</p>

Section of Proposed ALDP 2015	Technical Change(s)	Reason(s) for amendment
	<p>Services and Infrastructure - Delete "Waste and recycling: All development must contribute to a household waste and recycling centre in Banchory."</p> <p>Map – Add the proposed masterplan layout for site OP1.</p>	<p>The household waste recycling centre in Banchory was constructed and became operational in 2007 so developer contributions are no longer required.</p> <p>Map – Adding the proposed masterplan layout provides continuity with other sites that have agreed masterplans.</p>
Keig	<p>Replace "Natural and Historic Features" with "Natural and Historic Environment".</p> <p>Services and Infrastructure – Add "Health facilities: All residential development may be required to contribute to the provision of additional capacity at Alford Medical Practice."</p>	<p>The incorrect title was used for the natural and historic environment section.</p> <p>Services and Infrastructure – This is a consequential change in light of the revised wording proposed by the Reporters under Issue 70 (RHMA Central Marr).</p>
Kennethmont	<p>Replace "Natural and Historic Features" with "Natural and Historic Environment".</p>	<p>The incorrect title was used for the natural and historic environment section.</p>
Kincardine O'Neil	<p>Services and Infrastructure – Amend to "Secondary education: All residential development must contribute towards providing additional capacity at Aboyne Academy."</p>	<p>This is a consequential change in light of the revised wording proposed by the Reporters under Issue 73 (RHMA South Marr (South Deeside)).</p>
Kirkton of Tough	<p>Services and Infrastructure – Add "Health facilities: All residential development may be required to contribute to the provision of additional capacity at Alford Medical Practice."</p>	<p>Services and Infrastructure – This is a consequential change in light of the revised wording proposed by the Reporters under Issue 70 (RHMA Central Marr).</p>
Logie Coldstone	<p>Services and Infrastructure – Amend to "Secondary education: All residential development must contribute towards providing additional capacity at Aboyne Academy."</p>	<p>This is a consequential change in light of the revised wording proposed by the Reporters under Issue 73 (RHMA South Marr (South Deeside)).</p>
Lumphanan	<p>Services and Infrastructure – Amend to "Secondary education: All residential development must contribute</p>	<p>This is a consequential change in light of the revised wording proposed by the Reporters under Issue 73 (RHMA South Marr (South Deeside)).</p>

Section of Proposed ALDP 2015	Technical Change(s)	Reason(s) for amendment
	towards providing additional capacity at Aboyne Academy.”	
Lumsden	Replace “Natural and Historic Features” with “Natural and Historic Environment”.	The incorrect title was used for the natural and historic environment section.
Muir of Fowlis	<p>Services and Infrastructure – Add “Health facilities: All residential development may be required to contribute to the provision of additional capacity at Alford Medical Practice.”</p> <p>Map – Amend the settlement boundary to include garden ground to the south of the settlement, at Gushet Neuk, Broombank/ Ach na Darroch, Smithy Croft, The Manse and Fowlis Cottage.</p>	<p>Services and Infrastructure – This is a consequential change in light of the revised wording proposed by the Reporters under Issue 70 (RHMA Central Marr).</p> <p>Map – These additional properties and/or their gardens were excluded in error.</p>
Strachan	<p>Services and Infrastructure – Amend to “Secondary education: All residential development must contribute to the provision of additional capacity for secondary education.”</p> <p>Services and infrastructure – Delete “Waste and recycling: All development must contribute to a household waste and recycling centre in Banchory.”</p>	<p>This has been updated to reflect the current position with regards to meeting capacity at Banchory Academy, and has been confirmed by Aberdeenshire Council’s Learning Estates Team and subsequently agreed by the Marr Area Committee in 2015. It is intended to offer flexibility in terms of delivering secondary education provision in Banchory and surrounding catchment.</p> <p>The household waste recycling centre in Banchory was constructed and became operational in 2007 so developer contributions are no longer required.</p>
Tarland	<p>Services and Infrastructure – Amend to “Secondary education: All residential development must contribute towards providing additional capacity at Aboyne Academy.”</p> <p>Services and Infrastructure – Delete under Waste and recycling “and in Banchory”.</p>	<p>Services and Infrastructure - This is a consequential change in light of the revised wording proposed by the Reporter under Issue 73 (RHMA South Marr (South Deeside).</p> <p>The household waste recycling centre in Banchory was constructed and became operational in 2007 so developer contributions are no longer required.</p>

Section of Proposed ALDP 2015	Technical Change(s)	Reason(s) for amendment
Torphins	<p>Services and Infrastructure – Amend to “Secondary education: All residential development must contribute towards providing additional capacity at Aboyne Academy.”</p> <p>Services and Infrastructure – Delete “Waste and recycling: All development must contribute to a household waste and recycling centre in Banchory.”</p> <p>Map – Amend settlement boundary to include site R2.</p>	<p>Services and Infrastructure - This is a consequential change in light of the revised wording proposed by the Reporter under Issue 73 (RHMA South Marr (South Deeside).</p> <p>The household waste recycling centre in Banchory was constructed and became operational in 2007 so developer contributions are no longer required.</p> <p>Site R2 was excluded in error.</p>
Towie	<p>Services and Infrastructure – Add “Health facilities: All residential development may be required to contribute to the provision of additional capacity at Alford Medical Practice.”</p> <p>OP1 – In the second paragraph write “SEPA” out in full (Scottish Environment Protection Agency).</p>	<p>Services and Infrastructure – This is a consequential change in light of the revised wording proposed by the Reporters under Issue 70 (RHMA Central Marr).</p> <p>OP1 – For consistency reasons was other settlement statements.</p>
Glossary	<p>Employment land/employment uses – delete the first “and” before “local development plan” and replace with a comma.</p> <p>Primary industry – Add “forestry” after “mining”.</p>	<p>Employment land – Grammatical correction.</p> <p>Primary industry – Forestry was excluded in error.</p>
Supplementary Guidance 4: The Coastal Zone	Change title of cover page from “Coastal Zones” to “The Coastal Zone”	To ensure title is consistent with the LDP policy.

Appendix 3 : Proposed Aberdeenshire Local Development Plan Examination, Reporters Recommendations by Issue

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE
<p>1: Omissions from the plan</p>	<ol style="list-style-type: none"> 1. Amend the title of policy P4 to read: "Hazardous and potentially polluting developments and contaminated land". 2. Add the following sentence at the end of policy P4: "Any proposed development which could have a significant detrimental impact on air quality, including the exacerbation of existing air quality issues, must provide appropriate mitigation measures." 3. Add the following policy: <p>" Policy P5 Digital Infrastructure We will support development that provides digital infrastructure to homes and businesses, subject to it complying with the other policies in this plan.</p> <p>In considering proposals for telecommunications equipment, we will take into account the extent to which the development involves mast or site sharing; installation on buildings or other existing structures; the installation of the smallest suitable equipment to meet the technological requirements; concealing or disguising masts, antennas, equipment housing and cable runs through design or camouflage techniques; or whether it involves the installation of a new ground-based mast.</p> <p>Applications will be required to be accompanied by a range of additional information including: an explanation of how the proposed equipment fits into the wider network; a description of the siting and design options explored and the reason for the chosen solution; details of the design, including height, materials and all components of the proposals; a landscaping and screen planting plan (if appropriate); and an assessment of the cumulative effects of the development in combination with existing equipment in the</p> 	<p>5</p>

Proposed Aberdeenshire Local Development Plan Examination, Reporters Recommendations by Issue

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE
	<p>area.</p> <p>Where necessary the application should be accompanied by a declaration that the equipment and installation is designed in full compliance with the appropriate guidelines of the International Commission on Non-Ionising Radiation Protection on public exposure to radiofrequency radiation.”</p>	
2: Influences on the plan	<p>1. Add two extra bullet points at the end of the third paragraph in the first column on page 5, to read:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Scotland’s National Marine Plan; and <input type="checkbox"/> the Scotland River Basin Management Plan. 	11
3: Vision for the plan	None.	15
4: The spatial strategy	<p>1. Delete the first sentence of the fourth paragraph in section 05 (Shaping Banff & Buchan).</p> <p>2. Amend the second sentence in that paragraph to start:</p> <p>“To make the best use of existing infrastructure, wherever possible, we promote....”</p>	19
5: Shaping business development	<p>1. Delete the first sentence of policy B2 and replace with:</p> <p>“We will allow retail and other uses which a lot of people will visit only in defined town centres unless a <i>sequential assessment</i> shows that another site is more appropriate. Other uses</p>	27

Proposed Aberdeenshire Local Development Plan Examination, Reporters Recommendations by Issue

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE
	<p>include <i>office developments</i>, commercial leisure uses, community and cultural facilities and, where appropriate, other public buildings such as libraries and education and healthcare facilities. In the case of <i>office developments</i>, where it can be shown that there is no suitable town centre location, they will normally be accommodated on identified employment and business land in accordance with policy B1.”</p> <p>2. Amend the title of Appendix 2 to read “Network of Centres”.</p> <p>3. In the third column of Appendix 2, headed “Principle for sequential approach”, delete the final sentence relating to Principle Town Centres and replace with:</p> <p>“Preferred location for large comparison type shops, commercial, leisure, offices, community and cultural uses, other public buildings where appropriate, and for local convenience shops which serve the town centre.”</p> <p>4. In the third column of Appendix 2, headed “Principle for sequential approach”, delete the final sentence relating to “Other town centres” and replace with:</p> <p>“Preferred location for convenience shops, commercial, leisure, offices, community and cultural uses, and other public buildings where appropriate, which serve the town.”</p> <p>5. In the fourth column of Appendix 2, headed “Centre”, add “Corskier Drive/B9026, Macduff” to the list of Other commercial centres and retail parks.</p> <p>6. In the Glossary, add the following definition:</p> <p>“Office development: A place of work usually in Class 2 (financial, professional and other services which it is appropriate to provide in a shopping area, and where the services are provided principally to visiting members of the public) or Class 4 (an office other than within</p>	

Proposed Aberdeenshire Local Development Plan Examination, Reporters Recommendations by Issue

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE
	Class 2) of the Town and Country Planning (Use Classes) (Scotland) Order 1997, as amended."	
6: Shaping development in the countryside	<ol style="list-style-type: none"> 1. Delete the first sentence of Policy R1: Special rural areas, and replace with: <p style="margin-left: 40px;">"Housing and employment development opportunities will be significantly restricted in the <i>greenbelt</i> and coastal zone to reflect the special nature of these areas."</p> 2. Delete the seventh bullet point of Policy R1, and replace with: <p style="margin-left: 40px;">"development of minerals under Policy R3 and waste facilities under Policy PR3 may be permitted where an essential need is identified."</p> 3. Insert an additional bullet point in Policy R1 to read: <p style="margin-left: 40px;">"developments (including community infrastructure) under Policy PR3 may be permitted in the greenbelt where they meet an established need and where it can be adequately demonstrated that no alternative location can be found."</p> 4. Amend the title of Policy R2 to read: <p style="margin-left: 40px;">"Housing and employment development elsewhere in the countryside"</p> 5. Delete the first bullet point in Policy R2, and replace with: <p style="margin-left: 40px;">"be appropriate in the <i>greenbelt</i> (see Policy R1: Special rural areas); or"</p> 6. Delete the first sentence of the fourth paragraph of Policy R2, and replace with: 	43

Proposed Aberdeenshire Local Development Plan Examination, Reporters Recommendations by Issue

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE
	<p>“We will also allow development proposals in the rural parts of the <i>rural housing market area</i> (which are classed as ‘intermediate’ rural areas) if they are <i>small-scale employment</i> proposals, or a <i>small-scale</i> addition to an existing cluster or group of at least five houses which is of a scale and character that is in keeping with that cluster or group.”</p> <p>7. Add the following at the end of the fifth paragraph of Policy R2:</p> <p>“(Proposals for new tourist accommodation will be assessed in accordance with Policy B3: Tourist facilities.)”</p> <p>8. Delete the second sentence of the second paragraph of Policy R3: Minerals and hill tracks, and replace with:</p> <p>“With respect to sand and gravel construction aggregates we will seek to maintain a minimum landbank of permitted reserves of at least 10 years within the market area, but we will generally not allow development that would result in the minerals landbank within the market area exceeding 15 years, in order to avoid unnecessary blight from unimplemented permissions.”</p> <p>9. Add the following sentence in the second paragraph of Policy R3 after “...in the <i>strategic development plan</i>.” to read:</p> <p>“We may allow the extraction of construction aggregates to meet the needs of a specific local area where it can be demonstrated that these cannot be adequately served by existing sites or reserves within the overall market area.”</p> <p>10. Delete the final sentence of the second paragraph of Policy R3, and replace with the following new paragraph (that will become the third):</p>	

Proposed Aberdeenshire Local Development Plan Examination, Reporters Recommendations by Issue

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE
	<p>“In all cases an environmental statement will have to show acceptable environmental impacts. Proposals will need to address, amongst other considerations, landscape and visual impacts, taking into account Policy E2: Landscape; the effect on natural heritage and habitats, taking into account Policy E1: Natural heritage; the effect on the historic environment, taking into account Policy HE1: Protecting listed buildings, sites and monuments and Policy HE2: Protecting historic and cultural areas; impacts on local communities, individual houses, sensitive receptors and economic sectors important to the local economy; disturbance from noise, blasting and vibration; and potential pollution of land, air and water.”</p> <p>11. Add a new fourth paragraph to Policy R3, to read:</p> <p>“As appropriate we will require financial guarantees through planning conditions or legal agreements to ensure that a high standard of site restoration and aftercare is managed effectively and that such work is undertaken at the earliest opportunity. Provision will be made for the monitoring and review of such guarantees as necessary.”</p> <p>12. Delete the first sentence of the current fourth paragraph of policy R3 (which will become the fifth), and replace with:</p> <p>“All conditions attached to mineral permissions will be reviewed every 15 years (subject to the flexibility provided by Scottish Planning Policy to postpone reviews), to ensure that the development is not adversely affecting the natural or historic environment, <i>landscape character</i> or local amenity.”</p>	
7: Housing land supply	1. In Policy H1 delete the third paragraph and replace with:	67

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	<p>Capacities of sites shown in appendix 5 of this plan and the settlement statements are indicative at this stage. Higher densities would only be considered where any associated negative impacts on infrastructure, open space and residential amenity can be addressed and where justified through an approved master-plan or design statement that has been subject to appropriate public consultation.</p> <p>2. In Appendix 5 add the following table and supporting text after Table 1.</p> <p>The strategic plan sets out a target for the amount of housing that is required up to 2026 and beyond for the Aberdeen and Rural Housing Market Area. Providing land to enable this target falls to this plan and to the City of Aberdeen Local Development Plan. The tables below indicate the current land supply position (as of 2016) for each housing market area to show how a generous supply of land to meet the target is provided. Delivery of housing on the land allocated through this local development plan will play an important role in meeting this target. The council will work through its action programme and with developers and service providers to enable this target to be met. The land supply will be monitored and the council aims to provide for a minimum of 5 years of effective housing land at all times.</p> <p>Table 2: Housing land supply position as of 2016: Aberdeen Housing Market Area.</p>		
	<p>Aberdeen Housing Market Area</p>	<p>Total number of homes</p>	
	<p>Housing target to 2016 (remainder- not completed)</p>	<p>3022</p>	
	<p>Plus target 2016-2026</p>	<p>15017</p>	
	<p>Total Remaining target to 2026</p>	<p>18039</p>	

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	<table border="1" data-bbox="577 309 1653 391"> <tr> <td>Total anticipated supply to 2026 from all existing sources*</td> <td>25863</td> </tr> </table> <p data-bbox="577 391 1653 427">Table 3: Housing land supply position as of 2016: Rural Housing Market Area.</p> <table border="1" data-bbox="577 427 1653 906"> <thead> <tr> <th data-bbox="577 507 1451 635">Rural Housing Market Area</th> <th data-bbox="1451 507 1653 635">Total number of homes</th> </tr> </thead> <tbody> <tr> <td data-bbox="577 635 1451 687">Housing target to 2016(remaining)</td> <td data-bbox="1451 635 1653 687">1835</td> </tr> <tr> <td data-bbox="577 687 1451 740">Plus target 2016-2026</td> <td data-bbox="1451 687 1653 740">6411</td> </tr> <tr> <td data-bbox="577 740 1451 793">Total Remaining target to 2026</td> <td data-bbox="1451 740 1653 793">8246</td> </tr> <tr> <td data-bbox="577 793 1451 906">Total anticipated supply to 2026 from all existing sources*</td> <td data-bbox="1451 793 1653 906">10110</td> </tr> </tbody> </table> <p data-bbox="577 906 1653 1018">* This reflects current programming assumptions based on the 2016 Housing Land Audit for Aberdeen City and Aberdeenshire.</p>	Total anticipated supply to 2026 from all existing sources*	25863	Rural Housing Market Area	Total number of homes	Housing target to 2016(remaining)	1835	Plus target 2016-2026	6411	Total Remaining target to 2026	8246	Total anticipated supply to 2026 from all existing sources*	10110	
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Rural Housing Market Area	Total number of homes													
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Total Remaining target to 2026	8246													
Total anticipated supply to 2026 from all existing sources*	10110													
8: Housing land spatial strategy	None.	94												
9: Shaping housing	<p data-bbox="577 1209 1921 1278">1. Delete the first sentence of the second paragraph of Policy H2: Affordable housing and replace with:</p> <p data-bbox="577 1321 1921 1386">"All new housing developments of four or more houses must include 25% of the service plots for <i>affordable housing</i> according to the definitions in the current <i>Housing Need and</i></p>	111												

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	<p><i>Demand Assessment</i> (i.e. housing made available at a cost below full market value, to meet an identified need. It includes social rented housing, subsidised low cost housing for sale (discounted, shared ownership or shared equity) and low cost housing without subsidy (entry level housing for sale). Private rented accommodation available at lower cost than market rents should also be considered within the affordable housing category).”</p> <p>2. Delete the first sentence of the third paragraph of Policy H5: Gypsies and travellers and replace with:</p> <p>“Proposals must also provide a secure environment and essential services (in the case of halting sites: water connection, refuse facilities and portable toilet), and allow reasonable access to employment, education and other community infrastructure, and the main road network.”</p>	
10: Shaping places	<p>1. Delete the second paragraph of Policy P2 and replace with:</p> <p>“We will generally expect 40% of each major development site to be devoted to good quality <i>open space</i>. In each case the actual proportion will take account of the location, function and characteristics of the development proposal and site; the function of the open space proposed; and, where appropriate, the function and characteristics of existing open space in the area. Alternatively, the developer should demonstrate that the site is a constituent part of an approved development framework or <i>masterplan</i>, and will contribute to the 40% <i>open space</i> component within that area.”</p> <p>2. Amend the first sentence of the third paragraph of Policy P2 to read:</p> <p>“At least 120m² of public <i>open space</i> per home must be provided for <i>proposals</i> on allocated sites of less than 50 homes.”</p>	123

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	<p>3. Amend the first sentence of Policy P3 to read:</p> <p>“Sites within <i>settlements</i> that have no specific land use designation may provide development opportunities that can usefully contribute towards housing and <i>employment land</i> requirements.”</p> <p>4. Add a new second paragraph to Policy P4 to read:</p> <p>“In determining planning applications for development within the consultation zones for hazardous installations (including oil and gas pipelines) we will consult with, and take full account of advice from, the Health and Safety Executive (HSE) and the facility’s owners and operators, and will seek to ensure that any risk to public safety is not increased. Prospective applicants should check whether their proposed development is within the consultation zone of a major hazard site or a major accident hazard pipeline, and should seek further advice if this is the case. This confirmation and advice can be obtained from the HSE Planning Advice Web App at www.hse.gov.uk/landuseplanning/developers.htm or from the council’s Development Management Team.”</p> <p>(*Added under Issue 1)</p> <p>5. Delete the current third paragraph of Policy P4, and replace with:</p> <p>“We will not allow development on land that is known or suspected to be contaminated unless appropriate site investigations have been undertaken to identify any actual or possible risk to public health or the environment (including possible pollution of the water environment, and effective remedial actions are proposed to ensure the site is made suitable for its new use. Where site conditions are appropriate, consideration should be given to both radioactive and non-radioactive sources of contamination. Both the site</p>	

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	<p>investigation and any remedial actions should be proportionate to the scale and nature of the proposed development, and be in accordance with Planning Advice Note 33: Development of Contaminated Land and the advice of the council's Infrastructure Services (Contaminated Land) Section.”</p> <p>6. Add the following text to the Settlement Statements for the settlements listed below:</p> <p>“Part of the settlement is within the Health and Safety Executive (HSE) consultation distance associated with one or more oil or gas pipelines in the vicinity. Developments within this distance must comply with Policy P4: Hazardous and polluting developments and contaminated land, and with the HSE “Planning Advice for Developments near Hazardous Installations”.”</p> <p><u>Settlements:</u> Auchenblae Blackburn Cruden Bay Drumlithie Drumoak Dunecht Edzell Woods & Newesk Fordoun Inverurie & Port Elphinstone Kingseat Kinmuck Kintore & Business Park Kirkton of Skene Laurencekirk Luthermuir</p>	

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	<p>Marykirk Park Peterhead Pitmedden & Milldale Rora St Fergus St Fergus Gas Terminal Stonehaven Tipperty Westhill Ythanbank</p> <p>7. Add the following text to the Settlement Statements for the sites listed below:</p> <p>“Development on this site must accord with Policy P4 (Hazardous and polluting developments and contaminated land) and the Health and Safety Executive “Planning Advice for Developments near Hazardous Installations”, owing to the presence of one or more oil or gas pipelines in the vicinity.”</p> <p><u>Sites referred to:</u> Laurencekirk - OP1 Peterhead – R2 Stonehaven - BUS3 and OP3 Tipperty – BUS Westhill – BUS and R2</p> <p>8. Amend the title of Policy P5 to read “Community infrastructure”.</p> <p>9. Delete Policy P5 and replace with:</p>	

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	<p>“We will support the provision of new community <i>infrastructure</i> which is in accessible locations within <i>settlements</i> and available to all community residents. There may be circumstances (for example, if development is taking place on land protected by Policy PR1) where we will seek to ensure through an appropriate legal agreement that the new infrastructure is available to all members of the community for a reasonable amount of time on a regular basis.</p> <p>Where existing community infrastructure within <i>settlements</i> has become surplus to requirements, due to new or updated facilities being provided elsewhere, we will approve <i>proposals</i> for its re-use or redevelopment subject to compliance with other policies in the plan.”</p> <p>10. Delete the definition of “Infrastructure” in the glossary to the plan, and replace with:</p> <p>“Infrastructure: The facilities and other items needed to support development. This includes roads, sewage and water facilities, and community infrastructure including education and lifelong learning, health and sports facilities.”</p>	
<p>11: Shaping natural heritage</p>	<p>1. Delete the current wording of Policy E1: Natural heritage and replace with:</p> <p>“ Nature conservation sites</p> <p>We will not allow new development where it may have an adverse effect on a nature conservation site designated for its <i>biodiversity</i> or <i>geodiversity</i> importance, except where the following circumstances apply.</p> <p>In the case of an internationally designated nature conservation site, we will not allow</p>	<p>149</p>

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	<p>development which may have an adverse effect on its integrity, except where there are imperative reasons of overriding public importance and there is no alternative solution. In all cases, suitable compensatory measures must be implemented.</p> <p>For nationally designated sites a thorough assessment must demonstrate that the objectives of designation and the overall integrity of the site will not be compromised, or that any significant adverse effects on the qualities for which the site has been designated are clearly outweighed by social, environmental or economic benefits of national importance. In all cases, any impacts must be suitably mitigated.</p> <p>For other recognised nature conservation sites (such as Local Nature Conservation Sites, nature reserves, designated wetlands, woodland in the Scottish Natural Heritage Ancient Woodland Inventory and the Native Woodland Survey of Scotland) the proposal's public benefits must clearly outweigh the nature conservation value of the site. In all cases, impacts must be suitably mitigated and, for any proposals involving the removal of woodland, the Scottish Government Control of Woodland Removal Policy will apply.</p> <p>We, along with others with an interest, including Scottish Natural Heritage, Royal Society for the Protection of Birds, Scottish Wildlife Trust and Aberdeen University, have identified about 100 Local Nature Conservation Sites which are introduced by this plan. These replace a previous local designation of Sites of Interest to Natural Science and are also shown on the <i>proposals map</i> and in detail in <i>supplementary guidance</i> "Local Nature Conservation Sites."</p> <p>Protected species</p> <p>Development should seek to avoid any detrimental impact on protected species through the carrying out of surveys and submission of protection plans describing appropriate mitigation where necessary. Development likely to have a detrimental impact on protected</p>	

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	<p>species will not be approved unless: for European Protected Species, a thorough assessment of the site has demonstrated that the development is required for imperative reasons of overriding public interest and that the population will be maintained at a favourable conservation status in its natural range; or, for non-bird species protected under the Wildlife and Countryside Act 1981 (as amended) or the Protection of Badgers Act 1992, there will be significant social, economic or environmental benefits. In either case there must be no other satisfactory solution.</p> <p>Lists of species protected by legislation are available from Scottish Natural Heritage at http://www.snh.gov.uk/</p> <p>Wider biodiversity and geodiversity</p> <p>A baseline ecological survey should be prepared for all <i>major developments</i> and for smaller proposals where there is evidence to suggest that a <i>habitat</i>, geological feature or species of importance may exist on the site.</p> <p>If development may affect undesignated <i>habitats</i> listed in Annex 1 of the EC Habitats Directive, species listed in Annex II of the EC Habitats Directive, species listed in Annexes I and II of the EC Birds Directive, <i>habitats</i> or species on the Scottish Biodiversity List, <i>Local Biodiversity Action Plan priority habitats/species</i>, other species of importance to <i>biodiversity</i>, areas of importance to <i>geodiversity</i>, or semi-natural <i>habitats</i>, we will only approve it when a baseline ecological survey has been carried out; the development has been designed to avoid impacts where possible; and, where impacts cannot reasonably be avoided, an ecological or geological management plan demonstrates public benefits that outweigh the ecological or geological value of the site. Development will not be allowed if it fragments <i>habitats</i> or is not designed to minimise any adverse impact on the sites environmental quality, ecological status or viability.</p>	

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	<p>Policy P1 also says that all developments should identify measures that will be taken to improve <i>biodiversity</i> and <i>geodiversity</i> in proportion to the potential opportunities available and the scale of the development.”</p>	
<p>12: Shaping the historic environment</p>	<ol style="list-style-type: none"> 1. Delete the first paragraph of policy HE2 and replace with: <p>“We will not allow development, including change of use or demolition, that would not preserve or enhance the character or appearance of a conservation area. This applies both to developments within the conservation area and proposals outwith that would affect its setting.”</p> 2. Amend the first sentence of the third paragraph of policy HE2 to read: <p>“Development on or outwith a battlefield, designated historic garden or designed landscape will only be permitted if the proposal would not have an adverse impact that compromises the objectives of the designation or the overall integrity, character and setting of the designated area, or any significant adverse effects are outweighed by long-term social or economic benefits of overriding public importance and there is no alternative site for the development.”</p> 3. Amend the first sentence of policy HE3 to read: <p>“We will approve development on unallocated sites to provide finance for works to secure the long-term future of and reuse of a building that is listed and on the buildings at risk register (referred to below as enabling development).”</p> 4. In Appendix 6, Table 5 amend “Kirkton of Fetteresso” to “Kirktown of Fetteresso”. 	<p>161</p>

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13: Protecting resources	<ol style="list-style-type: none"> 1. Delete the first sentence of the first paragraph of Policy PR1: protecting important resources, and replace with: <p>“We will not approve developments that have a negative effect on important environmental resources associated with the water environment, important mineral deposits, prime agricultural land, peat and other carbon rich soils, <i>open space</i>, and important trees and woodland.”</p> 2. Delete the second paragraph of Policy PR1 and replace with: <p>“New development, including aquatic engineering works, which will generate discharges or other impacts on existing water bodies, or which could affect the water quality, quantity, flow rate, ecological status, <i>riparian habitat</i>, protected species or flood plains of water bodies (including their <i>catchment</i> area) must not prejudice water quality or flow rates, or their ability to achieve or maintain good ecological status. Any such developments must contribute to the objectives set against the relevant water bodies through the river basin management process as well as the relevant freshwater objectives and targets within the North East Local Biodiversity Action Plan. Opportunities for the creation, enhancement and management of <i>habitats</i> should be embraced so as to contribute to the improvement of the ecological status of the water body. Any aquatic engineering works must be capable of being consented under Controlled Activities Regulations. Adequate <i>buffer strips</i> should be provided to allow for maintenance all year round.”</p> 3. Add a new third paragraph to Policy PR1 to read: <p>“Groundwater dependent terrestrial ecosystems (GWDTE), which are types of wetland, are specifically protected under the Water Framework Directive. Phase 1 Habitat surveys should be used to identify if wetlands are present. If present, then the more detailed</p> 	168

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	<p>National Vegetation Classification survey should be completed to identify if GWDTE are present. If GWDTE are present, the developer should avoid them (with a buffer), or further assessment and appropriate mitigation will be required.”</p> <p>4. Add the following sentence at the end of the current third paragraph of Policy PR1:</p> <p>“In addition, small-scale development proposals that are directly linked to a rural business may be permissible where they are located on prime agricultural land.”</p> <p>5. Delete the current fourth paragraph of Policy PR1, and replace with:</p> <p>“Development will not normally be permitted on areas of <i>open space</i>, including outdoor sports facilities, unless the new use is ancillary to the use as <i>open space</i>. Important areas of <i>open space</i> are identified as “protected land” within the settlement statements. Exceptionally, the development of essential community infrastructure may be allowed if it will not result in a deficit of <i>open space</i> of the type affected within the settlement, as evidenced by the Open Space Audit, or prejudice the continuity of a <i>green network</i>. Where loss of <i>open space</i> occurs as the result of a new development then replacement must be made of an appropriate type, quantity, accessibility and quality within the settlement.”</p> <p>6. Add the following definition in the glossary to the plan:</p> <p>“Buffer strips: Adequate buffer strips should be allowed for the maintenance of water bodies all year round. Buffer strips should be at least 6 metres wide and may require to be wider as a result of local factors such as local hydro-geomorphology, need for pollution control, native species habitats, active travel or recreation provision.”</p> <p>7. As a consequence of the previous modification, add the following definition in the glossary to the plan:</p>	

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	<p>“Active travel: An approach to travel that focuses on physical activity such as walking and cycling.”</p> <p>8. Delete the first paragraph of Policy PR3: Waste facilities, and replace with:</p> <p>“Where possible and appropriate, we will approve waste management facilities on land currently used as a waste management or treatment facility, sites next to existing waste management facilities, land allocated for employment (including industrial, storage and distribution uses) and mixed use development in the plan (subject to compliance with other plan policies), or sites reserved in settlement statements for this use. Waste management facilities must conform to the Zero Waste Plan, minimise the transport of waste from source, and utilise the best available techniques. In addition, consideration should be given to the anticipated waste operational capacity need, including the Scottish Government waste capacity tables, to deliver Zero Waste Plan targets.”</p> <p>9. On the Strategic Resources Plan, amend (a) the boundaries of the Foudland minerals safeguarding area as proposed by the Local Nature Conservation Site Panel (representation 65); and (b) the boundaries of the Craigie area of search to omit the land owned by Mr James McWilliam (representation 436).</p>	
14: Climate change	<p>1. Amend Policy C1 as follows:</p> <p>All development must be designed to reduce carbon-dioxide emissions. Proposals should aim wherever feasible to achieve a Gold sustainability label under section 7 of the building standards technical handbook and by 2019 a platinum label. Appropriate standards for water efficiency to achieve both environmental protection (particularly to avoid any adverse effect on the interest of the River Dee Special Area of Conservation) and to reduce energy costs should</p>	187

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	<p>also be applied. For water efficiency a Gold Sustainability level would apply and a BREAM level 5 standard for non- domestic buildings. Limited exceptions may apply but all proposals must at least meet the standards established through the current building regulations.*</p> <p>A target increasing over time in the range 15-30% of the CO2 reduction should be achieved through installing low or zero carbon generating technologies in new development will be applied.</p> <p>The master-planning process for major new development should assess the feasibility of meeting the standard in part through a district heating scheme. This should include the appropriate infrastructure in at least so far as from the edge of the development site to a location adjacent to the rising main of each property for the future installation of metered heat. In areas not served by gas consideration should be given to alternative technologies such as hot rock geothermal or biomass sources.</p> <p>Retain third paragraph, delete fourth paragraph and retain fifth paragraph.</p> <p>Insert note:</p> <p>* The council will prepare guidance on the detail of this policy specifically the standards that would apply and where exceptions might be made including to take account of financial viability. The guidance would also set out the circumstances and timescales in applying an increase in the target for low or zero carbon generating technologies and the parameters for assessing the feasibility of district heating schemes in major developments.</p> <p>2. Delete the climate change map on page 63 and replace with a revised version of the council's submitted map referenced as Revised Climate Change Proposals Map to include the following further changes to the key and associated mapping:</p>	

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	<p>Under the heading Spatial Framework for Wind Energy delete all the existing key and replace with:</p> <p>Three solid colours to be reflected in the associated mapping and labelled as :</p> <p>Group 1 areas- no potential for windfarms. The corresponding mapping should only apply to the National Park Area and National Scenic Area.</p> <p>Group 2 - The second colour should be used to include the remaining grey areas and should only apply to those areas with national or international designations, other nationally important mapped environmental interests (wild land and carbon rich soils-using the most up to date published mapping). Areas not exceeding 2km around settlement envelopes or edges should also be included in this group although they may be differentiated by the use of hatching or other appropriate shading.</p> <p>Group 3- all the remaining areas should all be shaded in one colour to be referenced in the key as Areas with Potential subject to Detailed Consideration.</p> <p>Add a new separate heading distinct from the Spatial Framework referenced as Local Landscape Guidance. Under this heading include the orange hatched area as shown on the mapping. This should be labelled as Areas with strategic landscape capacity for wind turbine development.</p> <p>3. Delete paragraphs 2 and 3 of Policy C2 and replace with:</p> <p>We will approve wind energy developments in appropriate locations taking into account the spatial framework mapping on page 63. The more detailed guidance set out in the Strategic Landscape Capacity Assessment for wind turbines and the associated mapping on page 63 under the heading Additional Locational Guidance is also a relevant consideration. The areas</p>	

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	<p>shown in orange hatching have been assessed as having strategic capacity for turbines over 15 metres when local landscape considerations are taken into account.</p> <p>All windfarms must be appropriately sited and designed and avoid unacceptable environmental effects taking into account the cumulative effects of existing and consented wind turbines. Turbines must not compromise health and safety or adversely affect aircraft or airfields (including radar and air traffic control systems, flight paths and ministry of defence low flying areas) and/or telecommunications. Unacceptable significant adverse effects on the amenity of dwelling houses or tourism and recreation interests including core paths and other established routes used for public walking, riding or cycling should also be avoided.</p> <p>4. Amend Policy C3 to remove reference to “major” at the start of the second sentence.</p> <p>5. Amend Policy C4 on Flood Risk to replace the first and second paragraphs as follows: Flood risk assessments will be required for development in the medium to high category of flood risk of 0.5%-10% annual probability (1 in 200 years to 1:10 years). Assessment may also be required in areas of lower annual probability (0.25-0.5%) in circumstances where other factors indicate a potentially heightened risk. Assessment should include an allowance for climate change and freeboard. Development should avoid areas of medium to high risk, functional floodplain or other areas where the risks are otherwise assessed as heightened or unacceptable except where:</p> <p>It is a development to effect flooding or erosion</p> <p>It is consistent with the flood storage function of a floodplain</p> <p>It would otherwise be unaffected by flooding (such as a play area or car park)</p>	

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	<p>It is essential infrastructure</p> <p>The location is essential for operational reasons for example for water based navigation, agriculture, transport or utilities infrastructure and an alternative lower risk location is not available.</p> <p>If development is to be permitted on land assessed as at a medium to high risk of flooding it should be designed to be flood resilient and use construction methods to assist in the evacuation of people and minimise damage. It must not result in increased severity of flood risk elsewhere through altering flood storage capacity or the pattern and flow of flood waters. Maintenance buffer strips must also be provided for any water body. These measures may also be required in areas of potentially lower risk of flooding (annual probability of more than 1:1000 years) or in coastal areas below the 10 metre contour should local evidence demonstrate a heightened risk.</p>	
15: Responsibilities of developers	<p>1. The text in the first paragraph under the bullet points on page 65 should be deleted and replaced with:</p> <p>In some cases advance provision of the necessary infrastructure may be required to facilitate planned development. Subsequent developments which would also rely on this provision would then be expected to contribute on a proportionate basis. This approach will be further detailed through Supplementary Guidance and the Action Programme.</p> <p>2. The following wording should be added to paragraph 5 of page 66: "Development should comply with SEPA's policy and supporting guidance on the provision of Waste Water Drainage in Settlements."</p> <p>3. In Paragraph 7 on page 66 the text should be amended to read: "A Pre-Development</p>	219

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	<p>Enquiry or other forms of investigation may be necessary to identify the impacts of development on current infrastructure.”</p> <p>4. In policy RD2 delete the first sentence and replace with :</p> <p>Contributions will be sought towards the provision of the necessary infrastructure.</p> <p>5. In policy RD2 delete the last sentence of the first paragraph and the first sentence of the second paragraph and replace with:</p> <p>Proportionate contributions are required to address any identified individual or cumulative impacts on local facilities as well as any wider impacts of the development (for instance on the regional transport network or in the high school catchment area) as detailed below and in the settlement statements.</p> <p>6. Under the heading Transport on Page 67 in the penultimate sentence include a full stop after Aberdeen City and replace the remaining text with the sentence below:</p> <p>The approach to delivering identified projects and to establishing a strategic transport fund is to be detailed in the Aberdeen City and Shire Strategic Development Plan Supplementary Guidance.</p> <p>7. In Policy RD2 replace sentence 3 of paragraph 14 to read:</p> <p>Community facilities are generally public assets such as halls, libraries, or sports facilities. For larger developments providing the land for building these facilities is commonly needed as well as a proportionate contribution to the construction costs.</p> <p>8. Under the heading Health Facilities on page 67 replace the text with:</p>	

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	<p>The council recognises that the scale of proposed development may also impact on other infrastructure including health facilities. The settlement statements provide information on where such provision may be required. Whilst it may be appropriate to seek contributions for such provision any requirement would need to be considered on a case by case basis.</p>	
<p>16: The settlement statements</p>	<p><u>Shaping Banff and Buchan – Cairnbulg and Inverallochy</u></p> <ol style="list-style-type: none"> 1. Amend the first sentence in the Flood Risk text to "There is a risk of flooding from fields adjacent to sites OP1, OP2 and OP3. These are located adjacent to..." 2. Add text "A Flood Risk Assessment may be required" to the development briefs for sites OP1, OP2 and OP3. <p><u>Shaping Banff and Buchan – Cornhill</u></p> <ol style="list-style-type: none"> 3. Amend first sentence in the Flood Risk section to "There is a risk of flooding from fields adjacent to OP1, which are located within the Scottish..." Amend the last sentence to "A Flood Risk Assessment will be required." 4. Add text "A Flood Risk Assessment will be required" to the development brief for site OP1. <p><u>Shaping Banff and Buchan – Fraserburgh</u></p> <ol style="list-style-type: none"> 5. Delete site "OP1" from the Flood Risk text. 6. Add text "A Flood Risk Assessment will be required" to the development briefs for sites OP2, OP3 and CC1. 	<p>244</p>

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	<p><u>Shaping Banff and Buchan – Macduff</u></p> <p>7. Amend the last sentence in the Flood Risk Text to “A Flood Risk Assessment will be required.”</p> <p>8. Add text to the development brief for site CC1 “A Flood Risk Assessment will be required.”</p> <p><u>Shaping Banff and Buchan – Memsie</u></p> <p>9. Add new Flood Risk section with text “A small watercourse runs along the south boundary of the P3 site and it is adjacent to an area identified as at risk from flooding. A Flood Risk Assessment may be required.”</p> <p>10. Add a new sentence at the end of the Strategic Drainage and Water Supply section "Scottish Water will initiate a growth project at Memsie Cairn Stone ST, if demand exceeds available capacity.”</p> <p><u>Shaping Banff and Buchan – Portsoy</u></p> <p>11. Add text “A Flood Risk Assessment may be required.” to the development briefs for sites OP3 and OP4</p> <p>12. Amend the second paragraph of the Vision to read "There are currently infrastructure constraints affecting the village which may require a scale of development....".</p> <p>13. The Strategic Drainage and Water Supply section should be replaced with "There is limited capacity at New Aberdour Waste Water Treatment Works. Scottish Water will initiate a growth project, should demand from committed development exceed available capacity."</p>	

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	<p><u>Shaping Banff and Buchan – Rathen</u></p> <p>14. Add text "A Flood Risk Assessment may be required." to the development brief for site OP1.</p> <p>15. Amend the second sentence in paragraph two in the Vision statement to read "...onto the A90 and that there are no Waste Water Treatment Works serving Rathen."</p> <p>16. Introduce a heading "Strategic drainage and water supply" and delete the last sentence of the development brief site text for OP1 and reproduce it here.</p> <p>17. Amend the last paragraph of the development brief site text to, "A mini Water Impact Assessment will be required and a Flood Risk Assessment may be required. As there is no public sewer in Rathen a Drainage Impact Assessment will be required".</p> <p><u>Shaping Banff and Buchan – Rosehearty</u></p> <p>18. Add a new bullet point in the Flood Risk section with text "A small watercourse with a culverted section crosses site OP1. A Flood Risk Assessment may be required."</p> <p>19. Add the following text to the development briefs for sites OP1 and OP2 "A Flood Risk Assessment for this site may be required."</p> <p>20. Remove the "Strategic Drainage and Water Supply" section.</p> <p><u>Shaping Banff and Buchan – Sandend</u></p> <p>21. Add text "A Flood Risk Assessment may be required." to the development brief for site OP1.</p>	

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	<p><u>Shaping Buchan – Cruden Bay</u></p> <p>22. Add text to the last paragraph of the site Brief for OP1 "There is a small water course adjacent to the site."</p> <p><u>Shaping Buchan – Longhaven</u></p> <p>23. Delete text "as recommended by SEPA" from the site brief for OP1, Remove text "are located adjacent to the Scottish Environment Protection Agency's indicative 1 in 200 flood risk area, or" from the Flood Risk section.</p> <p><u>Shaping Buchan – Longside</u></p> <p>24. Add a new Flood Risk section with text "Part of site OP2 may be vulnerable to surface water flooding and a Flood Risk Assessment may be required."</p> <p>25. Delete the section on strategic drainage and waste water.</p> <p><u>Shaping Buchan – Mintlaw</u></p> <p>26. Add text "R2" after "R1" in the Flood Risk section. Add text "A Flood Risk Assessment may be required." to site brief for OP2. Delete reference to Flood Risk Assessment from the development brief for site OP3.</p> <p><u>Shaping Buchan – Peterhead</u></p> <p>27. Add references to "OP3", "R2" and "P7" to the Flood Risk section.</p>	

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	<p>28. Add text "A Flood Risk Assessment may be required." to the development briefs for sites for OP4, OP5 and OP6.</p> <p><u>Shaping Buchan – St Combs</u></p> <p>29. Add new Flood Risk section with text: "A small watercourse is adjacent to site OP2 and properties downstream may be at risk from fluvial and coastal flooding issues. A Flood Risk Assessment may be required."</p> <p>30. Add text "A Flood Risk Assessment may be required" to the development brief for site OP2.</p> <p><u>Shaping Buchan – Strichen</u></p> <p>31. Add second bullet point to the Flood Risk section to read "Part of site OP4 is located adjacent to the Scottish Environment Protection Agency's indicative 1 in 200 year flood risk area. A Flood Risk Assessment may be required."</p> <p>32. Add text "A Flood Risk Assessment may be required" to the site development brief for OP4</p> <p><u>Shaping Formartine – Balmedie</u></p> <p>33. Modify Flood Risk section to read: Sites R1 and OP1 have a small watercourse running through the site. Site OP3 has historical records of flooding from storm surge. Flood Risk Assessment may be required to assess bridges and culverts as a possible source of flood risk.</p> <p>34. Amend last sentence in the development brief text for site OP1 to "A Flood Risk</p>	

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	<p>Assessment will be required for site OP1.”</p> <p>35. Delete “A Flood Risk Assessment will be required on sites OP1 and OP2.” in the development brief text for site OP2.</p> <p>36. Add text to the development brief for site OP3 “A Flood Risk Assessment may be required.”</p> <p>37. Replace the current text under Strategic Drainage and Water Supply as follows: An upgrade to the water supply infrastructure may be required and a water impact assessment may be requested. There is insufficient capacity at Balmedie Waste Water Treatment Works to treat all sites allocated at Balmedie, Belhelvie, Newburgh and Potterton. Scottish Water will initiate a growth project, should demand from committed development exceed available capacity.</p> <p><u>Shaping Formartine – Blackdog</u></p> <p>38. Add text “A Flood Risk Assessment will be required.” to the development brief for site OP1.</p> <p><u>Shaping Formartine – Ellon</u></p> <p>39. Modify the Flood Risk text by deleting the last bullet point, adding “BUS” site to second bullet-point, and adding a new bullet point with text “There are records of flooding on site R2. A Flood Risk Assessment may be required depending on the use proposed.”</p> <p>40. Add text “A Flood Risk Assessment may be required.” to the development briefs for sites OP1, OP3 and CC1.</p>	

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	<p>41. Replace the Strategic Drainage and Water Supply section as follows: Scottish Water has initiated a growth project at Ellon WWTW. Completion is currently programmed for 2017/18, but this could be subject to change as the project progresses. Developers are encouraged to engage with Scottish Water as early as possible to discuss the needs of their development.</p> <p><u>Shaping Formartine – Foveran</u></p> <p>42. Replace text “OP4” to “OP3” in Flood Risk section.</p> <p>43. Add text "A Flood Risk Assessment will be required." to the development brief for site OP1.</p> <p>44. Change the Strategic Drainage and Water Supply text from "will" to "may".</p> <p><u>Shaping Formartine – Fyvie</u></p> <p>45. Add new Flood Risk section with text “Part of the R1 site is within the fluvial extent of the SEPA flood maps. A Flood Risk Assessment may be required.”</p> <p><u>Shaping Formartine– Methlick</u></p> <p>46. Change the Strategic Drainage and Water Supply text from "will" to "may".</p> <p><u>Shaping Formartine – Newburgh</u></p> <p>47. Replace text in Flood Risk section from “BUS 1” to “BUS”.</p> <p>48. Add text "A Flood Risk Assessment may be required" to the development brief for site OP1.</p>	

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	<p>49. Replace the current text under Strategic Drainage and Water Supply as follows: There is insufficient capacity at Balmedie Waste Water Treatment Works to treat all sites allocated at Balmedie, Belhelvie, Newburgh and Potterton. Scottish Water will initiate a growth project, should demand from committed development exceed available capacity.</p> <p><u>Shaping Formartine – Oldmeldrum</u></p> <p>50. Substitute text in the Flood Risk section with “Part of sites OP2 and P3...” and in the second bullet-point correct typo to amend “BUS 1” to “BUS”.</p> <p>51. Add text "A Flood Risk Assessment may be required." to the development brief for site OP2.</p> <p>52. Add text "A Flood Risk Assessment will be required." to the site development brief for OP3.</p> <p>53. Change the Strategic Drainage and Water Supply text from "will" to "may".</p> <p><u>Shaping Formartine – Pitmedden and Milldale</u></p> <p>54. Add text "A Flood Risk Assessment may be required" to the development brief for site OP1.</p> <p>55. Remove the last sentence of the Strategic Drainage and Water Supply section</p> <p><u>Shaping Formartine – Potterton</u></p> <p>56. Replace the current text under Strategic Drainage and Water Supply as follows: There is insufficient capacity at Balmedie Waste Water Treatment Works to treat all sites allocated at Balmedie, Belhelvie, Newburgh and Potterton. Network investigations may be required by new developments in Potterton. Scottish Water will initiate a growth project, should demand from</p>	

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	<p>committed development exceed available capacity.</p> <p><u>Shaping Formartine – Rashierieve Foveran</u></p> <p>57. Add text "A Flood Risk Assessment may be required." to site development brief for OP1.</p> <p>58. Replace the current text under Strategic Drainage and Water Supply as follows: There is no public Waste Water Treatment Works (WWTW) in Rashierieve. The nearest public treatment is in Foveran (1.5km away), where a growth project has been initiated. If any new development wishes to use private treatment, SEPA will need to be consulted and full authorisation and relevant licensing sought.</p> <p><u>Shaping Formartine – Rothienorman</u></p> <p>59. Replace text in the Flood Risk section from "BUS 1" to "BUS".</p> <p>60. Delete the Strategic Drainage and Water Supply section.</p> <p><u>Shaping Formartine – St Katherines</u></p> <p>61. Add text "A Flood Risk Assessment may be required" to the development brief for site OP2.</p> <p><u>Shaping Formartine – Tipperty</u></p> <p>62. Add a new settlement flood section "A small watercourse and the Tarty Burn increase risk of flooding to site BUS. A Flood Risk Assessment may be required".</p> <p><u>Shaping Formartine – Turriff</u></p>	

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	<p>63. Replace the current text under Strategic Drainage and Water Supply as follows: "There is currently insufficient capacity available at Turriff Waste Water Treatment Works to meet the demands of all development allocated in the LDP. Scottish Water will initiate a growth project, should demand from committed development exceed available capacity".</p> <p><u>Shaping Garioch – Blackburn</u></p> <p>64. Add text "A Flood Risk Assessment may be required." to the development brief for site OP1.</p> <p>65. Replace the current text under Strategic Drainage and Water Supply as follows: "There is currently available capacity at Inverurie Waste Water Treatment Works, however it is insufficient to treat all development allocated at Blackburn, Inverurie, Keithhall and Kintore. A Capital Maintenance project has been triggered at Inverurie Waste Water Treatment Works which will deliver growth."</p> <p><u>Shaping Garioch – Chapel of Garioch</u></p> <p>66. Add the following sentence to the Strategic Drainage and Water Supply section "The Scottish Environment Protection Agency would need to be consulted and full authorisation sought for relevant licensing of private treatment."</p> <p><u>Shaping Garioch – Cluny and Sauchen</u></p> <p>67. Replace the current text under Strategic Drainage and Water Supply as follows: "There is capacity at Sauchen Waste Water Treatment Works, however it is insufficient to treat all development allocated at Cluny and Sauchen. Scottish Water will initiate a growth project, should demand from committed development exceed available capacity. Site OP2 may wish to consider private treatment; SEPA would need to be consulted in full.</p>	

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	<p><u>Shaping Garioch – Dunecht</u></p> <p>68. Delete the section Strategic Drainage and Water.</p> <p><u>Shaping – Garioch Echt</u></p> <p>69. Add text "A Flood Risk Assessment may be required" to the Flood Risk section and the development brief for site OP1.</p> <p><u>Shaping Garioch – Inch</u></p> <p>70. Substitute text in the first bullet point in the Flood Risk section to "Parts of sites OP1, OP5, P3, R4 and BUS are identified by the Scottish Environment Protection Agency (SEPA) as being potentially vulnerable to flooding. A Flood Risk Assessment may be required to accompany future development proposals on these sites." Add a new bullet point, "SEPA has indicated that site R4 is at medium risk of flooding and any civil infrastructure, such as a hospital, must be designed to be capable of remaining operational and accessible during extreme flood events."</p> <p><u>Shaping Garioch – Inverurie and Port Elphinstone</u></p> <p>71. Add text "P14 and OP16" to the first bullet of the Flood risk section.</p> <p>72. Add the following text to the development brief for site OP8 "SEPA surface water flood maps highlight that the site has a natural depression running through it which could act as a flow path during wet periods, and there are records of flooding from overland flows from the site. The drainage arrangements for the site should take these factors into consideration".</p>	

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	<p>73. Add text to the development brief for site OP16 "A Flood Risk Assessment (FRA) has previously been carried out for this site. Development should accord with this FRA or any further study which supersedes it."</p> <p>74. Replace the last two sentences of the Strategic Drainage and Water Supply section as follows: "There is currently available capacity at Inverurie Waste Water Treatment Works, however it is insufficient to treat all development allocated at Blackburn, Inverurie, Keithhall and Kintore. A Capital Maintenance project has been triggered at Inverurie Waste Water Treatment Works which will deliver growth".</p> <p><u>Shaping Garioch – Keithhall</u></p> <p>75. Add text "A Flood Risk Assessment may be required." to the development brief for site OP1.</p> <p>76. Replace the text of the Strategic Drainage and Water Supply section as follows: "There is currently available capacity at Inverurie Waste Water Treatment Works, however, it is insufficient to treat all development allocated at Blackburn, Inverurie, Keithhall and Kintore. A Capital Maintenance project has been triggered at Inverurie Waste Water Treatment Works which will deliver growth".</p> <p><u>Shaping Garioch – Kemnay</u></p> <p>77. Add a new bullet point to Flood Risk section with text "Site R1 is on the River Don Floodplain and can only be used for facilities that can withstand flooding. Site BUS1 is also adjacent to the River Don and any redevelopment would require a detailed Flood Risk Assessment."</p>	

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	<p><u>Shaping Garioch – Kintore</u></p> <p>78. Add "OP2" and "BUS1" and "BUS3" to the Flood Risk section and replace "R3" with "R2".</p> <p>79. In the development brief for site OP2 add the following text in the second paragraph "Parts of OP2, OP3 and OP4 lie..." and replace "Flood Risk Assessments will be required" to "Flood Risk Assessments may be required..."</p> <p>80. Replace the text of the Strategic Drainage and Water Supply section as follows: "There is currently available capacity at Inverurie WWTW, however, it is insufficient to treat all development allocated at Blackburn, Inverurie, Keithhall and Kintore. A Capital Maintenance project has been triggered at Inverurie Waste Water Treatment Works which will deliver growth."</p> <p><u>Shaping Garioch – Millbank</u></p> <p>81. Add new section on "Flood Risk" with text "Part of site OP1 lies adjacent to Scottish Environment Protection agency's indicative 1 in 200 year flood risk area. A Flood Risk Assessment may be required to accompany any future development proposals for the site."</p> <p><u>Shaping Garioch – Westhill</u></p> <p>82. Add "BUS" to the second bullet point of the flood risk section</p> <p><u>Shaping Kincardine and Mearns – Drumlithie</u></p> <p>83. Add text "and a Flood Risk Assessment may be required." to the Flood Risk section.</p>	

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	<p><u>Shaping Kincardine and Mearns – Drumoak</u></p> <p>84. Add text "A Drainage Impact Assessment may be required." to the development brief for site OP1.</p> <p><u>Shaping Kincardine and Mearns – Gourdon</u></p> <p>85. Add new "Flood Risk" section with text "There is a record of flooding close to the BUS site. A Flood Risk Assessment may be required."</p> <p><u>Shaping Kincardine and Mearns – Luthermuir</u></p> <p>86. Remove reference to SEPA in the site text for OP1.</p> <p><u>Shaping Kincardine and Mearns – Marykirk</u></p> <p>87. Remove reference to SEPA in the site text for OP1.</p> <p><u>Shaping Kincardine and Mearns – Marywell</u></p> <p>88. Add a new Flood Risk section with text "The BUS site is a large site and the potential for run off to adjacent areas should be considered. A Drainage Impact Assessment will be required. Food risk from small watercourses should be assessed and a Flood Risk Assessment may be required."</p> <p><u>Shaping Kincardine and Mearns – Mill of Uras</u></p> <p>89. Remove reference to SEPA in the text for site OP1.</p>	

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	<p><u>Shaping Kincardine and Mearns – Newtonhill</u></p> <p>90. Add a new "Flood Risk" section with text "There is a record of flooding close to the BUS site. A Flood Risk Assessment may be required."</p> <p><u>Shaping Kincardine and Mearns – Portlethen</u></p> <p>91. Add a new bullet point to Flood Risk section with text "Sites BUS1 and BUS2 have small watercourses within their boundaries which may be a source of flood risk. A Flood Risk Assessment may be required."</p> <p><u>Shaping Kincardine and Mearns – St Cyrus</u></p> <p>92. Add a new "Flood Risk" section with text "Small watercourses run through and on the boundary of site OP2. There may also be culverted watercourses through the site. A Flood Risk Assessment may be required."</p> <p>93. Add text "A Flood Risk Assessment may be required." to the development brief for site OP2</p> <p><u>Shaping Kincardine and Mearns – Stonehaven</u></p> <p>94. Add a new bullet point to the Flood Risk section with text "Site P9 is steep and slopes towards existing properties. Surface run-off should not increase as a result of development. A Flood Risk Assessment may be required." Remove reference to SEPA in the text for sites OP1, OP2 and OP3.</p>	

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	<p><u>Shaping Marr – Aboyne</u></p> <p>95. Delete text “SEPA has requested that” from the site brief for OP1.</p> <p>96. Add text "A Flood Risk Assessment may be required" to the development brief.</p> <p><u>Shaping Marr – Alford</u></p> <p>97. Add text "and Flood Risk Assessments may be required." to the last bullet point in the Flood Risk section.</p> <p>98. Add text "A Flood Risk Assessment may be required." to the development brief for site OP4.</p> <p><u>Shaping Marr – Banchory</u></p> <p>99. In the Flood Risk section, delete “OP4” and add “A Flood Risk Assessment may be required in the second bullet point and amend the last bullet point text with “Small watercourses run through or adjacent to sites OP1, BUS1 and BUS2, which may pose a flood risk. A Flood Risk Assessment may be required.”</p> <p>100. Add a new bullet point in the Flood Risk section to read “There is a large amount of surface water flooding across site OP4. A Flood Risk Assessment has been done for this site, but further information is required to address the problem of pluvial flooding at the site.” Amend fifth sentence in first paragraph in the development brief text for site OP1 to “A Flood Risk Assessment may be required to support...”</p> <p>101. Add text "A Flood Risk Assessment may be required" to the development briefs for sites OP2, OP3 and OP4.</p>	

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	<p><u>Shaping Marr – Drumblade</u></p> <p>102. Add text “and a Flood Risk Assessment may be required.” in the “Flood Risk” section.</p> <p>103. Add text OP1 "A Flood Risk Assessment may be required." to the development brief for site OP1.</p> <p><u>Shaping Marr – Drumdelgie</u></p> <p>104. Add a new “Flood Risk” section with text “Site OP1 is at risk from pluvial flooding and a Flood Risk Assessment may be required.”</p> <p>105. Add text "A Flood Risk Assessment and Drainage Impact Assessment may be required." to the development brief for site OP1.</p> <p><u>Shaping Marr – Gartly</u></p> <p>106. Add text “A Flood Risk Assessment may be required.” to the Flood Risk section. Amend third sentence in paragraph one in the development brief for site OP1 to "A Flood Risk Assessment may be required in order to..."</p> <p><u>Shaping Marr – Huntly</u></p> <p>107. Amend second bullet point in the "Flood Risk" section to “Part of site OP1 is within the indicative flood plain and a detailed Flood Risk Assessment will be required to establish the parts of the site that are suitable for development.” Add text to the third bullet point "Part of sites OP5, OP6...". Add a fourth bullet point "There are water courses close to the BUS1 and</p>	

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	<p>BUS4 sites, which may result in some part of these sites being at risk from flooding.” Add a fifth Bullet point “All of these sites may require a Flood Risk Assessment”.</p> <p>108. Add a new first sentence “A Flood Risk Assessment will be required.” in the fourth paragraph to the development brief text for site OP1. Also add a new second sentence in the fifth paragraph "Site OP1 is a steeply sloping site with a number of drainage channels and springs. These will need to be considered as part of the site drainage.”</p> <p>109. Amend third sentence in paragraph one in the development brief for site OP3 to "A Flood Risk Assessment may be required in order to..."</p> <p><u>Shaping Marr – Inchmarlo</u></p> <p>110. Add text "A Flood Risk Assessment may be required.” to the second bullet point in the "Flood Risk" section.</p> <p>111. Amend text in the development brief for site OP1 to "A Flood Risk Assessment may be required if low lying areas are to be developed."</p> <p><u>Shaping Marr – Kincardine O'Neil</u></p> <p>112. Conjoin bullet points in the Flood Risk section, include “OP3” and add "A Flood Risk Assessment may be required for these sites."</p> <p>113. Delete “SEPA has indicated that” from the development brief text for sites OP1, OP2 and OP3.</p> <p><u>Shaping Marr – Lumphanan</u></p>	

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	<p>114. Add text "A Flood Risk Assessment may be required." to the "Flood Risk" section.</p> <p><u>Shaping Marr – Lumsden</u></p> <p>115. Add new "Flood Risk" section to read "A small water course runs adjacent to the BUS site and a Flood Risk Assessment may be required."</p> <p>116. Replace the existing Strategic Drainage and Water Supply text with: "There is currently capacity available at Lumphanan Waste Water Treatment Works, however should demand from committed development exceed available capacity Scottish Water will initiate a growth project."</p> <p><u>Shaping Marr – Muir of Fowlis</u></p> <p>117. Add new "Flood Risk" section with text "Sites OP1 and BUS are adjacent to the indicative extent of the Leochel Burn. A Flood Risk Assessment may be required".</p> <p>118. Add text "A Flood Risk Assessment may be required" to the development brief for site OP1.</p> <p><u>Shaping Marr – Strachan</u></p> <p>119. Add text "A Flood Risk Assessment may be required." to the Flood Risk section. Delete "SEPA has indicated that" from the development brief for site OP1.</p> <p><u>Shaping Marr – Tarland</u></p> <p>120. Add text "Parts of site OP1 and OP3." to the second bullet point in the Flood Risk section and also add a new sentence "A Flood Risk Assessment may be required for these sites".</p>	

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	<p>121. Add text "A Flood Risk Assessment may also be required." to the development briefs for site OP1.</p> <p>122. Add text "A Flood Risk Assessment may be required." to the development brief for sites OP3.</p> <p><u>Shaping Marr – Torphins</u></p> <p>123. Add new third bullet point to Flood Risk section with text "Site R1 lies on the edge of the Beltie Burn flood plain and no development must be within the floodplain, which may constrain the site. Any development will need to be supported by a Flood Risk Assessment. Add text "A Flood Risk Assessment may be required." to the site development brief for OP1.</p> <p><u>Shaping Marr – Towie</u></p> <p>124. Add text "A Flood Risk Assessment may be required." to the Flood Risk section.</p> <p>125. In the second sentence in the first paragraph of site OP1 delete "SEPA has indicated that" and replace "will" with "may".</p> <p><u>Key</u></p> <p>126. Add a key to all the settlement statement maps as shown in the online version of the proposed plan.</p>	

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<p>29: Balmedie</p>	<ol style="list-style-type: none"> 1. Under the “Natural and Historic Environment” subheading in the settlement statement, before the current first sentence insert the following text: “To the northeast of Balmedie is the Foveran Links Site of Special Scientific Interest. Site OP3 at Menie falls partly within this designated area.” 2. Amend the Menie OP3 site boundary and Menie Masterplan boundary to accurately reflect the boundary shown for application references APP/2006/4605 and APP/2010/0423. 3. In the Menie site OP3 development brief, replace the “Allocation” description with the following text: “Allocation: Two 18-hole golf courses (a championship links course and a second course); a golf clubhouse, golf academy and ancillary buildings; a driving range and short game practice area; a resort hotel (450 rooms) with conference centre and spa; 36 ‘golf villas’; accommodation for 400 staff (all of the foregoing comprising ‘phase 1’); 950 holiday apartments in four blocks; up to 500 houses and community facilities.” 4. Delete the Menie site OP3 development brief and replace with the following: “This is a new allocation which has been included because there is an active outline planning permission (under reference APP/2006/4605) for its development as described above. The outline consent issued on 16 December 2008 was granted for exceptional reasons based on 	<p>383</p>
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	<p>the predicted social and economic benefits of the proposed development. This allocation does not therefore offer or imply any support for alternative development proposals that would deviate away from the consented scheme including the conditions and section 75 agreement that form part of the outline consent. A masterplan has been approved by Aberdeenshire Council as part of planning application APP/2010/0423.</p> <p>The site is environmentally sensitive and the northern part of the site is within the Foveran Links Site of Special Scientific Interest. It will be essential for robust environmental assessments to inform detailed development proposals and to ensure necessary environmental safeguards are in place. Environmental assessments and management plans concluded some years ago may require to be revised, updated, extended or amended.</p> <p>A detailed phasing plan for the whole site is required. Phase 1 must be complete before the construction of any private housing will be permitted. Phase 2 of the development should alternate resort development with residential development to deliver the first tranche of homes only after the first block of holiday apartments are completed. The holiday apartments and the golf villas are both to be occupied on a holiday letting or fractional ownership basis. A primary school, appropriate community facilities and affordable housing are required, and the timing and means of securing their delivery must be agreed by Aberdeenshire Council. Hard and soft landscaping schemes are necessary.</p> <p>A detailed programme of road and transport improvements will be required in regard to all phases of development. Modifications to a number of road junctions in the area will be required in accordance with a transport assessment for the development. The development will need to be supported by a comprehensive travel plan and new or extended bus services must be provided. Beyond phases 1 and 2 a grade separated junction with the A90(T) will be required to be completed before any further development is permitted to be occupied. Access plans are necessary to safeguard public access.</p>	

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	<p>A design review process will be required and Architecture and Design Scotland or the Aberdeen City and Shire Design Review Panel may be asked to participate in this review process. Design briefs and a construction method statement are required.</p> <p>A development impact assessment for foul drainage and water supply, and a site water management plan is required. A scheme for monitoring, evaluation and mitigation of local water quality must be approved for each stage of the development. Waste management plans will be required.”</p>	
30: Blackdog	<p>1. Delete the development brief text for site OP1 and replace with:</p> <p>“The site was previously allocated as site M1 in the 2012 LDP. Future development of the site should seek to develop in line with the agreed masterplan. Opportunity is provided for an Economic Centre in a landmark building, to house up to 10,000m² floor space for retail units in a regional food hall to provide a showcase facility for the Region’s producers, and a hotel, as stated in the masterplan. Retail proposals that are consistent with this development brief and the agreed masterplan may be supported as an exception to policy B2, subject to the details of the proposal and, if necessary, informed by a retail impact assessment. A main distributor road will be required. Development should not be occupied before the completion of the AWPR. Land for a gypsy/traveller transit site will be required to be made available on part of the site, prior to the development of the fourth phase, as outlined in the agreed masterplan.”</p> <p>2. Amend the key to the Blackdog Masterplan by deleting “Retail” and replacing “Employment” with “Employment / Economic Centre”.</p>	393
31: Ellon	<p>1. Delete the seventh sentence of the Vision and replace with the following text:</p>	401

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	<p>“Problems of traffic congestion and inadequate retail floor-space should begin to be addressed within the plan period by the early provision of new road infrastructure (with options including a vehicular bridge over the River Ythan from the Cromleybank site and / or the provision of an additional east-west road link); and the development of a new retail allocation at Waterton.”</p> <p>2. Under the “Natural and Historic Environment” subheading amend the first sentence as follows:</p> <p>“The Ythan Estuary, Sands of Forvie and Meikle Loch Special Protection Area (SPA) and the Sands of Forvie and Ythan Estuary Site of Special Scientific Interest (SSSI) lie to the east of the settlement along the River Ythan, outwith the settlement boundary.”</p> <p>3. Under the “Settlement Features” subheading Identify the bowling green on Union Street as protected land on the Ellon Keymap and Ellon Map 5 and mark as P6. Add a new row to the Settlement Features table under ‘Protected Land’: “P6: Protected to conserve the bowling green as a sports facility”.</p> <p>4. Remove area of private garden shown within the R1 designation on the Ellon Keymap and Ellon Map 3.</p> <p>5. Extend the boundary of site R2 to include all sections of the former railway line that fall within the settlement boundary. Revise the Ellon Keymap, Ellon Map 1 and Ellon Map 4 accordingly.</p> <p>6. Insert into the glossary: “Active travel”: journeys that are based on physical activity such as walking and cycling”.</p> <p>7. Replace the third sentence of the OP1 development brief with the following: “A number of access points to the site will be required from South Road (B9005), and either a</p>	

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	<p>vehicular bridge across the River Ythan or an additional east-west link road will be required to ensure the local road network provides the necessary capacity to accommodate the traffic generated by the development.”</p> <p>8. Delete “in early 2015” form the third sentence of the site OP2 development brief.</p> <p>9. Amend the CC1 site boundary to exclude the area of domestic curtilage at Waterton House, as shown in the updated Ellon Map 6 (document IR18-03) submitted by the planning authority on 28 September 2016. Make corresponding amendments to the Ellon Keymap.</p> <p>10. Amend the Ellon Keymap, Ellon Map 3 and Ellon Map 6 to include the area of land referred to as site FM079 within the settlement boundary.</p>	
32: Foveran	<p>1. Under the ‘Allocation’ heading for the OP1 development brief delete “Up to 50 homes” and replace with “100 homes”.</p> <p>2. Within the OP1 development brief delete the fourth sentence which reads: “To ensure an appropriate pace of growth in Foveran, only the first phase of development agreed within the masterplan will be allowed within the period of this plan.”</p> <p>3. Under the ‘Allocation’ heading for the OP2 development brief delete “Up to 6 homes” and replace with “75 homes”.</p> <p>4. Within the OP2 development brief delete the last sentence which reads: “To ensure an appropriate pace of growth in Foveran, only the first phase of development agreed within the masterplan will be allowed within the period of this plan.”</p>	424

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	<p>5. Amend the OP2 allocation boundary to match the area shown for site FM060, and make a consequential change to the settlement boundary to incorporate the amended OP2 boundary.</p> <p>6. Make consequential amendments to Appendix 5 table 1 and table 4 to reflect the above modifications.</p>	
33: Newburgh	<p>1. Insert the following text between the third and fourth sentences of the OP2 development brief:</p> <p>“Development of the site will be expected to retain the capability to provide an additional adoptable vehicular and pedestrian access from the western site boundary, to enable the site to be linked to a suitable new road should the opportunity arise in the future.”</p>	429
34: Oldmeldrum	<p>1. Amend the BUS designation as shown on the Oldmeldrum proposals map to omit the house and garden at Station Road and Meldrum Meg Way.</p> <p>2. Identify the sports pitches at Meldrum Academy as protected land on the Oldmeldrum proposals map and mark as P4.</p> <p>3. Add a new row to the Settlement Features table under ‘Protected Land’: “P4: To conserve the sports pitches”</p> <p>4. Allocate bid site FM004 on the Oldmeldrum settlement map as “OP4” with an amended boundary to reflect the red line boundary shown for planning application APP/2016/0898. Amend the settlement boundary to incorporate the site.</p> <p>5. Insert the following development brief under the ‘Allocated Sites’ subheading of the</p>	440

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	<p>Oldmeldrum settlement statement:</p> <p>“OP4: Land at Chapelpark. Allocation: 35 homes and transport interchange</p> <p>This site is a new allocation. In September 2016 the Council resolved to grant planning permission in principle for development of this site subject to the completion of a section 75 agreement. It is expected that the development will provide at least 8 affordable homes within the site. Development should ensure its potential impact on two nearby listed buildings is minimised, and strategic landscaping should be used to mitigate the impact on their setting. Additional and / or improved pedestrian crossing facilities on the A947 may be required. A drainage impact assessment is required.”</p> <p>6. Make consequential amendments to Appendix 5 table 1 and table 4 to reflect the inclusion of site OP4.</p>	
35: Pitmedden	<ol style="list-style-type: none"> 1. Amend the BUS designation as shown on the Oldmeldrum proposals map to omit the house and garden at Station Road and Meldrum Meg Way. 2. Identify the sports pitches at Meldrum Academy as protected land on the Oldmeldrum proposals map and mark as P4. 3. Add a new row to the Settlement Features table under ‘Protected Land’: “P4: To conserve the sports pitches” 4. Allocate bid site FM004 on the Oldmeldrum settlement map as “OP4” with an amended boundary to reflect the red line boundary shown for planning application APP/2016/0898. Amend the settlement boundary to incorporate the site. 	450

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	<p>5. Insert the following development brief under the 'Allocated Sites' subheading of the Oldmeldrum settlement statement:</p> <p>"OP4: Land at Chapelpark. Allocation: 35 homes and transport interchange</p> <p>This site is a new allocation. In September 2016 the Council resolved to grant planning permission in principle for development of this site subject to the completion of a section 75 agreement. It is expected that the development will provide at least 8 affordable homes within the site. Development should ensure its potential impact on two nearby listed buildings is minimised, and strategic landscaping should be used to mitigate the impact on their setting. Additional and / or improved pedestrian crossing facilities on the A947 may be required. A drainage impact assessment is required."</p> <p>6. Make consequential amendments to Appendix 5 table 1 and table 4 to reflect the inclusion of site OP4.</p>	
36: Potterton	<p>1. Amend the 'Spatial Strategy' map on page 9 to exclude Potterton from the strategic growth area.</p> <p>2. Amend the 'Shaping Homes & Housing' map on page 40 to exclude Potterton from the strategic growth area.</p>	460
37: Rashierieve	<p>In the Rashierieve Foveran section of appendix 8, under site OP1: Land west of Rashierieve Cottages, after the sentence that ends "..... the surrounding village" insert the following sentence:</p> <p>"Development must not have an unacceptable effect on the amenity of adjacent and</p>	469

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	<p>nearby dwellings and the veterinary centre, with particular reference to noise disturbance.”</p>	
38: Tarves	<p>In the Rashierieve Foveran section of appendix 8, under site OP1: Land west of Rashierieve Cottages, after the sentence that ends “..... the surrounding village” insert the following sentence:</p> <p>“Development must not have an unacceptable effect on the amenity of adjacent and nearby dwellings and the veterinary centre, with particular reference to noise disturbance.”</p>	475
39: Turriff	<p>1. In the Turriff section of appendix 8, under Services and Infrastructure, the first bullet point should be deleted and in its place the following should be inserted:</p> <p>“Local transportation: A distributor road, with the potential to upgrade to a bypass, will be required to the east of the settlement to relieve congestion in the town centre. All sites will be required to contribute proportionally to the first stages of this road.”</p> <p>2. In the Turriff section of appendix 8, in the text associated with site OP1 delete the sentence that begins “Access via Banff Road.....” In its place put the following:</p> <p>“Access via Banff Road (A947) and Balmellie Road may provide logical access points to the development through a new distributor road. (See the Services and Infrastructure section, above.) The road must be designed to minimise any damage to the Woods of Delgaty. Compensatory planting may be required.”</p>	487

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	<p>3. In the Turriff section of appendix 8, in line 10 of the text associated with site OP1 delete "distributer" and put instead "distributor".</p> <p>4. In the Turriff section of appendix 8, in the text associated with site OP2 delete the sentence "A masterplan has been approved by Aberdeenshire Council." In its place put the following:</p> <p style="padding-left: 40px;">"In the masterplan, development on OP2 must be designed so that it creates a satisfactory edge to the built-up area. At the same time, the masterplan should seek a layout design that does not unnecessarily act as a barrier to possible further extension of the built-up area in this locality.</p> <p>5. On the Turriff Keymap and on Turriff Map 2, the houses at St Congan's Circle should be excluded from the area designated as P2.</p>	
40: Udney Station	<p>In the Udney Station section of appendix 8, under "Services and Infrastructure" add the following new bullet point:</p> <p style="padding-left: 40px;">"Health facilities: All residential development may be required to contribute to a new health centre at Balmedie."</p>	493
41: Large settlements AHMA - Udney Green and Belhelvie	<p>1. In the Udney Green section of appendix 8, under Allocated Sites, after "Allocation:" delete "Up to 30 homes" and put instead "15 homes".</p> <p>2. In the Udney Green section of appendix 8, in the Udney Green proposals map, redraw the boundary of site OP1 so that its eastern boundary is defined by a line that is in line with the western boundary of the cemetery that lies to the north of OP1.</p>	499

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<p>42: Other Settlements AHMA- Barthol Chapel, Collieston, Tippetty, Ythanbank and other settlements</p>	<p>1. In the Collieston section of appendix 8, under "Natural and Historic Environment" add the following new paragraph.</p> <p style="padding-left: 40px;">"The Sands of Forvie SAC is to the south-west of the village and the Buchan Ness to Collieston SAC is to the north-east."</p> <p>2. In the Tippetty section of appendix 8, under "Other Designations" insert the following text in the BUS section.</p> <p style="padding-left: 40px;">"The site lies within a pipeline consultation zone. The consultation response must be taken into account when proposals for development are being prepared."</p> <p>3. In the Ythanbank section of appendix 8, under "Vision" delete the last sentence and put in its place the following.</p> <p style="padding-left: 40px;">"Local opportunities for housing in the Aberdeen housing market area are being met on site OP1 and on individual plots on the south-east side of the Bridge of Aucheldy road. Lack of local facilities and services means that further development will be restricted."</p>	<p>511</p>
<p>43: Other Settlements Rural Housing Market Area -St Catherines, Cuminestown, Woodhead, Fyvie, Rothienorman and Daviot</p>	<p>1. In the Cuminestown section of appendix 8, under "Other Designations" and after "Safeguarded for employment uses" add the following.</p> <p style="padding-left: 40px;">"The western, undeveloped part of the site shall be used only for <i>class 4 uses</i>."</p> <p>2. In the Glossary, add the following.</p> <p style="padding-left: 40px;">Class 4 uses: (a) use as an office other than an office where services are provided</p>	<p>523</p>

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	<p>principally to visiting members of the public; (b) use for research and development of products or processes; (c) use for any industrial process; in every case being a use which can be carried on in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.”</p> <p>3. In the Daviot section of appendix 8, under “Settlement Features” add a new entry in the “Protected Land” table:</p> <p style="padding-left: 40px;">“P4 To conserve the car park area as an off-street parking area.”</p> <p>4. In appendix 8, on the proposals map for Daviot show the car parking area that is bounded on the south-west by the main road through the village, on the north-west by the road to Pitblain, on the north-east by the boundary wall of an adjacent house and on the south-east by the church annex and the churchyard boundary as protected land with the reference P4.</p> <p>5. In appendix 8, on the proposals map for Daviot show the grassed area with children’s play equipment that is located in Kirkton Park as protected land with the designation P3.</p> <p>6. In the Fyvie section of appendix 8, under “Settlement Features” add a new entry in the “Protected Land” table:</p> <p style="padding-left: 40px;">“P3 To conserve the bowling green as a local amenity.”</p> <p>7. In appendix 8, on the proposals map for Fyvie show the bowling green as protected land with the reference P3.</p> <p>8. In the St Katherines section of appendix 8, make the following changes.</p>	

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	<p>In the last line of the Vision section, delete “and new housing allocations” and put instead “housing allocation”.</p> <p>In the second bullet point under Services and Infrastructure, delete “sites OP1 and OP2” and put instead “site OP1”.</p> <p>In the section headed Allocated Sites, in the entry for OP1:</p> <ul style="list-style-type: none"> (a) delete “Up to 15 homes”, put instead “5 homes”; (b) delete the two sentences “Active travel routes to integration of the village.”; and (c) delete “at least three” and put instead “at least one”. <p>In the section headed Allocated Sites, delete the entry for OP2.</p> <p>On the proposals map for St Katherines, delete site OP2 and redraw the settlement boundary so that it does not take in site OP2.</p>	