



REPORT TO GARIOCH AREA COMMITTEE - 3 FEBRUARY 2015

**ABERDEENSHIRE LOCAL DEVELOPMENT PLAN
SUPPLEMENTARY GUIDANCE**

1 Recommendations

The Committee is recommended to consider and approve the supplementary guidance appended as appendixes 1 to 7 as they pertain to the Garioch Area.

2 Background / Discussion

2.1 Within the proposed Local Development Plan (LDP) reference is made to elements of supplementary guidance that support the terms of the policies in the plan. Each of these meets the criteria set out in Planning Circular 6/2013; Development Planning. The Circular states that suitable topics for supplementary guidance and those that should be included in the plan itself include:

Matters that should <u>not</u> be included in Supplementary Guidance, but be within the plan, include:	<u>Suitable topics for Supplementary Guidance</u>, provided there is an appropriate context in the plan, include:
<p>departures from national planning policy</p> <p>development proposals of more than local impact</p> <p>green belt boundaries</p> <p>items for which financial or other contributions, including affordable housing, will be sought, and the circumstances (locations, types of development) where they will be sought.</p>	<p>detailed policies where the main principles are already established</p> <p>local policy designations that do not impact on the spatial strategy of the wider plan area</p> <p>development briefs and masterplans</p> <p>exact levels of developer contributions or methodologies for their calculation</p> <p>forestry and woodland strategies <u>aquaculture framework documents.</u></p>

2.2 The 9 elements of supplementary guidance proposed in the plan are as follows:

2.3 Affordable housing: The principle of the requirement for affordable housing is set out in the proposed LDP and the supplementary guidance at Appendix 1 sets out the means by which this will be delivered. This is a replication of Appendix 1 from the current Local Development Plan supplementary guidance Affordable Housing 1. A small change is introduced to provide clarity on commuted sums.

- 2.4 Regeneration Priority Area: Policy B4 “Special Development Areas” in the proposed LDP makes reference to regeneration priority areas. While the principle extent of this area is shown on the proposals map the exact detailed boundaries of this area are presented in the supplementary guidance at Appendix 2. There is no change to the current regeneration area boundary.
- 2.5 Energetica: Policy B4 “Special development Areas” in the proposed LDP also makes reference to development in the Energetica Corridor. The detailed boundaries of this area are shown in the Energetica supplementary guidance presented at Appendix 3. As this guidance is shared with Aberdeen City it is appropriate to provide the detail in supplementary guidance to allow short term change should such action be agreed. There is no change to the current Energetica Supplementary guidance.
- 2.6 Coastal zone: Policy R1 in the proposed LDP makes reference to the coastal zone. While the principle extent of this area is shown on the proposals map the exact detailed boundaries of this area are presented in the supplementary guidance at Appendix 4. There is no change from the current coastal zone boundary.
- 2.7 Local nature conservation sites: Policy E1 Natural Heritage in the proposed LDP makes reference to the new designation of Local Nature Conservation sites. These are sites identified to us by an expert panel as being of importance to local natural heritage conservation, replacing and rationalising the previous “sites of importance to natural science” (SINS) designation. The proposed plan shows their general location and the supplementary guidance at Appendix 5 provides greater detail on the boundaries and interests of these sites.
- 2.8 Special landscape areas; Policy E2 Landscape makes reference to the designation of areas of landscape value. This supplementary guidance has not yet been developed and will be the subject of separate consultation.
- 2.9 Aberdeenshire Forest and Woodland Strategy: Policy PR1 Protecting Important Resources makes reference to supporting woodland creation and enhancement in line with a Forest and Woodland Strategy to be published as supplementary guidance. This has not yet been prepared and will be the subject of a separate consultation.
- 2.10 Areas of search for minerals: Policy PR1 Protecting Important Resources also makes reference to sites safeguarded for minerals extraction. Appendix 6 provides the detailed maps of these sites, which are shown on the proposals maps of the proposed LDP. There is no change from the detail contained currently in SG Safeguarding 7 Areas of search for minerals in the current plan.
- 2.11 Developer obligations: Methods of Calculation: Appendix 7 contains supplementary guidance prepared by the Developer Obligations team on this topic. The Policy RD2 Developers’ obligations identifies the need for this supplementary guidance. It is not possible to provide exact levels of developer obligations for individual sites as suggested by Circular 6/2013.

3 Equalities, Financial and Staffing Implications

- 3.1 The Head of Finance and Monitoring Officer within Business Services have been consulted in the preparation of this report and their comments have been incorporated within the report.

- 3.2 The proposed supplementary guidance will have staffing or financial implications. Appendix 7 sets out a proposal to use interest arising from Developer Obligations held to cover administrative costs and both appendix 1 and 7 set out proposed arrangements for securing funds that will be used to support infrastructure investment and delivery of the capital plans, as appropriate.

- 3.3 After consideration by relevant officers it was agreed that an Equality Impact Assessment was not required because the recommendation will not have a differential impact upon people with protected characteristics.

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