

# Proposed Aberdeenshire Local Development Plan 2020 – Consultation now closed

## Frequently Asked Questions

Item	Question	Answer
1.	What is a Local Development Plan (LDP)?	A document that sets out where land will be developed for homes and business use, together with policies that make sure the right development is built in the right place.
2.	What is the Proposed Aberdeenshire Local Development Plan 2020?	This is the 'settled view' of Aberdeenshire Council, setting out the preferred policies and development sites for the intended Aberdeenshire LDP 2021. It is a key milestone and opportunity for public comment prior to the Plan being submitted for Examination by Scottish Ministers.
3.	How was a decision reached as to what was in the Proposed LDP?	The Proposed LDP content was agreed at Full Council on 5 <sup>th</sup> March 2020. Prior to this, Officers responded to the comments received during the public consultation of the Main Issues Report 2019 within <a href="#">Issues and Actions papers</a> . The Issues and Actions papers were presented to Councillors during Special Area Committee meetings held August/ September 2019. Each Area Committee considered each of the issues raised and to agreed recommendations on the content of the LDP. Any unresolved matters, or conflicts between recommendations agreed by each of the Area Committees, was considered by the Council's Infrastructure Services Committee on 3 October 2019.
4.	How many years will the new Local Development Plan 2021 be valid for?	The Plan provides a vision of how places could grow over a 10-year period across Aberdeenshire. The Plan will most likely be reviewed after approximately 5 years.
5.	What is the plan making process followed in creating a LDP?	There are four key stages: <ol style="list-style-type: none"> <li>1. The Main Issues Report (this was produced in 2019 following a period of review and information/evidence gathering).</li> <li>2. Proposed Local Development Plan.</li> <li>3. Examination by a 'Reporter' from the Scottish Government (a Reporter examines all the representations made on the Proposed LDP and modifies the LDP where necessary).</li> </ol>

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		4. Adoption is the final stage when the LDP 2021 expected to replace the LDP 2017.
6.	Has there already been public consultation?	<p>Yes, from 14 January to 8 April 2019 the <a href="#">Main Issues Report 2019</a> was made available for public comment. All public comments received have been considered and helped shape the Proposed LDP 2020.</p> <p><a href="#">Issues and Actions papers</a> summarise all the issues raised through the Main Issues Report public consultation and the actions we took accordingly.</p>
7.	Can I object to any of the policies or proposals in the Proposed LDP?	Any objections that seek to modify the Proposed LDP would need to be strongly justified since the Plan is the 'settled view' of the Council, following a period of substantial scrutiny and previous public consultation.
8.	How can I comment on the Proposed LDP?	<p>Formal responses known as 'representations' can be made during the public consultation period by using a response form available for download from <a href="http://www.aberdeenshire.gov.uk/planning/plans-and-policies/pldp-2020/how-to-respond/">www.aberdeenshire.gov.uk/planning/plans-and-policies/pldp-2020/how-to-respond/</a> , or the form can be issued by email or post on request. <b>We can only accept representations during the consultation period from 25<sup>th</sup> May 2020 to 31<sup>st</sup> July 2020.</b></p>
9.	What is a 'representation'?	<p>When you submit comments using the formal response form, these are known as representations. These should be concise (no more than 2,000 words with limited supporting information), but should fully explain the issues to be considered.</p> <p>It is important to ensure that all of the information that you wish to be considered is submitted during this consultation period as there is no further opportunity to provide information, unless specifically asked. This material will be made available to the Reporter during Examination of the Proposed LDP.</p>
10.	Can a representation raise several different topics and/or concerns at once?	You do not necessarily need to prepare a separate representation to comment on different aspects of the Proposed Plan. However, your representation should separate out the 'issues' you wish to be considered and clearly identify the modification(s) you wish to see made to the Plan. For example, commenting on the content of a

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		particular Settlement Statement would be one issue. Comments on specific sections i.e. the policies or the vision and the appendices (other than the Settlement Statements under Appendix 7) would each be a separate 'issue'.
11.	Will my submitted comments (i.e. representation) be made public?	Your name and respondent identification number (provided to you by Aberdeenshire Council on receipt of your submission) will be published alongside a copy of your completed response on the Proposed Local Development plan website. Contact details and information deemed commercially sensitive will not be made publicly available.
12.	Where can I view the Proposed LDP 2020?	<p>To view the Proposed LDP, please visit <a href="http://www.aberdeenshire.gov.uk/planning/plans-and-policies/pldp-2020/proposed-local-development-plan-2020/">www.aberdeenshire.gov.uk/planning/plans-and-policies/pldp-2020/proposed-local-development-plan-2020/</a></p> <p>As a result of the Covid-19 pandemic and subsequent Government restrictions, hard (printed) copies of the Plan will not be available for inspection in public libraries. Emergency legislation, the <a href="#">Coronavirus (Scotland) Act 2020</a> passed in early April 2020, and guidance from the <a href="#">Chief Planner</a>, has enabled us to proceed with our public consultation by electronic/digital means.</p>
13.	Where can I see a larger map of a proposed site?	We have produced an <a href="#">interactive version</a> of the Proposed LDP where the maps can be zoomed in on without losing their quality.
14.	What is the purpose of the six picture icons used throughout the main text of the Proposed LDP?	The six icons are used to symbolise each of the main policy outcomes that the Plan aims to achieve. The intention is to provide a stronger connection between the Vision of the Plan and the policies. Page 7 of the Proposed LDP provides a key that explains the icons used.
15.	What are the six areas referred to in Appendix 7 of the Proposed LDP?	<p>Aberdeenshire is split into six administrative areas which together cover the whole of Aberdeenshire (excluding Cairngorms National Park). These are named:</p> <ul style="list-style-type: none"> <li>• Banff and Buchan</li> <li>• Buchan</li> <li>• Formartine</li> <li>• Garioch</li> <li>• Kincardine and Mearns</li> <li>• Marr</li> </ul>

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		Settlement statements are provided in Appendix 7 area by area. In order to find out which area you live in please see the Council's <a href="#">interactive map</a> .
16.	I have received a 'Notification' letter, what does this mean?	Neighbour notification letters have been sent to owners, lessees or occupiers of land that is neighbouring (i.e. within 20 metres of) proposed allocations identified in the Proposed LDP. This is to ensure people are kept informed about sites that are proposed to be included within the Aberdeenshire Local Development Plan 2021, and also provides an opportunity to invite public comment during the consultation period.
17.	Why have I <b>not</b> received a Neighbour Notification letter?	Letters have been sent to owners, lessees or occupiers of land that is strictly within 20 metres of a proposed allocation. This often means that not all properties on the same street will receive a letter. Please contact us if you believe you should have received a letter and we can investigate this for you.
18.	What is meant by "R", "P", "OP" and "BUS" sites on the maps?	<p>These sites are designated for the following purposes:</p> <ul style="list-style-type: none"> <li>• R - (Reserved Land) Sites that are safeguarded for a specific use e.g. reserved for transportation, energy or waste management projects, or for education, recreation or community uses.</li> <li>• P – (Protected Land) Land that conserves or safeguards areas of open space for its setting, recreational, educational or leisure use.</li> <li>• OP – An allocation identified in the LDP for development. This can be for housing, employment or mixed uses. The Settlement Statements in Appendix 7 of the Proposed LDP will set out what the allocation is for.</li> <li>• BUS – Safeguarded areas for business use.</li> </ul>
19.	Can new sites be added into the Proposed LDP after this consultation?	Development 'bids' that were not allocated in the Proposed LDP may be considered for inclusion at Examination should a representation request the Proposed LDP be modified to include the bid.

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		<p>Representations will be considered by an independent Reporter, appointed by Scottish Ministers, to examine the LDP. In examining the Proposed LDP and the evidence presented, the Reporter may recommend to add, remove or amend the sites to be allocated in the LDP 2021.</p>
20.	<p>Can the Proposed Aberdeenshire Local Development Plan 2020 be used to assess planning applications?</p>	<p>The Proposed LDP 2020 is a material consideration (i.e. has 'material weight') in the determination of planning applications. However, it is considered that the level of weight afforded to the Proposed LDP is not to be significant.</p> <p><b>The Aberdeenshire LDP 2017 remains the current LDP for the area, and is the primary document against which planning applications should be determined until the new LDP is adopted.</b></p>
21.	<p>What happens next following public consultation on the Proposed LDP?</p>	<p>We will summarise and analyse all representations received as stipulated by Schedule 4 of the Town and Country (Development Planning) (Scotland) Regulations 2008.</p> <p>Any unresolved issues arising from representations received on the Proposed Plan are dealt with through an Examination (the next stage).</p> <p>We anticipate submitting the Proposed Plan, along with the completed Schedule 4s identifying any unresolved matters, to Scottish Ministers by the end of 2020. We will notify those who have made representation on the Proposed Plan once the Plan has been submitted for Examination.</p>
22.	<p>What is the purpose of the Examination stage in the LDP process?</p>	<p>Scottish Ministers will appoint an independent person, known as a 'Reporter' to Examine the Proposed Plan.</p> <p>The Examination is the principal means of independently examining any unresolved issues, and will conclude with a set of recommendations being published in a "Report of Examination".</p> <p>We anticipate receiving a Report of Examination during the Autumn of 2021.</p>