

Robert Gray  
Head of Planning & Building Standards  
Aberdeenshire Council  
Woodhill House  
Westburn Road  
Aberdeen  
AB16 5GB



Your ref: RG/DS/043.11  
Our ref: LDP-110-1

9 March 2012

Dear Mr Gray

**ABERDEENSHIRE COUNCIL – ABERDEENSHIRE COUNCIL LOCAL  
DEVELOPMENT PLAN  
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT PLANNING)  
(SCOTLAND) REGULATIONS 2008**

We refer to our appointment by the Scottish Ministers to conduct the examination of the Aberdeenshire Local Development Plan. We have completed the examination, and now submit our report, enclosing one bound copy and one loose leaf copy.

Our report has taken account of the Strategic Environmental Assessment and the Habitats Regulations Assessment of the Plan, and the representations received in response to both assessments.

Before carrying out the examination into the issues raised in representations, we carried out an assessment of the council's conformity with its participation statement under Section 19(4) of the Town and Country Planning (Scotland) Act 1997 (as amended), which is detailed in Issue 1 of this report. Overall we concluded that the council met the intentions of the participation statement, insofar as it was reasonable to do so, and ensured a high level of engagement in line with the expectations of Scottish Ministers.

In our examination we considered all 152 issues arising from unresolved representations which were identified by the council. In each case we have taken account of the council's summary of the representations, together with the original representations, and the council's responses thereto. We have set out our conclusions and recommendations in relation to each issue in our report.

During the course of the examination we carried out an extensive number of unaccompanied site inspections. On certain issues we requested further information in accordance with Regulation 22(1) of the Town and Country Planning (Development Planning) (Scotland) Regulations 2008.



In addition we conducted 10 hearing sessions to explore issues which required an oral process, as follows:

Issue Nos.	Topics	Dates
2 & 5	Process and format	6 September 2011
17 & 27	Developer contributions	7 September 2011
15	Climate Change (Scotland) Act 2009	8 September 2011
12 & 25	Housing strategy and delivery	15 September 2011
13 & 28	Affordable housing	16 September 2011
30-33	Distribution of new housing in the Huntly-Pitcaple Strategic Growth Area	27 September 2011
34-36	Distribution of new housing in the Inverurie-Blackburn Strategic Growth Area	28 September 2011
44	Stonehaven retail proposals	13-14 October 2011
41	Proposed new settlement - Elsick	18 October 2011
48	Laurencekirk – sites M1 and R1	19 October 2011

As part of the examination we sought further information from neighbours in relation to sites under consideration at Alford, Daviot, Inch, Inverurie, Kennethmont, Luthermuir, Montgarrie, Newburgh, Oldmeldrum, Portsoy, Roadside of Kinneff, Tarland, and Torphins. The proposers of the sites and the council were given the opportunity to respond to the comments received from neighbours.

Subject to the limited exceptions as set out in section 19 of the Town and Country Planning (Scotland) Act 1997 and in the Town and Country Planning (Grounds for Declining to Follow Recommendations) (Scotland) Regulations 2009, the council is now required to make the modifications to the proposed local development plan as set out in our recommendations. Any other minor modifications made by the council should not be of the type defined in regulation 15(1) of the Town and Country Planning (Development Planning) (Scotland) Regulations 2008.

The council should also make any consequential modifications to the text or proposals maps which arise from these modifications. In addition the council will wish to consider whether any associated documents, including the environmental report and supplementary guidance, require amendment as a result of the proposed modifications.

A letter will be issued to all those who submitted representations to inform them that the examination has been completed and that the report has been submitted to the council. It will advise them that the report is now available to view at our web site at:

<http://www.dpea.scotland.gov.uk/casesearch.aspx?T=1>

and at the council's offices (see attached list) and will be available for viewing in council libraries (see attached list) and that it will also be posted on the council's website at:

<http://www.aberdeenshire.gov.uk/planning/ldp/Examination.asp>

The documents relating to the examination should be retained on the council's website for a period of six weeks following the adoption of the local development plan by the council.

It would also be helpful to know when the local development plan has been adopted and we would appreciate being sent confirmation of this in due course.

Yours sincerely

*Timothy Brian*   *Alasdair Edwards*   *Richard Bowden*   *Douglas Hope*  
Reporter                      Reporter                      Reporter                      Reporter

#### Council Offices

Headquarters, Woodhill House, Westburn Road, Aberdeen  
Banff & Buchan Area Office, St Leonard's, Sandyhill Road, Banff  
Buchan Area Office, Arbuthnot House, 62 Broad Street, Peterhead  
Formartine Area Office, 29 Bridge Street, Ellon  
Garioch Area Office, Gordon House, Blackhall Road, Inverurie  
Kincardine & Mearns Area Office, Viewmount, Arduthie Road, Stonehaven  
Marr Area Office, School Road, Alford

#### Libraries

Aberchirder Library, 111 Main Street, Aberchirder  
Aboyne Library, Community Centre, Bridgeview Road, Aboyne  
Alford Library, Alford Academy, Murray Terrace, Alford  
ALIS Headquarters, Meldrum Meg Way, Oldmeldrum (+ 4 mobile libraries)  
Ballater Library, Station Square, Ballater  
Balmedie Library, Eigie Road, Balmedie  
Banchory Library, Bridge Street, Banchory  
Banff Library, High Street, Banff  
Boddam Library, 26 Queens Road, Boddam  
Bracoden Library, Bracoden School, Gamrie  
Cairnbulg Library, Station Road, Cairnbulg  
Cruden Bay Library, Station Road, Cruden Bay  
Ellon Library, Station Road, Ellon  
Fettercairn Library, Fettercairn School, Distillery Road, Fettercairn  
Fraserburgh Library, King Edward Street, Fraserburgh  
Huntly Library, Brander Library, The Square, Huntly  
Insch Library, Insch Institute, Rannes Street, Insch  
Inverbervie Library, Church Street, Inverbervie  
Inverurie Library, Town Hall, Market Place, Inverurie  
Kemnay Library, Kendal Road, Kemnay  
Kintore Library, Castle Walk, Kintore  
Laurencekirk Library, The Burgh Buildings, Johnston Street, Laurencekirk  
Macduff Library, 17 High Street, Macduff  
Meldrum Library, Meldrum Academy, Colpy Road, Oldmeldrum  
Mintlaw Library, Newlands Road, Mintlaw  
New Pitsligo Library, 79 High Street, New Pitsligo  
Newmachar Library, School Road, Newmachar  
Newtonhill Library, Coastal Car Park, Newtonhill  
Peterhead Library, 51 St Peter Street, Peterhead

Portlethen Library, Bruntland Road, Portlethen  
Portsoy Library, Arid Green, Portsoy  
Rosehearty Library, Pitsligo Street, Rosehearty  
Stonehaven Library, Evan Street, Stonehaven  
Strichen Library, 59a Water Street, Strichen  
Turriff Library, Grange Villa, The Square, Turriff  
Westhill Library, Westhill Drive, Westhill  
Whitehills Library, Loch Street, Whitehills

