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Dear David

## **THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997: ABERDEEN CITY AND SHIRE STRATEGIC DEVELOPMENT PLAN - MINISTERIAL APPROVAL**

The Scottish Ministers have decided to approve the above plan with modifications. In reaching their decision they have considered the issues raised in representations made in accordance with the Town and Country Planning (Scotland) Act 1997 (as amended) (“the Planning Act”) and the report from the examination conducted under Section 12 of the Planning Act.

The Scottish Ministers approve the Strategic Development Plan for Aberdeen City and Shire (“ACSSDP”) with the modifications specified in the Schedules to this letter, and for the reasons set out in the Schedules. Regarding issues where no modifications were proposed in the examination report, Ministers accept the reasoning set out in the report. Schedule 1 relates to issues considered in the examination report: Schedule 2 to additional minor modifications to help with readability and clarity. Ministers have assessed the modifications for the purposes of Strategic Environmental Assessment, Habitats Regulations Appraisal and Equalities Impact Assessment and find that no significant impacts arise. Ministers have also commissioned a Plain English Assessment of the modifications and Schedule 1 shows the minor grammatical changes to be made to the modifications as a result of that assessment, as amendments to the modifications.

The ACSSDP as modified is constituted as the strategic development plan for the Aberdeen City and Shire Strategic Development Plan Area from the date of this letter.

Scottish Ministers’ approval of the Proposed Plan, as modified, is founded primarily on the consideration of its policies and general purposes and relates to the Proposed Plan as a whole. It should be understood that the Scottish Ministers’ approval of the plan does not convey any approval of any matter therein for any other statutory purpose. In particular it does not commit the Scottish Ministers, or any other government department, to the payment of grant on any particular project or to the amount or timing of any capital expenditure. Approval does not extend to other documents submitted with the Proposed Plan.

The foregoing decision is final, subject to the right, conferred by Section 238 of the Planning Act, of any person aggrieved by the Scottish Ministers' decision to apply to the Court of Session within six weeks from the date of publication of the Plan, as modified, whereby the Court may quash the plan (in whole or in part) if it is satisfied that it is not within the powers of the Act or that the applicant's interests have been substantially prejudiced by a failure to comply with any requirement of the Act.

Of particular importance are the modifications relating to the Strategic Transport Fund, to bring the plan references on the fund into line with national policy. It is recognised that the authority's intention is to turn the non-statutory guidance governing the Strategic Transport Fund into statutory supplementary guidance under Section 22 of the Planning Act. The Scottish Government (both Planning and Architecture Division and Transport Scotland) is keen to work with you and other relevant stakeholders to develop a mechanism that can in due course be approved as statutory supplementary guidance.

Under Section 14 of the Planning Act, the Strategic Development Planning Authority must now publish the Plan as modified, send two copies to the Scottish Ministers, place a copy of it in public libraries in the plan area, notify those who made representations on the plan and advertise in a local newspaper that the plan has been published. Information about this decision will be posted on the [planning pages](#) of the Scottish Government's website.

Yours sincerely



**Rosie Leven**  
Principal Planner

# ABERDEEN CITY AND SHIRE STRATEGIC DEVELOPMENT PLAN – MINISTERIAL APPROVAL

## SCHEDULE 1: MODIFICATIONS ARISING FROM CONSIDERATION OF THE EXAMINATION REPORT **(INCORPORATING NON-SUBSTANTIAL AMENDMENTS TO THE MODIFICATIONS AS A RESULT OF THE PLAIN ENGLISH ASSESSMENT)**

ISSUE/RECOMMENDATION IN EXAMINATION REPORT	DECISION
<p><b>1. Introduction</b> At paragraph 1.15, insert “, 2020 Routemap for Renewable Energy in Scotland” between “Regeneration Strategy” and “and the Agenda for Cities”.</p>	<p>Accept reporter’s recommendations.</p> <p><b>Reason</b></p> <p>The Scottish Ministers adopt the reporter’s reasoning as their own.</p>
<p><b>2. Vision</b> Amend the first sentence of paragraph 2.2 to read: “To make this vision a reality, and to contribute towards the <del>overarching</del> Scottish Government’s <del>central</del> purpose of increasing sustainable economic growth, we have developed a series of aims.”</p>	<p>Accept reporter’s recommendations and changes arising from Plain English assessment.</p> <p><b>Reason</b></p> <p>The Scottish Ministers adopt the reporter’s reasoning as their own and accept Plain English changes to help with clarity of text.</p>
<p><b>3. Economic Growth</b> Amend the 4th target on page 25 to read: “For Aberdeen city centre to remain one of the top-20 retail areas in the UK.”</p>	<p>Accept reporter’s recommendations.</p> <p><b>Reason</b></p> <p>The Scottish Ministers adopt the reporter’s reasoning as their own.</p>
<p><b>4. Sustainable Development and Climate Change</b></p> <p>1. In the second sentence of paragraph 4.9, replace “energy” with “heat and power”.</p> <p>2. Amend the final sentence of paragraph 4.17 to read: “During and beyond the period of this plan the effects of climate change may affect the river and appropriate adaptation measures may have to be taken, <del>by a range of organisations. This could include for example</del> measures to <del>such as</del> reduce the amount of water Scottish Water are licensed to take from the River Dee.”</p> <p>3. Amend the second target on page 31 of the plan to read: “For the equivalent of the city region’s electricity needs to be met from renewable sources by 2020.”</p> <p>4. Amend the sixth target on page 31 of the plan to read: “To work towards at least an extra 300,000 tonnes of new waste-management infrastructure.”</p> <p>5. Add an additional bullet point after the third existing bullet point under ‘How to meet the targets’ on page 31 of the plan to read: “Local development plans (and supplementary</p>	<p>Accept reporter’s recommendations and changes arising from Plain English assessment.</p> <p><b>Reason</b></p> <p>The Scottish Ministers adopt the reporter’s reasoning as their own and accept Plain English changes to help with clarity of text.</p>

<p>guidance) will <del>encourage promote</del> water efficiency and water saving measures in all relevant developments.”</p> <p>6. Add additional sentence at the end of paragraph 5.6 to read: “The Habitats Regulations Appraisal of this plan contains safeguards which will need to be applied at that stage.”</p>	
<p><b>5. Scale of Growth</b> No modifications to the proposed plan.</p>	<p>Accept reporter’s recommendations.</p> <p><b>Reason</b></p> <p>The Scottish Ministers adopt the reporter’s reasoning as their own.</p>
<p><b>6. Sustainable Mixed Communities</b> Replace Paragraph 4.38 with “New development needs to focus on <del>the-creating</del> <del>of</del> successful and sustainable communities. This plan will not support house-building that fails to provide the services and facilities necessary to serve the development.”</p>	<p>Accept reporter’s recommendations and changes arising from Plain English assessment.</p> <p><b>Reason</b></p> <p>The Scottish Ministers adopt the reporter’s reasoning as their own and accept Plain English changes to help with clarity of text.</p>
<p><b>7. Quality of the Environment</b> Replace the second bullet point under ‘Monitoring’ on page 34 of the plan with: “Assessing how development has directly or indirectly led to the improvement or loss of the built, natural or cultural assets, by carrying out reviews through local development plans.”</p>	<p>Accept reporter’s recommendations.</p> <p><b>Reason</b></p> <p>The Scottish Ministers adopt the reporter’s reasoning as their own.</p>
<p><b>8. Putting this Plan into Practice</b></p> <p>1. Delete paragraph 5.10 except for the phrase “although the public sector will also need to make an important contribution”, which should be added to the end of paragraph 5.8.</p> <p>2. Add new bullet at the start of schedule 2 to read: “Identify and develop green networks within, between and around Aberdeen and other major settlements to provide strategic greenspace, incorporating a strategic walking and cycling network and wildlife habitat corridors”.</p>	<p>Accept reporter’s recommendations.</p> <p><b>Reason</b></p> <p>The Scottish Ministers adopt the reporter’s reasoning as their own.</p>
<p><b>9. Strategic Transport Fund</b></p> <p>1. Amend Paragraph 5.9 to read: “We will prepare supplementary guidance in support of this plan. This will allow (through a ‘Strategic Transport Fund’) transport projects which are needed as a result of the combined effect of new development to be funded and delivered. The transport projects that will benefit from the <del>f</del>Fund are set out <del>identified</del> in <del>s</del>Schedule 2. <del>We will look for c</del>Contributions <del>will generally be sought</del> from housing, business, industrial, retail and commercial leisure developments in the strategic growth areas within the Aberdeen Housing Market Area, <del>(subject to detailed criteria to</del></p>	<p>Accept reporter’s recommendations and changes arising from Plain English assessment.</p> <p><b>Reason</b></p> <p>The Scottish Ministers adopt the reporter’s reasoning as their own and accept Plain English changes to help with clarity of text.</p>

<p>will be set out in the supplementary guidance). We will only use Contributions <del>will only be used</del> to support projects that are related to the developments concerned and that are necessary to make those developments acceptable in planning terms.”</p> <p>2. Amend the final bullet point of schedule 2 to read: “The <del>following</del> transport measures supported through the Strategic Transport Fund to deal with the combined effect of new development on the transport network are:</p> <ul style="list-style-type: none"> <li>- a new station at Kintore;</li> <li>- [list continues as in proposed plan]”</li> </ul> <p>3. Delete “a new station at Kintore and” from the sixth bullet of schedule 2.</p>	
<p><b>10. Spatial Strategy – General</b> Amend paragraph 3.10 to read: “As an <del>integrated</del> part of planning for the strategic growth areas, we should explore opportunities to put in place a strategic walking and cycle network which builds on the current networks being developed in Aberdeen and Aberdeenshire towns by linking these together. We should do this in a way which creates opportunities for improvements to the natural environment by linking habitats, species and open space in green networks. New tree-planting could play an important role in delivering these networks.”</p>	<p>Accept reporter’s recommendations and changes arising from Plain English assessment.</p> <p><b>Reason</b></p> <p>The Scottish Ministers adopt the reporter’s reasoning as their own and accept Plain English changes to help with clarity of text.</p>
<p><b>11. Strategic Growth Areas – Active Travel</b> Amend the green line on the diagram on page 17 of the plan depicting strategic walking/cycling links to a dashed line. Amend the key on page 17 to show this dashed line as ‘Proposed’.</p>	<p>Accept reporter’s recommendations.</p> <p><b>Reason</b></p> <p>The Scottish Ministers adopt the reporter’s reasoning as their own.</p>
<p><b>12. Strategic Growth Areas – Aberdeen City</b> Insert the following new sentence after the second sentence of paragraph 3.21: “We need to attract <del>M</del>more major office developments <del>need to be attracted</del> to the city centre.”</p>	<p>Accept reporter’s recommendations and changes arising from Plain English assessment.</p> <p><b>Reason</b></p> <p>The Scottish Ministers adopt the reporter’s reasoning as their own and accept Plain English changes to help with clarity of text.</p>
<p><b>13. Strategic Growth Areas – Aberdeen to Peterhead</b></p> <p>1. Replace the second sentence of paragraph 3.28 with: “To achieve this, we will prepare a development framework for the southern gateway to Peterhead <del>will be prepared</del> as supplementary guidance.”</p> <p>2. Add new paragraph after paragraph 3.20 to read: “The southern end of the Energetica corridor extends into northern Aberdeen. Here, <del>the delivery of</del> projects focussed around developing energy technology <del>development</del> and energy efficiency will continue to be delivered.”</p>	<p>Accept reporter’s recommendations and changes arising from Plain English assessment.</p> <p><b>Reason</b></p> <p>The Scottish Ministers adopt the reporter’s reasoning as their own and accept Plain English changes to help with clarity of text.</p>

<p><b>14. Strategic Growth Areas – Aberdeen to Laurencekirk</b> No modifications to the proposed plan.</p>	<p>Accept reporter's recommendations.</p> <p><b>Reason</b></p> <p>The Scottish Ministers adopt the reporter's reasoning as their own.</p>
<p><b>15. Local Growth and Diversification Areas</b> No modifications to the proposed plan.</p>	<p>Accept reporter's recommendations.</p> <p><b>Reason</b></p> <p>The Scottish Ministers adopt the reporter's reasoning as their own.</p>
<p><b>16. Regeneration Priority Areas</b> No modifications to the proposed plan.</p>	<p>Accept reporter's recommendations.</p> <p><b>Reason</b></p> <p>The Scottish Ministers adopt the reporter's reasoning as their own.</p>
<p><b>17. Miscellaneous</b> No modifications to the proposed plan.</p>	<p>Accept reporter's recommendations.</p> <p><b>Reason</b></p> <p>The Scottish Ministers adopt the reporter's reasoning as their own.</p>

## SCHEDULE 2: OTHER MINOR MODIFICATIONS

<b>MODIFICATION</b>	<b>REASON</b>
<p><b>13: Strategic Growth Areas: Aberdeen to Peterhead</b> Move reporter's recommended new paragraph after paragraph 3.20, regarding the southern end of the Energetica corridor, to after 3.21.</p>	<p>To improve clarity and flow of text.</p>
<p><b>Key for detailed diagrams</b> Aberdeen City (Area 1) Movement 7: replace 'Cumulative' with 'Cumulative' Movement 11: replace 'Cumulative' with 'Cumulative'</p>	<p>To correct spelling errors.</p>
<p><b>Schedule 2</b> In the title of Schedule 2, replace 'Proposal' with 'Proposals'.</p>	<p>To reflect that there is more than one proposal.</p>