



SLVIA – Appendix K3

Relevant Landscape Policies and Guidance

Angus Local Plan Review 2009

- **Policy ER5: Landscape Character:** *“Development proposals should take account of the guidance provided by the Tayside Landscape Character Assessment and where appropriate will be considered against the following criteria:*
 - *sites selected should be capable of absorbing the proposed development to ensure that it fits into the landscape;*
 - *where required, landscape mitigation measures should be in character with, or enhance, the existing landscape setting.”*
- **Policy ER29: Coastal Development**
 - *“New development requiring a coastal location will generally be directed toward the developed coast.*
 - *Development proposals for the undeveloped coast will generally only be considered acceptable where it can be demonstrated that: the proposal requires a coastal location; and no other suitable alternative site exists within the developed coast; and the social and economic benefits of the proposal outweigh the potential detrimental impact on the Angus coastal environment.*
 - *In addition, all development proposals affecting either the developed or undeveloped coast will be assessed against the Angus Shoreline Management Plan and other relevant policies of this Local Plan.”*
- **Policy ER34: Renewable Energy Developments:** *“Proposals for all forms of renewable energy development will be supported in principle and will be assessed against the following criteria:*
 - *the siting and appearance of apparatus have been chosen to minimise the impact on amenity, while respecting operational efficiency;*
 - *there will be no unacceptable adverse landscape and visual impacts having regard to landscape character, setting within the immediate and wider landscape, and sensitive viewpoints;*
 - *the development will have no unacceptable detrimental effect on any sites designated for natural heritage, scientific, historic or archaeological reasons;*
 - *no unacceptable environmental effects of transmission lines, within and beyond the site; and*
 - *access for construction and maintenance traffic can be achieved without compromising road safety or causing unacceptable permanent and significant change to the environment and landscape.”*
- **Policy ER35: Wind Energy Development:** *“Wind energy developments must meet the requirements of Policy ER34 and also demonstrate:*
 - *the reasons for site selection;*
 - *there is no unacceptable detrimental effect on residential amenity, existing land uses or road safety by reason of shadow flicker, noise or*

reflected light;

- *that the proposal must be capable of co-existing with other existing or permitted wind energy developments in terms of cumulative impact particularly on visual amenity and landscape, including impacts from development in neighbouring local authority areas; and*
- *a realistic means of achieving the removal of any apparatus when redundant and the restoration of the site are proposed.”*

Policy ER20: Gardens and Designed Landscapes: “Sites included in the “Inventory of Gardens and Designed Landscapes in Scotland”, and any others that may be identified during the plan period, will be protected from development that adversely affects their character, amenity value and historic importance. Development proposals will only be permitted where it can be demonstrated that:

- *the proposal will not significantly damage the essential characteristics of the garden and designed landscape or its setting; or*
- *there is a proven public interest, in allowing the development, which cannot be met in other less damaging locations or by reasonable alternative means.”*

The Adopted Aberdeenshire Local Plan 2006

- **Policy ENV6: Coastal Development:** “Development on Developed Coast will be approved, in principle, if:
 - *it requires a coastal location, or it contributes to the social and economic well being of the particular settlement; and*
 - *it will not lead to the coalescence of coastal developments.*Development on Undeveloped Coast will be refused unless:
 - *the social and economic benefits clearly outweigh any adverse environmental impact;*
 - *there is no suitable alternative site for the development; AND*
 - *it respects the character, environment and amenity of the surrounding area.”*
- **Policy ENV22: Public Access:** “Development that would have an adverse effect on any existing or potential public access for walking, cycling or horse riding, will be refused unless:
 - *it retains existing or potential public access while maintaining or enhancing its amenity value; OR*
 - *it makes alternative access provision that must be no less attractive and is safe and convenient for public use.”*
- **Policy INF7: Renewable Energy Facilities – Wind Energy:** “Wind energy developments will be approved, in principle, if located, sited, and designed in accordance with the following criteria:
 - *the proposal has an impact (visual or other) which is assessed and is acceptable on sites of importance to natural heritage, international, national and local landscape designations, and areas of local ecological*

importance, in accordance with policies Env\1 to Env\7;

- *the proposal would not have an adverse effect on any existing or proposed public access for walking, cycling or horse riding, in accordance with policy Env22;*
 - *the proposal is appropriate in terms of the scale and nature of the setting of listed buildings, conservation areas, archaeological sites, and historic gardens and designed landscapes, as listed in “The Inventory of Historic Gardens and Designed Landscapes’ as prepared by The Countryside Commission for Scotland (now SNH)”;*
 - *the proposal is unlikely to result in a material loss of amenity to other sensitive receptors, such as those involved in leisure or recreation on land or water; and*
 - *the proposal takes into consideration the cumulative impacts of neighbouring wind turbines or wind farm developments.”*
- **Policy ENV20: Historic Garden or Designed Landscape:** *“Development that would have an adverse effect on the character or setting of an Historic Garden or Designed Landscape will be refused unless:*
 - *the objectives of designation and the overall integrity and character of the designated area will not be compromised; or*
 - *any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, economic and strategic benefits of national importance; and in either case mitigation and appropriate measures are taken to conserve and enhance the essential characteristics, aesthetics, archaeological, historical value and setting of the garden.”*

Policy ENV5B: Special Landscape Areas: *“Development within or adjacent to an Area of Landscape Significance will not be permitted where its scale, location or design will detract from the quality or character of the landscape, either in part or as a whole.” The above policy on SLAs has not been taken forward into the Aberdeenshire Local Development Plan Proposed Plan 2010 and will therefore have less weight in this assessment.”*

Aberdeenshire Council are currently reviewing the adopted Local Plan and replacing it with a 'Local Development Plan' (Aberdeenshire Local Development Plan Proposed Plan 2010).

- **Supplementary Guidance** (as part of the new Local Development Plan, Policy 12 Landscape Conservation) **Landscape 1: Landscape Character** states: *“We will approve development, subject to other policies, where:*
 - *its scale, location and design are appropriate to the landscape character of the area; and*
 - *the proposal will not have an adverse impact on the key natural or historic features of the landscape character; or the overall composition or quality of the landscape character, particularly if the landscape is currently largely unspoiled by obtrusive or discordant features; or any combination of the above, when considered with other recent developments, resulting in the possibility of an adverse cumulative impact on the local landscape character.”*

- **Supplementary Guidance** (as part of the new Local Development Plan, Policy 12 Landscape Conservation) **Landscape 2: Valued Views** states: “We will approve development, subject to other policies, if:
 - *the proposal will not, by virtue of its location, scale or design, have an adverse impact on the viewpoint for a “valued view”;*; and
 - *the proposal will not, by virtue of its scale or location, have an adverse impact on the characteristics for which the view itself is valued.”*
- **Supplementary Guidance Rural Development 2: Wind farms and large wind turbines** states: “We will approve wind energy development, subject to other policies, if it is located, sited, and designed in accordance with the following criteria. The applicant must demonstrate that:
 - *the proposal will not compromise public health or safety; and*
 - *the proposal will not have a significant adverse effect on the amenity of dwelling houses; and*
 - *the proposal will not have a significant adverse effect on tourism or recreation interests, including users of any Core Path or other established public access for walking, cycling or horse riding; and*
 - *assessment of the proposal has taken into consideration the cumulative impacts of neighbouring wind turbines and wind farm development previously granted consent. At least these cumulative impacts should include potential impacts on landscape, local amenity, and natural heritage.”*

Supplementary Guidance (as part of the new Local Development Plan, Policy 13 Protecting, improving and conserving the historic environment) **Historic Environment 3** states: “We will only approve development that would have an adverse effect on the character, structure or setting of a designated historic garden or designed landscape, subject to other policies, if:

- *the objectives of designation and the overall integrity and character of the designated area will not be compromised; or*
- *any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by long term strategic social or economic benefits of over-riding public importance, for which no other alternative site is available.*
- *In either case, mitigation and appropriate measures must be taken to conserve and enhance the essential characteristics, aesthetics, archaeological, historical value and setting of the garden or the designed landscape.”*

Finalised St Andrews and East Fife Local Plan 2009

- **Policy E27: The Coast:** “Development on the undeveloped coast will not be supported unless it can be demonstrated that:
 - *there is a proven need for a coastal location;*
 - *the proposal avoids the use of greenfield sites and can reuse vacant land;*
 - *the proposal demonstrates high standards of design and siting;*

- *the proposal does not contribute to or is at risk of coastal erosion;*
- *the proposal is not subject to nor will it contribute to flood risk;*
- *the proposal safeguards cultural and natural heritage resources;*
- *the proposal does not prejudice the footpath and/or cycle network; and*
- *the proposal does not result in the coalescence of coastal villages.”*
- **Policy C8: Footpaths/cycleways/ bridleways**
 - *“Existing rights of way and established footpaths, cycleways, and bridleways will be safeguarded and kept open and free from obstruction. Where development affecting such routes is deemed appropriate, suitable re-routing must be provided before the development commences, or before the existing route is removed from use. The Council will seek to maintain and extend the network, where appropriate, for multi-use including walkers, cyclists, horse riders and paths accessible to people of all abilities, by establishing a Core Path Network, and will support new development that contributes to this end.”*
- **Policy I1: Renewable Energy:** *“A range of technologies for renewable energy generation, including micro-renewables, will be encouraged. Renewable energy developments will be supported provided that:*
 - *there is no significant adverse impact on local communities and/or the built and natural environment; and*
 - *they provide employment opportunities, particularly diversification of the rural economy.”*
- **Policy E11: Historic Gardens and Designed Landscapes:** *“Development affecting Historic Gardens and Designed Landscapes shall protect, preserve, and enhance such places and shall not impact adversely upon their character, upon important views to, from or within them, or upon the site or setting of component features which contribute to their value.”*
- **Policy E19 Special Landscape Areas:** *“Development proposed within a Special Landscape Area or out with the boundary but which may impact upon the designated area, will only be permitted where it has no significant adverse affect on the identified landscape qualities of the area and/or its overall landscape integrity and setting. Proposals must demonstrate, through form, scale, layout, detailing, siting, design, materials, and landscaping, how the development will contribute to the preservation, restoration, or enhancement of the Special Landscape Area and its associated landscape qualities.”*