

Call for Ideas – What it Means



The **Call for Ideas** is your chance – whether you’re an individual, part of a community group, or another organisation – to share your thoughts on the next **Aberdeenshire Local Development Plan (LDP)**.

The next LDP will be in place from 2029-2039. The call for ideas process is open from now until the end of December. Please use the link to view the [Engage](#) page with all the information required.

The [existing site audit](#) will also show the status of previously allocated sites in your settlement, all sites highlighted orange and red will require a new bid to be submitted for potential inclusion in the next LDP. Sites previously allocated in the [2023 LDP](#) will not be carried over automatically.

For example Inverurie OP5- Crichtie, the site is allocated in the [LDP 2023](#) – Garioch Settlements,

OP5: Crichtie (Residential and Community)

Allocation: Mix of uses including 737 homes, community facilities and a primary school


However in the Existing Site Audit carried out by the Delivery Team, the site has been given a red status indicating that there has been no recent progress or evidence of deliverability therefore would be recommended for removal and require a new bid submission as part of the Call for Sites.

OP5	Crichtie	Housing Land	Inverurie & Port Elphinstoun	Garioch	Red	Approved Masterplan. No live planning permission.
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Examples of what you may wish to suggest through the Call for Ideas;

1. **What aspects of the [current LDP 2023](#) should remain unchanged, and what areas might benefit from revision?**

You can explore the plan either through the interactive map-based format or by reviewing the relevant appendix. We welcome all feedback, whether you are expressing support for existing elements or proposing changes to improve the plan.

A [map-based, interactive Aberdeenshire Local Development Plan 2023](#)  (LDP) has been created to allow greater and easier interaction with the area's planning maps and documents.

View the plan:

- [Aberdeenshire Local Development Plan 2023 – Introduction and Policies \(PDF 28.7MB\)](#)
- [Appendix 1 Employment Land Allocations \(PDF 107KB\)](#)
- [Appendix 2 Retail Centres \(PDF 55KB\)](#)
- [Appendix 3 Regeneration Priority Areas \(PDF 52KB\)](#)
- [Appendix 4 Boundaries of the Green Belt \(PDF 12.7MB\)](#)
- [Appendix 5 Coastal Zone \(PDF 45MB\)](#)
- [Appendix 6 Housing Land Allocations \(PDF 280KB\)](#)
- [Appendix 7a Settlement Statements – Banff and Buchan \(PDF 30.2MB\)](#)
- [Appendix 7b Settlement Statements – Buchan \(PDF 37MB\)](#)

2. **Updates to your Settlement Statement** within the current [LDP 2023](#),

- a. Changing the **Vision** so it better reflects community aspirations.

You can click on your settlement vision within the current LDP 2023 and see if it reflects community aspirations.

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Vision

There are community aspirations for new small scale affordable housing in the area. There is also a desire for greater business development, in particular high earning work opportunities such as those created by the digital industry, and to have business-ready units made available locally. There is an aspiration for a link road between the A97 and A98 as a potential bypass for Banff to the west of the settlement, however the main transport-related concerns for the local community are around Banff Bridge over the River Deveron which is considered no longer fit for purpose.

In relation to this, it is desired that options to encompass the possibilities for a pedestrian bridge are explored.

b. **Looking after the places that make your community special**

This includes parks, play areas, walking paths, and other spaces that give your area its unique feel. Some of these are already listed in the current LDP, but you can show your support for them, or suggest new ones you think should be protected.

Settlement Features

Protected Land	
P1	To protect the setting of Banff as a significant contribution to the character of the place, to safeguard the former railway line forming part of the green-blue network, and to prevent coalescence between Banff and Inverboyndie.
P2	To protect the area of open space at Banff Castle as a significant contribution to the character of the place.
P3	To protect Duff House Gardens as a significant contribution to the character of the place.
P4	To protect recreational open space as an amenity for the settlement.
P5	To protect the area of woodland and to reserve a 3 metre wide strip of land along the eastern boundary adjacent to Cemetery Lane for a footpath as an amenity for the settlement.
P6	To protect the Duff House Royal golf course as a significant contribution to the setting and character of the place, and as an amenity for the settlement.

c. **Thinking about land for local community needs**

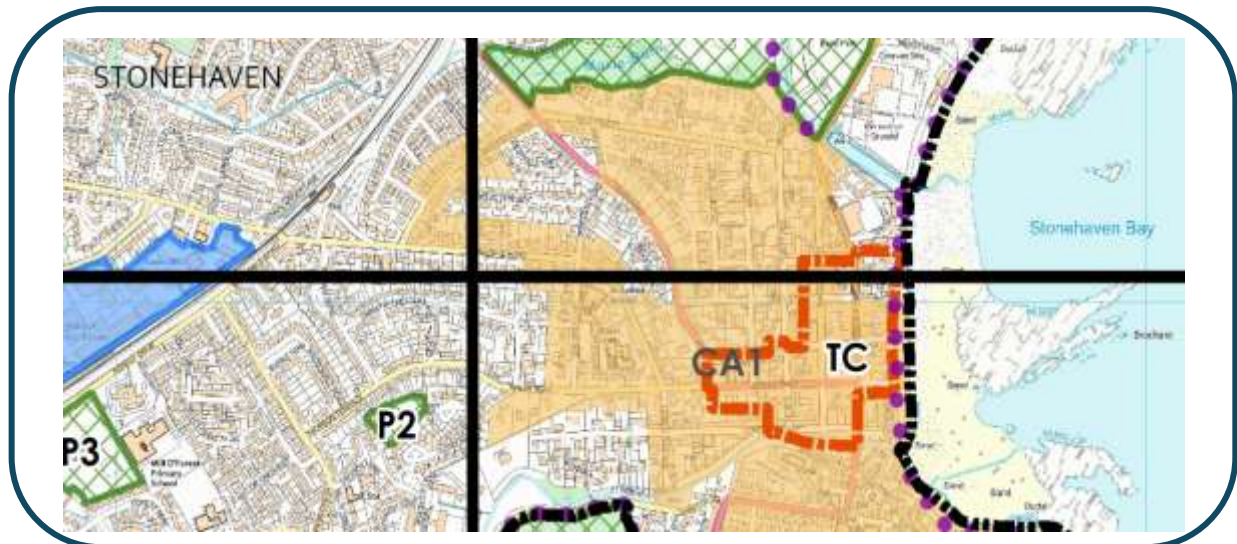
This could include things like schools, healthcare or care services, cemeteries, or allotments. If you have ideas about where these could go, feel free to point them out on the map.

Reserved Land

R1	For a cemetery extension (subject to detailed groundwater assessment and water features survey)
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d. **Suggesting changes to existing land designations**

This could include things like the green belt, Special Landscape Areas, or town centre boundaries. If you think any of these should be changed, you can let us know and show us where on the map.



- e. Saying where development should or should not happen, you can show us on the map.
 - f. Highlighting where more shops, community facilities, or safe walking, cycling, and wheeling routes are needed.
3. **Policy matters** Scotland's [National Planning Framework 4 \(NPF4\)](#) already sets out national planning policies. The Local Development Plan does not repeat these, but can add local detail by:
- a. Expanding on NPF4 policies where needed, click on the line above if you would like to view the policy.
 - b. Creating **place-based policies**, such as:
 - i. Setting out what future development should look like in certain locations.
 - ii. Detailing what developers should contribute locally.
 - iii. Designing policies that reflect local character, style, and materials.
 - iv. Allowing local variations where necessary – for example, in rural development or renewable energy policies.

