

DEVELOPER OBLIGATIONS

Information Bulletin: No 6

December 2017

Welcome!

Welcome to our festive bulletin of 2017. Paul Macari, our new Principal Officer has now had time to settle in and some of you may have met with him already. As always, we encourage early dialogue with the team in order to address developer obligation requirements before submission of a planning application.



"Season's Greetings"

Local Development Plan 2017

In March, Aberdeenshire Council resolved to adopt the Local Development Plan and its associated supplementary guidance, subject to modifications which may have been required by Ministers. In April, Ministers confirmed that they did not propose to issue a direction requiring the Council to modify the plan. As a result, the Council formally adopted the Local Development Plan paving the way for its everyday use in determining development proposals. The Developer Obligations Supplementary Guidance however, required technical modifications and is expected to be approved by Ministers mid-December. The SG will be available to view on-line after this time so you should make yourselves familiar with the updated content and rates. NB, please also note the Affordable Housing Policy and related supplementary guidance for which the threshold for assessment has changed including the commuted sum rates.

Scottish Award for Quality in Planning Awards

The Scottish Government has recognised the good work carried out by the Developer Obligations, Planning, Conveyancing and Affordable Housing teams of Aberdeenshire Council by awarding us this year's Scottish Awards for Quality in Planning in the category of Processing for the Delivery of Affordable Housing. Aberdeenshire Council submitted an entry for the delivery of affordable housing in which 234 units of affordable housing were secured in just nine weeks.

The judges felt the Council had taken grasp of the issues regarding affordable housing, galvanising all teams concerned through a committed delivery approach which was considered very good practice and could be transferable to other authorities.



'Developer Obligations Holidays' Reminder

On 17 March 2016, Infrastructure Services Committee (ISC) approved 'A new regeneration strategy for Aberdeenshire'. The report set out a revised position in relation to the collection of Developer Obligations contributions in the four Aberdeenshire Towns subject to priority regeneration status; Peterhead, Fraserburgh, Macduff & Banff.

Within these four towns, in a bid to support development and aid regeneration within the priority areas, no Developer Obligations contributions towards infrastructure will be required from proposals should they be;

- Within the agreed town centre map boundary
- Proposed development on a site classed as brownfield
- Proposals for change of use within the defined town centre area's

It should however be noted that this relates to infrastructure only, and does not apply to any Affordable Housing Requirements.

Developer Obligations exemptions in the four towns applies to;

- Any new application which meets the requirements listed above
- Retrospectively to any application which has not yet been concluded (either via S69 or S75)

These exemptions will last for the duration of the current Local Development Plan Period.

Reassessments



Our assessments are always carried out based on the policy requirements and criteria at the time of submission and are valid for a period of six months, after which, a reassessment may be required. Applicants should be aware that contributions levels can change between one submission and another depending on the requirements of the time. For example, an assessment carried out in one year may not necessarily reflect the same figures the following year and this could be in relation to updated school capacities or if further information is received from Services which have identified new projects for which developer obligations may be required.



Christmas Holiday Opening Times and Payments

The office will close on Thursday the 21st of December and will reopen on Wednesday 3rd of January.

Please be advised that our final day for accepting card payments will be 15:00, Thursday the 21st of December, therefore, please arrange for any outstanding payments to be concluded prior to this to avoid any unnecessary delays in the determination of the planning application. BACS payments can continue to be made however may take slightly longer than normal to be notified to us.



Updated Telephone numbers

Our generic telephone number has now changed (01467 536928). This number should also be used for making payments.

Paul Macari	Principal Developer Obligations Officer	01467 537559
Adam Sime	Senior Developer Obligations Officer	01467 539495
Katey McKay	Developer Obligations Officer	01467 538060
Gail Stewart	Developer Obligations Coordinator	01467 534392
Janis Watt	Developer Obligations Support Officer	01467 535610

Further Information

For future correspondence or if you require any further information on any of the information highlighted in this bulletin, please do not hesitate to contact any member of the team on the contact details above.

Telephone: 01467 536928 or Email: developerobligations@aberdeenshire.gov.uk

On behalf of the Developer Obligations Team we would like to wish you all a safe and merry Christmas. To you and yours.

The Developer Obligations Team

