

# **Masterplan Consent Areas – Statement of Consideration**

## **Aberdeenshire Council**

### **June 2024**

#### **Background / Introduction**

The Planning (Scotland) Act 2019 (the 2019 Act) introduced Masterplan Consent Areas (MCAs) as a new proactive consenting mechanism.

Aberdeenshire Council will, in the future, be able to prepare MCA schemes as part of a placemaking approach to planning and consenting. It is a new way for Council's to shape new development in our area – enabling the type and quality of development we wish to come forward through a consenting masterplan, and to support delivery of development that can support local needs, priorities and outcomes.

Unlike planning applications which are typically led by a developer, the preparation of MCA schemes will be led by the planning authority but can be taken forward through collaboration.

The new provisions will allow Aberdeenshire Council to prepare a MCA 'scheme' setting out for particular places, the detail of what they are giving consent for, through the MCA scheme. There will be requirements for publicity and consultation on individual schemes.

MCA schemes can streamline consent, allowing issues to be considered as part of a joined up approach, they can grant:

- planning permission,
- roads construction consent,
- listed building consent, and
- conservation area consent.

Within adopted MCA areas, development could be brought forward without the need for a full application as long as it is in line with the agreed scheme.

More details about [Masterplan Consent Areas are available in the Consultation Paper on the draft MCA Regulations](#) – the Scottish Government's consultation closed on 22 May 2024.

#### **Consideration of the duty to periodically consider making MCA schemes**

Part 2 of the 2019 Act ([Section 15](#)) sets out the legal framework for preparing MCAs. The full provisions from the 2019 Act relating to MCAs and the associated regulations are not yet in force. We anticipate the MCA provisions being fully in place later in 2024.

However, [Schedule 5A Paragraph 5](#) is already in force and requires planning authorities to consider whether it would be desirable to make a scheme for a part or parts of their district, and to publish a statement as to their consideration of that, by 25 July 2024.

Aberdeenshire Council has held initial discussions with regional partners and UK and Scottish Governments to explore the potential to take forward a MCA scheme associated with [the North East Scotland Investment Zone](#). We intend to progress this further, including more detailed discussion with stakeholders, landowners, developers, and investors around particular locations for an MCA scheme in due course and once the legal provisions for making MCAs are in force. Aberdeenshire Council continues to identify whether opportunities exist elsewhere to bring forward MCAs as a delivery tool, for example to enable regeneration within town centres.

The Scottish Government has indicated that MCAs could be used to support delivery of the local development plan. We will consider whether it would be desirable to make any MCAs as part of our work on delivery linked to the Aberdeenshire Local Development Plan's [Delivery Programme](#).

This Statement fulfils the Council's legal requirements under [Schedule 5A Paragraph 5 of the Town and Country Planning \(Scotland\) Act, as amended](#).

For more information or any enquires please contact Aberdeenshire Council's Planning Information and Delivery Team at [delivery@aberdeenshire.gov.uk](mailto:delivery@aberdeenshire.gov.uk).