

APPENDIX 5 COASTAL ZONE



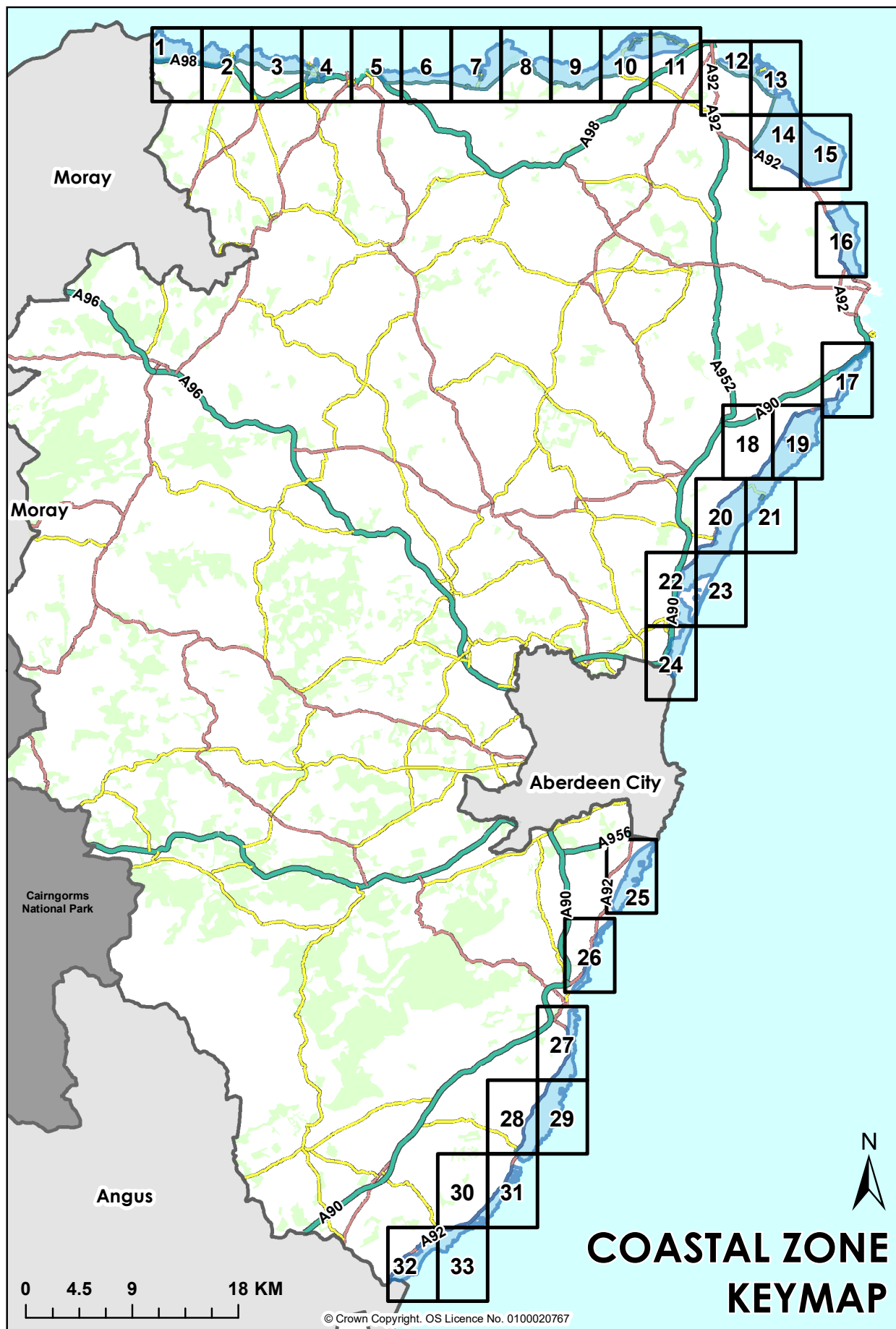
APPENDIX 5

COASTAL ZONE

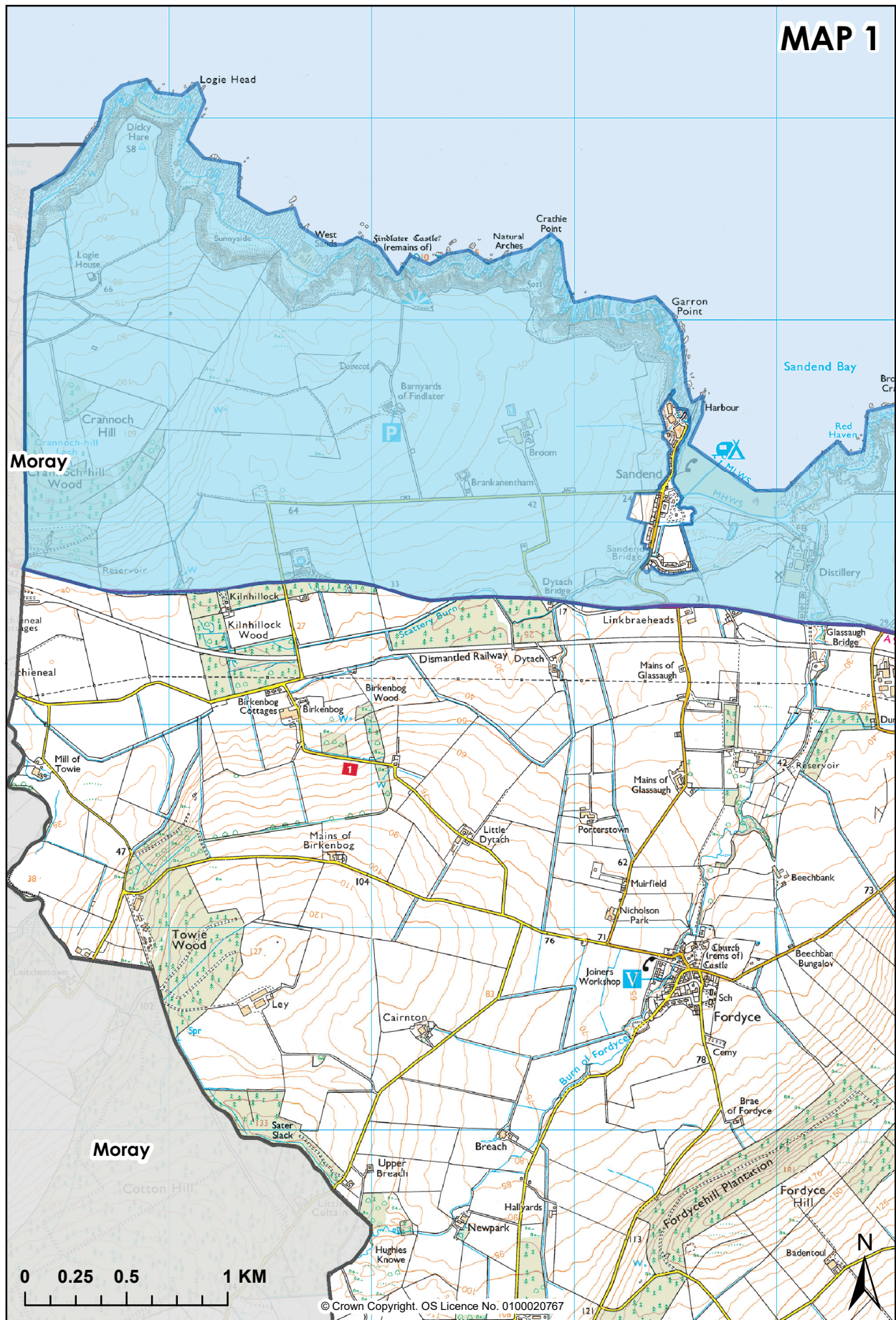
Policy R1 of the Aberdeenshire Local Development Plan identifies the coastal zone as a special rural area in which new development must require a coastal location to proceed, unless it is the redevelopment of an existing building, or within the curtilage of an existing building.

The coastal zone is shown on the “Development in the Countryside” proposals map of the Local Development Plan. That map is insufficiently detailed to allow the identification of specific boundaries and the following maps allow the boundaries of this area to be accurately defined. These boundaries reflect the local application of this policy area and do not impact on either the principle of the policy (which is established by Policy R1), or the Spatial Strategy of the wider Plan area.

For the avoidance of doubt the area marked on these maps is an area subject to significant constraint in the context of paragraph 89 of Scottish Planning Policy. Coastal locations within settlements and specific allocation of “R” reserved and “P” protected sites, such as at Peterhead, are “developed coast”.



MAP 1



MAP 2



MAP 3



MAP 4

This is a detailed topographic map of the Inverboyndie area. The map shows the town of Inverboyndie, which is situated on the eastern shore of Boyndie Bay. To the north of the town is Whitehills, a large area of land with various buildings and structures. The map also shows the River Dever flowing through the area, and several smaller bodies of water, including Lochs and Loughs. The map is overlaid with a blue grid, and a scale bar at the bottom left indicates distances up to 1 km. A north arrow is located at the bottom right. The map is titled 'MAP 4' in the top right corner.

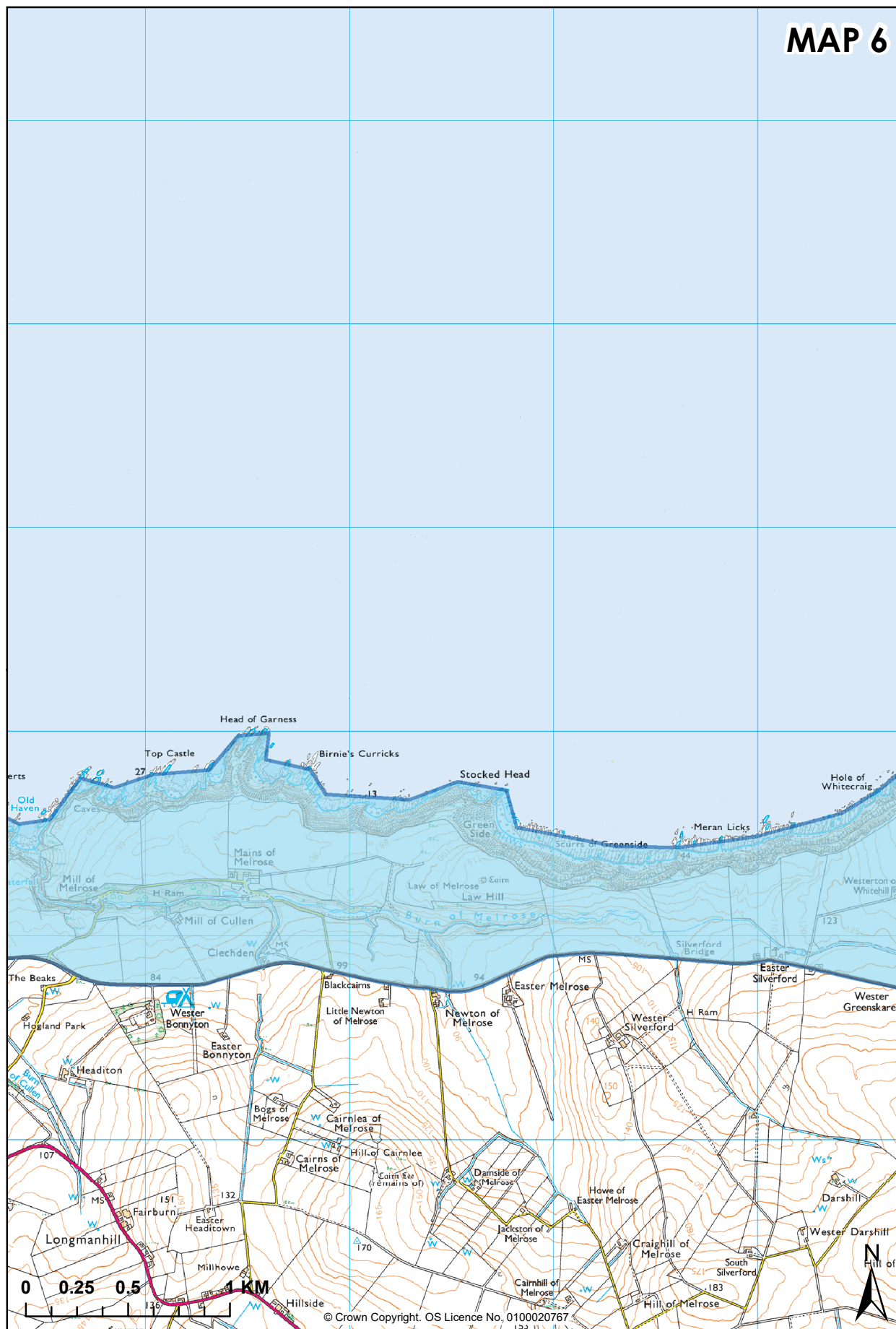
Key locations and features include:

- Whitehills:** A large area of land to the north of Inverboyndie, featuring various buildings and structures.
- Boyndie Bay:** A body of water to the east of Inverboyndie.
- River Dever:** A river flowing through the area, with several smaller tributaries.
- Inverboyndie:** The main town, located on the eastern shore of Boyndie Bay.
- Whitehills:** A large area of land to the north of Inverboyndie, featuring various buildings and structures.
- Boyndie Bay:** A body of water to the east of Inverboyndie.
- River Dever:** A river flowing through the area, with several smaller tributaries.

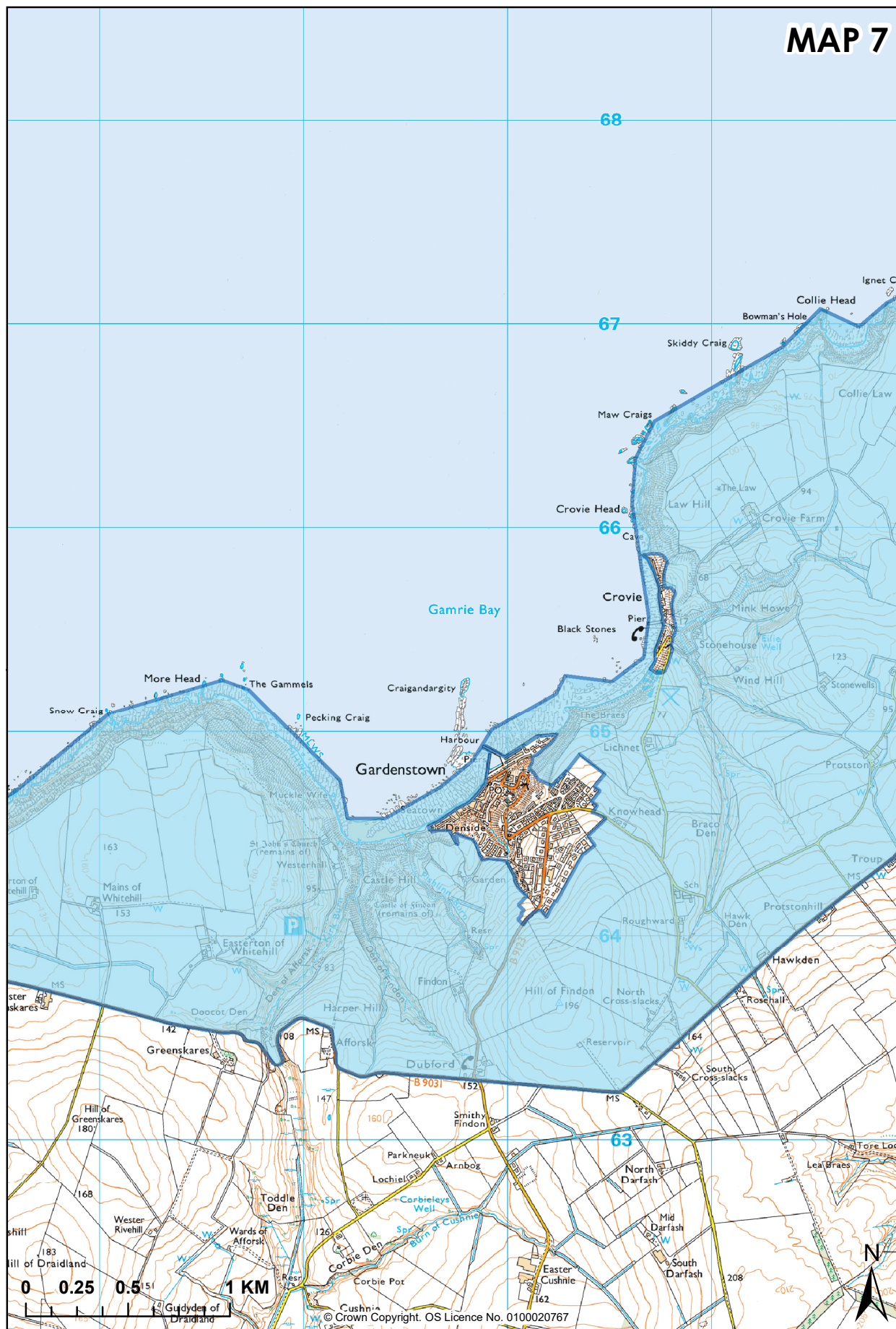
The map includes a scale bar at the bottom left, indicating distances up to 1 km. A north arrow is located at the bottom right. The map is titled 'MAP 4' in the top right corner.

[illegible]

MAP 6



MAP 7



MAP 8



MAP 9



MAP 10



MAP 11

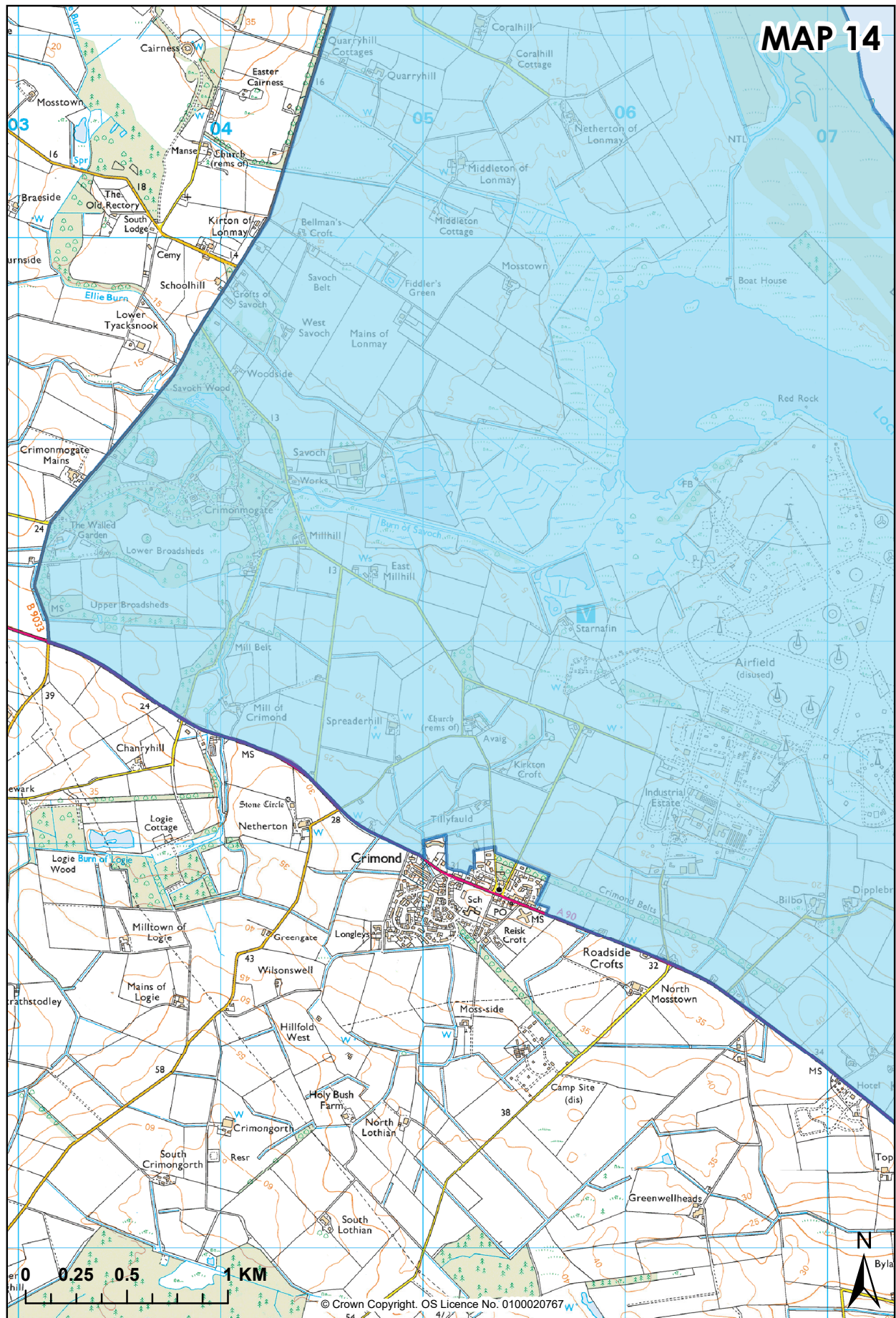


MAP 12

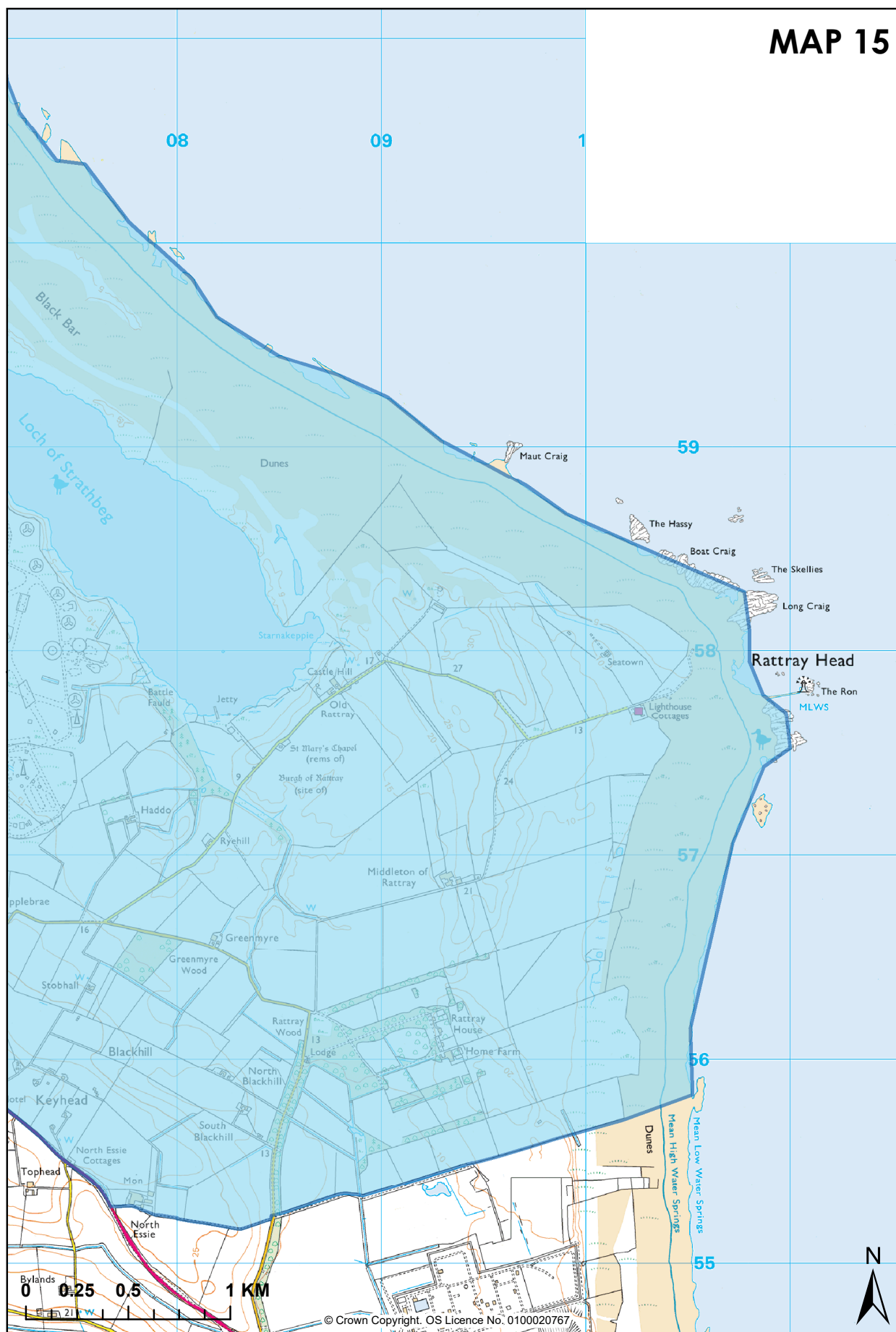




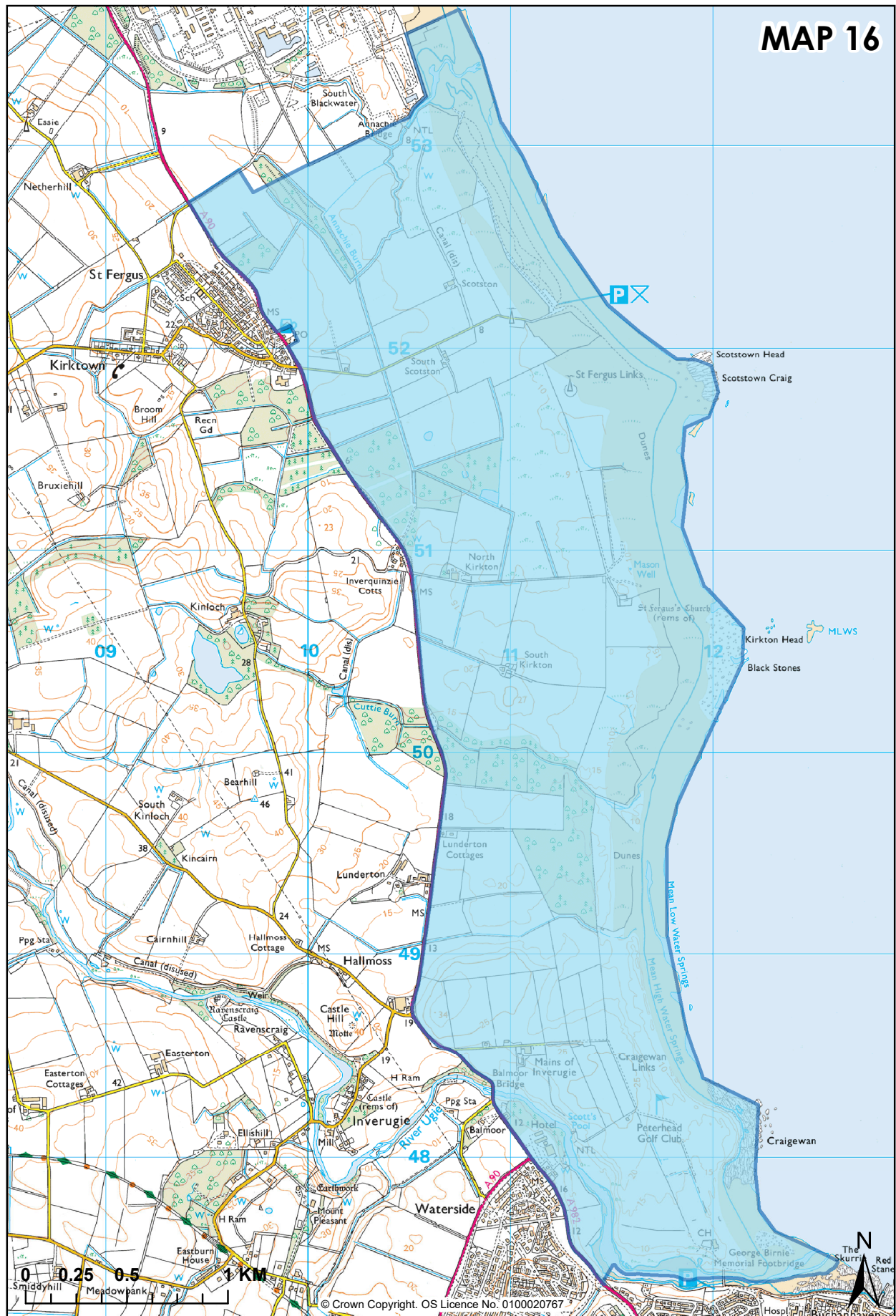
MAP 14



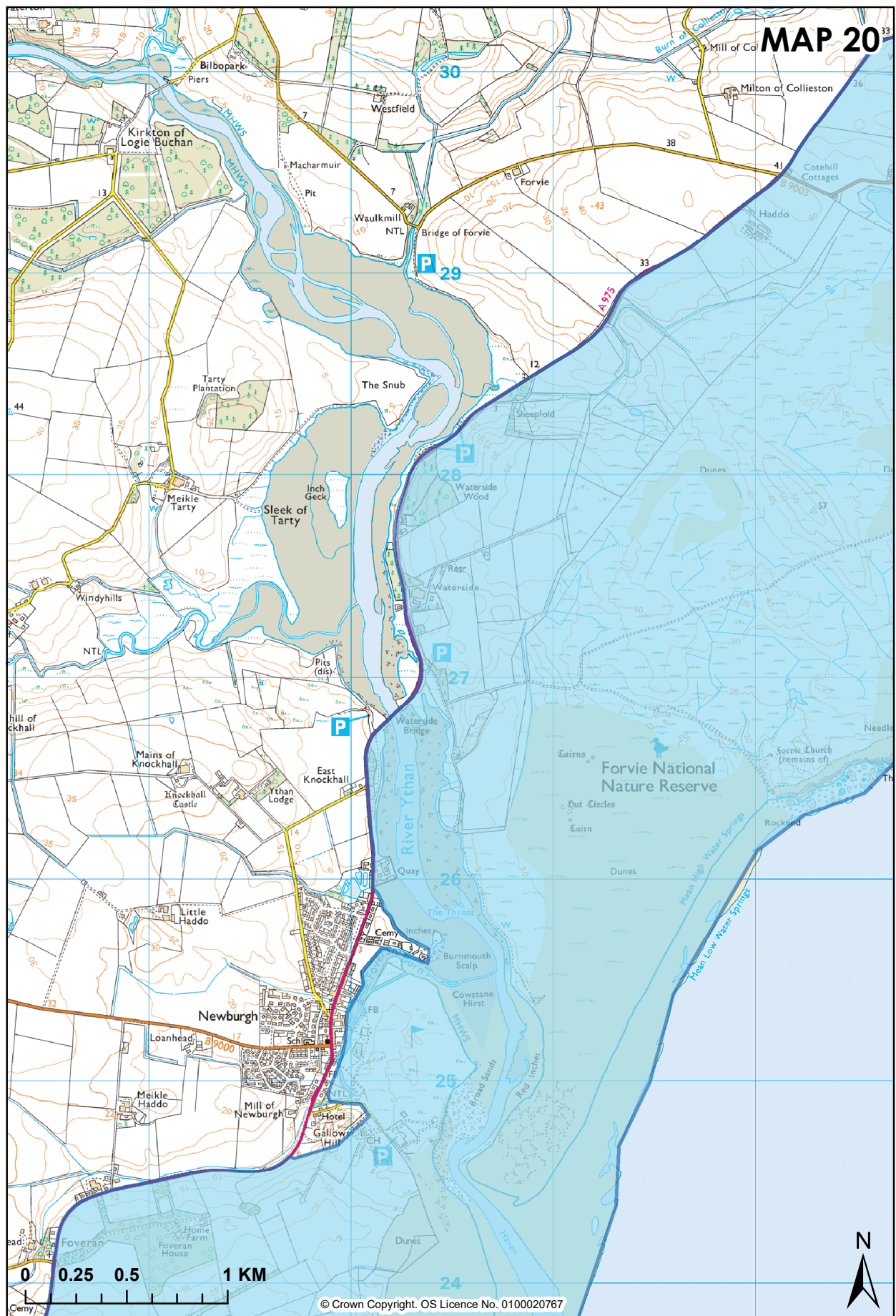
MAP 15



MAP 16





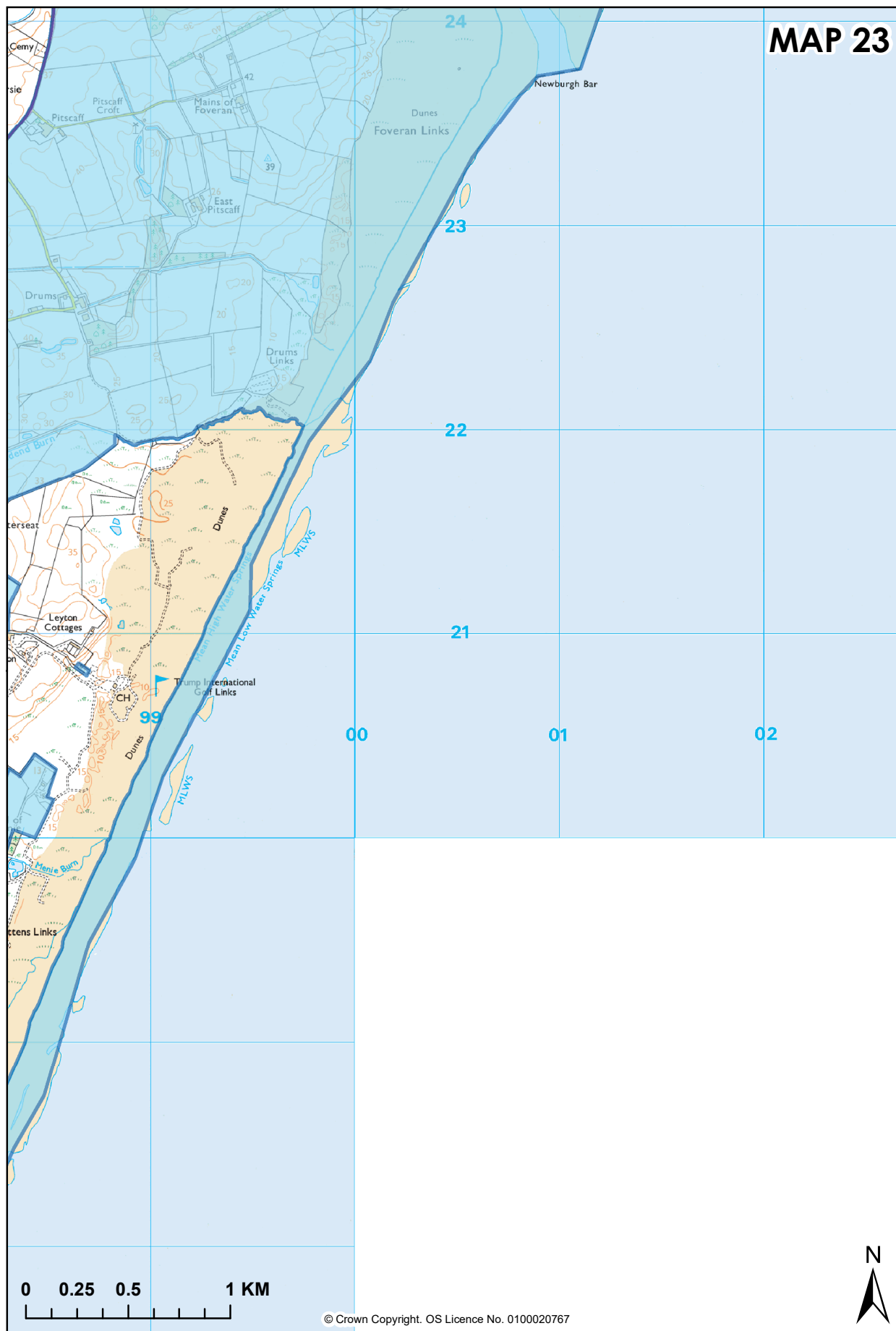


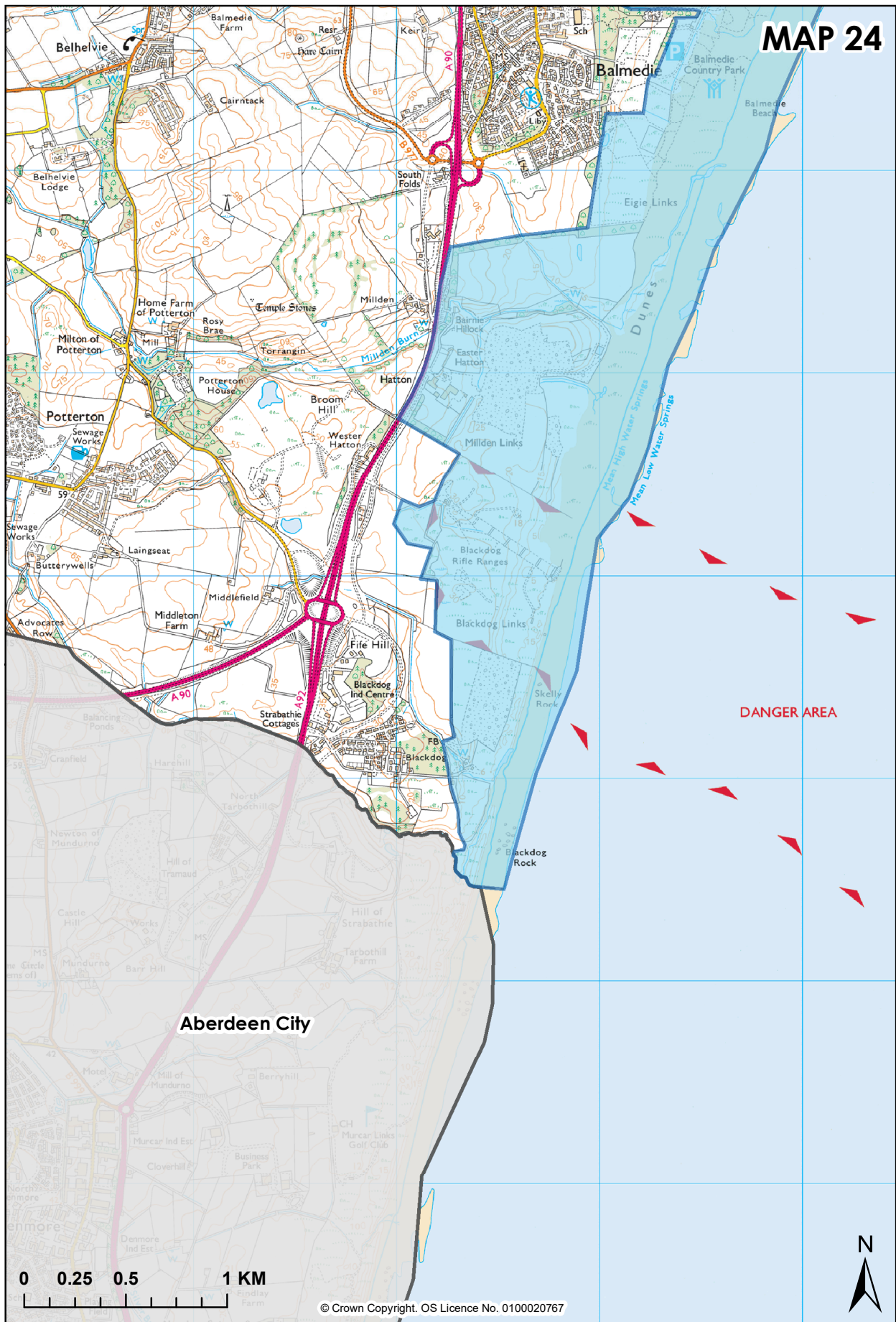
MAP 21

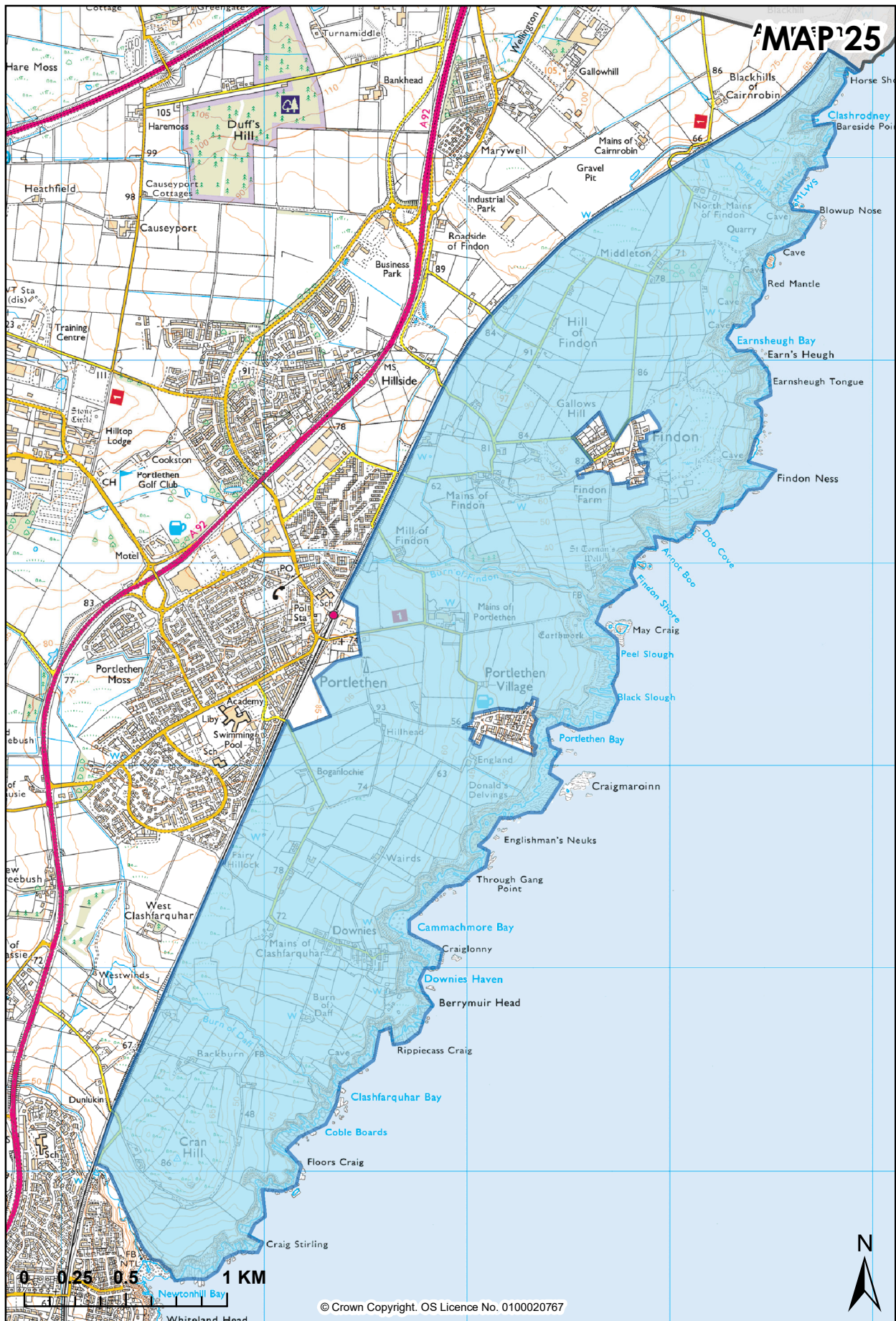




MAP 23



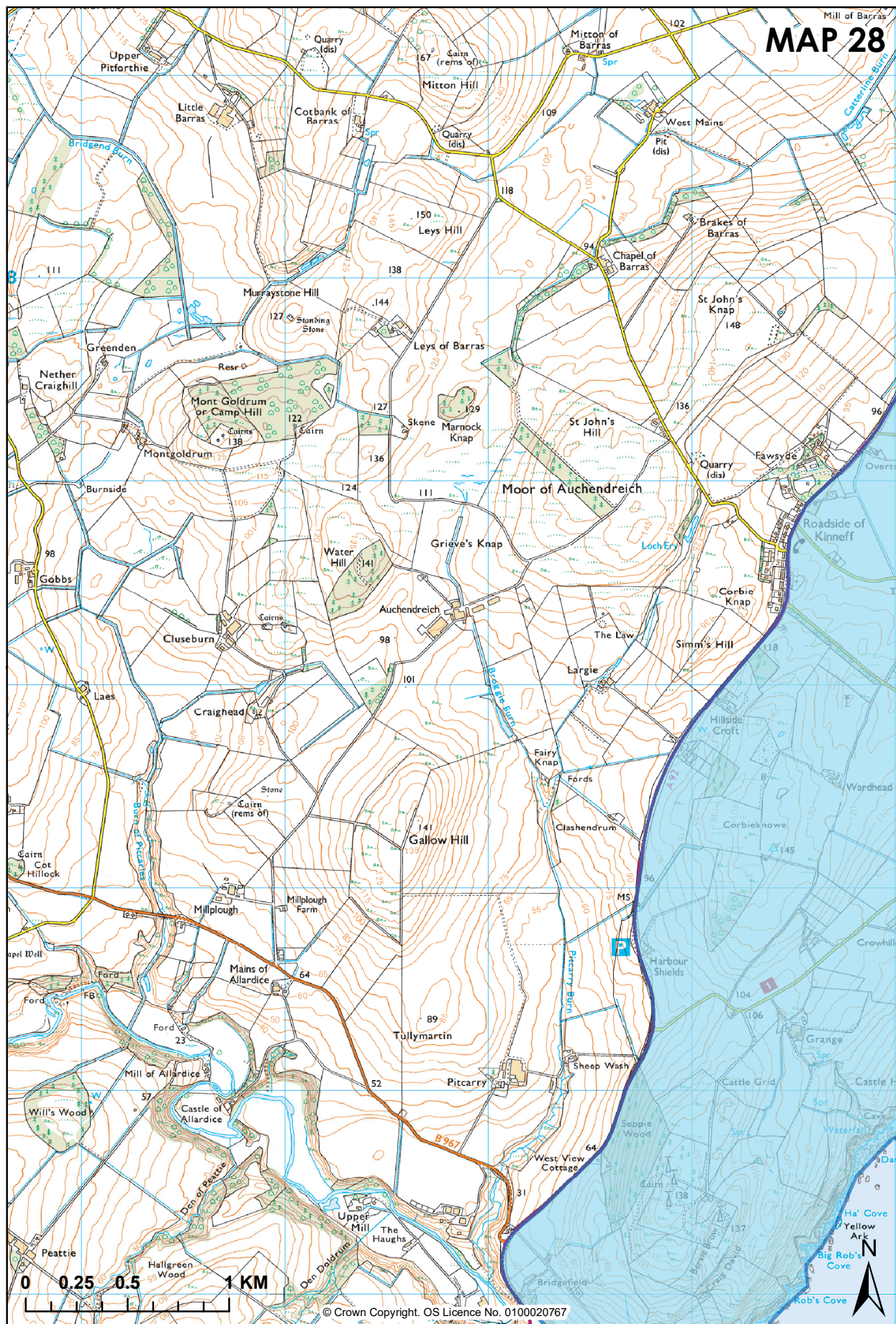




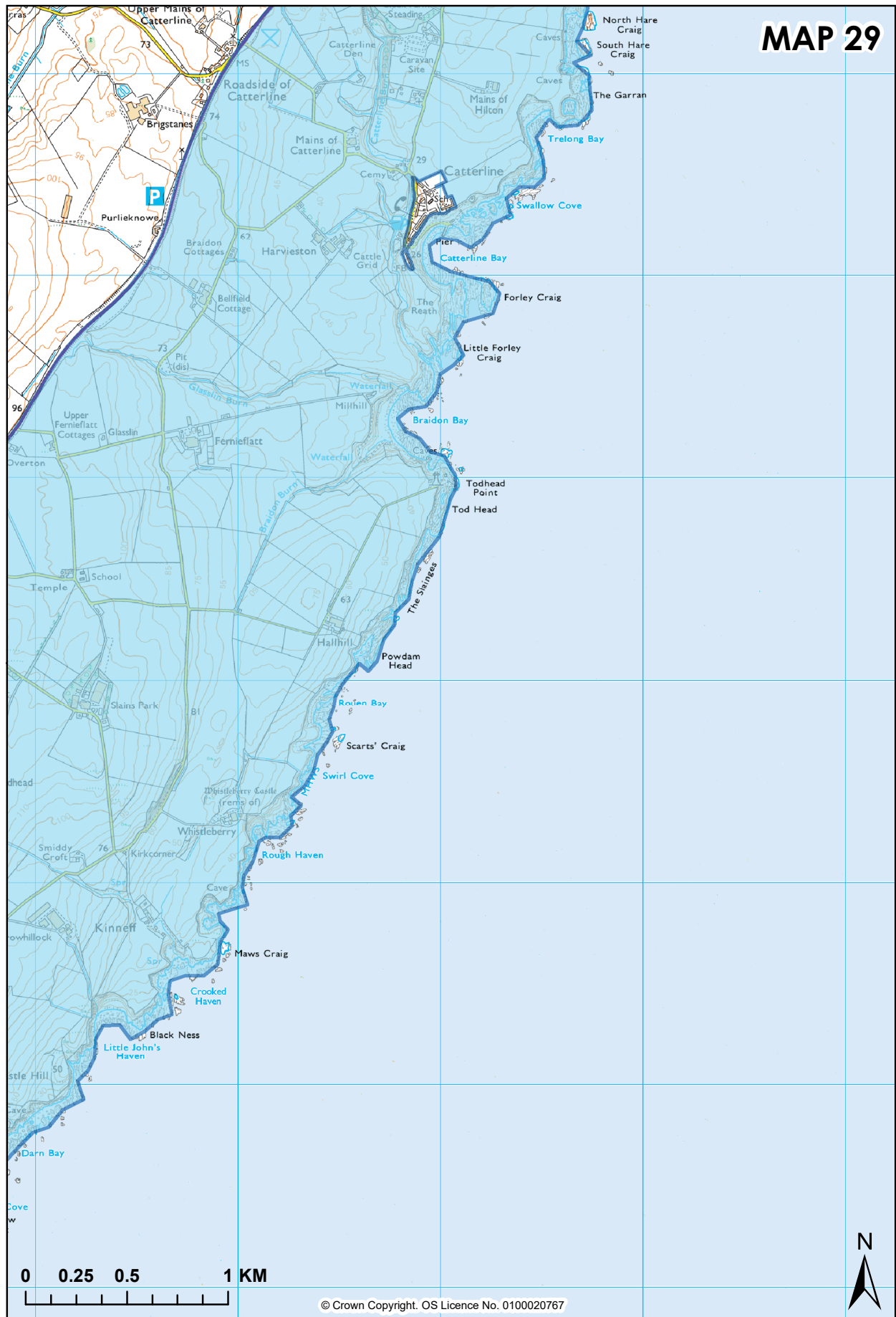


MAP 27





MAP 29





MAP 31



