

Public Document Pack



To: All Members of the Council

* Please note that Councillor Collie is now an independent member *

Town House,
ABERDEEN, 17 January 2012

SPECIAL COUNCIL MEETING

The Members of the **COUNCIL** are requested to meet in Council Chamber - Town House, Broad Street, Aberdeen on **WEDNESDAY, 25 JANUARY 2012 at 10.30am.**

JANE G. MACEACHRAN
HEAD OF LEGAL AND DEMOCRATIC SERVICES

BUSINESS

- 1 Members are requested to resolve that any exempt business on this agenda be considered with the press and public excluded
- 2 Requests for Deputations

GENERAL BUSINESS

- 3 City Garden Project - Report by Director of Enterprise, Planning and Infrastructure (Pages 1 - 12)
A presentation by the architects of the proposed City Garden Project design will be delivered as part of this item
- 4 Adoption of Aberdeen Local Development Plan - Report by Director of Enterprise, Planning and Infrastructure (Pages 13 - 466)

- 5 OSC Inspection Report - Report by Director of Corporate Governance (Pages 467 - 488)
- 6 Appointment of Depute Leader of the Council and Convener of Finance and Resources Committee (Pages 489 - 490)

BUSINESS THE COUNCIL MAY WISH TO CONSIDER IN PRIVATE

- 7 Strategic European Hydrogen Transport Projects - Report by Director of Enterprise, Planning and Infrastructure (Pages 491 - 516)
- 8 Local Authority Trading Company - Report by Director of Social Care and Wellbeing (Pages 517 - 536)

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Should you require any further information about this agenda, please contact Martyn Orchard, tel. (52)3097 or email morchard@aberdeencity.gov.uk

ABERDEEN CITY COUNCIL

COMMITTEE	Council
DATE	25 January 2012
DIRECTOR	Gordon McIntosh
TITLE OF REPORT	City Garden Project
REPORT NUMBER:	EPI/12/032

1 PURPOSE OF REPORT

To inform Council of the current position with regard to the City Garden Project (CGP) and seek approval to progress certain specific actions aimed at moving the project forward into the formal planning application process.

2 RECOMMENDATION(S)

That Council:

- (i) Engage in future activities required to progress the CGP, subject to obtaining public endorsement of the proposed CGP design (see Appendix 1) in the proposed public referendum on 1 March 2012; and ensuring that Council engagement in such activities cannot, in any respect, be construed as prejudicial to any future planning process.
- (ii) Instructs officers to enter into negotiations with a view to putting in place a development agreement with Aberdeen City Garden Trust (ACGT) and/or their representatives, which sets out the terms upon which Aberdeen City Council (ACC) would be prepared to make necessary Council owned land available, to realise the proposed development described in Appendix 1 of this report after 1st March subject to;
 - a. Council owned land, made available for the project, remaining in Council ownership, in perpetuity. .
 - b. Any assets built upon the land in question becoming the property of the City Council.
 - c. ACGT producing a viable business plan for the construction and future operation of the CGP (“the CGP Business plan”). This will be produced by ACGT and will

be used to underpin the development agreement. In addition to the normal information contained within a commercial business plan, it will also need to confirm;

- That sufficient provision has been made to enable future management and maintenance of the development, to a high standard, without the need for any direct revenue support from the Council and/or the Common Good Fund.
 - That the minimum amount of space possible i.e. only as much as is needed to secure the development's long-term financial sustainability, will be used for wholly commercial or semi-commercial purposes, and that the remaining space will be used for civic, cultural, communal and non-commercial leisure purposes
 - The expected use of the internal and external space by including a full description of the proposed civic, cultural and acceptable commercial and semi commercial uses.
- (iii) Requires that Finance and Resources Committee will scrutinise and approve the final terms of the development agreement before it is signed by all relevant parties.
- (iv) Instructs officers to submit a detailed business case (based on the document attached as Appendix 2 to this report), as the basis for negotiating a final Tax Increment Financing (TIF) agreement with Scottish Futures Trust (SFT), which will enable ACC to fund enabling infrastructure related to the proposed City Centre Regeneration Programme, and which specifically;
- a. Secures a maximum funding contribution of £70 million towards the City Garden Project, in recognition of this project's significance to the delivery the City Centre Regeneration Programme.
 - b. Secures a further £22 million towards the other projects identified within the City Centre Regeneration Programme
 - c. Mitigates the risks to ACC and ensures that ACC is not placed in a position whereby it is exposed to any additional risks, other than the risks highlighted in the attached business case.
- (v) Requires Finance and Resources Committee to scrutinise the terms of and approve the final TIF Agreement before it is signed by all relevant parties.
- (vi) Agrees to fund all Council costs (external and internal) associated with drafting and negotiation necessary future legal

agreements associated with the project (e.g. development agreement, TIF agreement, future operating agreement, lease agreements etc) - subject to a maximum cost of £300,000, to be met from the Council contingency budget.

- (vii) Agrees that no direct funding will be provided towards the cost of designing, planning or constructing the CGP, other than that;
 - a. generated through the proposed TIF Agreement,
 - b. already committed to the public referendum being held to gauge support for the CGP,
 - c. required to cover external fees associated with the negotiation and production of necessary legal documentation between ACC and ACGT and/ or other project stakeholders, or
 - d. required to cover the cost of officer time committed to supporting future activities needed to realise the CGP, subject (see recommendation (i))
- (viii) Encourage negotiations to take place between various Council Services and ACGT relating to the possible exploitation of space within the development for art, cultural, leisure and heritage purposes, on a financial basis that is commensurate with the requirement to minimise the CGP's future ongoing management and maintenance costs (see 1(c) above)
- (ix) Request ACGT to appoint the design team associated with the preferred design scheme (see Appendix 1) and move forward with the detailed design process in parallel with negotiations relating to the Development Agreement and the TIF Agreement - as soon as possible after the result of the public referendum is known and assuming this confirms public support for the CGP.
- (x) Requires ACGT to confirm, in a legally binding form, that they have access to at least £70 million of private sector funds to invest in the CGP, prior to the signing of;
 - a. An appropriate Development Agreement, and
 - b. A TIF agreement confirming ACC's ability to invest at least £70 million in enabling infrastructure related to the CGP.
- (xi) Agrees that notwithstanding the approval of the foregoing recommendations the Council is forming no view of any proposed development in its capacity as Planning Authority.

3 FINANCIAL IMPLICATIONS

- 3.1 The Council will be a party to various legal documents associated with the project; including the development agreement, future operating agreement and possible future lease agreements (should the Council wish to lease any of the internal space for future civic, cultural or leisure activities). The Council is therefore asked to approve a maximum budget of up to £300,000, from its contingency budget¹, to cover its own external legal costs associated with the production and negotiation of such legal agreements.
- 3.2 The major financial implication associated with this project, from ACC's perspective, relates to the borrowing it will be required to take on as part of the proposed TIF agreement. The risks associated with this are fully examined in the TIF Business Case Document attached as Appendix 2.
- 3.3 It should be noted that the Council is not being asked to undertake, or support the cost of, any of the assessments or any other work required to submit a planning application. This will be the responsibility of ACGT. However, Council Officers time will need to be allocated to engage in some of the activities outlined in this paper (see para. 5.7) and although this will have a financial cost to the Council, which is currently unquantifiable, this should not be overly excessive in comparison to the time input made by officers to progress other major development projects.

4 OTHER IMPLICATIONS

- 4.1 Should the recommendations in this paper be approved, the project will move forward into the formal planning process. This will undoubtedly have further implications for ACC. However, such implications should be no different from those associated with any other major development project in the City.
- 4.2 It is anticipated that some of the space within the CGP facilities may possibly be used to accommodate Civic, Cultural and Leisure activities wholly or partially funded by ACC. The availability of a new purpose-built space for civic, cultural and leisure purposes in the City Centre may have an impact upon the ACC's future strategy for the delivery of cultural, leisure and heritage activities. This is something that ACC's Education, Culture and Sport Directorate will factor into their future delivery strategy – possibly as part of any strategy linked to the potential of Aberdeen becoming a future UK City of Culture.

¹ The Council budgets annually for a level of contingency to meet one off or exceptional items of expenditure that arise within a financial year. This cost would fall within this category and could be met from this corporate provision.

4.3 The TIF Business Case in Appendix 2, highlights the potential economic impact the CGP will have on the city. Based on the research carried out by PwC, it is expected that the CGP will have a major catalytic role in delivering City Centre regeneration and, should this be realised, a consequent significant impact on new job creation and gross value added within the City (up to 6,500 full time equivalent new jobs and an average additional GVA of £122.6 million per year to 2039).

4.4 Providing a high quality City Centre environment, which can be favourably compared with other global energy cities that are competing for the same mobile investment, will confirm Aberdeen is serious about being a global energy city. This will have positive benefits in terms of attracting future mobile investment to the City. Conversely, should Aberdeen fail to support the CGP, future investors are likely to view this as sign of Aberdeen's unwillingness to support any significant public investment in the City Centre and a resulting indifference to the impact this may have on the attraction and/or retention of future commercial investment. The City's support, or otherwise, for the CGP (and associated City Centre Regeneration Scheme) will therefore have undoubted implications for Aberdeen's potential to attract future mobile investment to the City. This position has been confirmed through feedback obtained from developers and investors, as part of the TIF Business Case in Appendix 2

5 BACKGROUND/MAIN ISSUES

5.1 The CGP is a major infrastructure project that has the capacity to act as a catalyst for transformational change within Aberdeen City Centre. (See TIF Business case in Appendix 2).

5.2 Transformational change is needed to project Aberdeen as a dynamic, forward looking, global energy city. Without major investment in the City Centre, investors may come to regard Aberdeen as a complacent and backward looking City that is, consequently, unworthy of further investment. There are many other cities competing for investment and current major employers in the City may regard these locations as offering more attractive long-term investment opportunities. Were existing employers to divert investment into other locations, this would make it extremely difficult to attract new investment to the City – new investment that will be essential if Aberdeen is to deliver the growth related development outlined in it's emerging Local Development Plan.

5.3 The CGP is now in a position where;

- A major international design competition has just been completed and a preferred design scheme has been selected by the Design Competition Jury (see Appendix 1)
- A public referendum is to be held on 1 March to gauge support for the CGP, based on the preferred design scheme selected by the Design Competition Jury (see Appendix 1)
- An initial, detailed business case has been prepared as the basis for negotiating a TIF agreement with the Scottish Government that will also help fund a number of other projects within a wider City Centre Regeneration Scheme (see Appendix 2),
- The draft TIF Business Case in Appendix 2 has already been submitted to SFT, for initial comment and a meeting with SFT has been scheduled for 17th January to obtain initial feedback. Should Council approve recommendation iv) of this paper, this document will be used as the basis for further meetings and discussions with SFT, aimed at negotiating a final TIF agreement that can subsequently be submitted to the Council's Finance and Resources Committee for approval.
- ACGT has obtained legal advice confirming that it should be possible to negotiate a development agreement that will enable the project to be realised, without having to dispose of any public assets or create any future financial, operational or management liabilities for ACC. Such advice still requires to be scrutinised by the Council's Legal Services Team.
- ACGT has produced initial draft proposals in respect of the likely uses of any internal and external space to be created by the proposed development and are currently redrafting these proposals to reflect the space provision within the design recently selected by the Design Competition Jury.

5.4 All of the above activities, apart from a 20% contribution towards the referendum costs, have been undertaken without any funding support from ACC, apart from the time input of officers and members. This demonstrates the significant commitment in both time and money made by the project's other major stakeholders (private sector plus Scottish Enterprise) and the substantial leverage obtained on ACC's contribution in the form of officer time.

5.5 Council are therefore being asked to engage in a number of future activities needed to move the project forward into the formal planning process, whilst bearing in mind that any such engagement will lead to the provision of a major new civic asset, owned by the council on council land (something which differentiates this development from most other "normal" developments).

5.6 These activities include;

- The holding of a public referendum on 1 March 2012 to gauge public support, or otherwise, for the realisation of the CGP based on the Design Competition Jury's preferred design (already agreed by Council).
- The negotiation of a development agreement, between ACC and ACGT confirming the terms on which Council owned Land will be made available to realise the CGP.
- The production of a viable business plan for the construction and future operation of the CGP. This will be produced by ACGT and will be used to underpin the development agreement (i.e. it will be a key annex of any development agreement)
- The negotiation of a final TIF agreement between ACC and Scottish Futures Trust, and its subsequent approval by Scottish Government.
- Further development of the preferred design scheme, to produce a detailed, fully costed design scheme capable of being submitted as part of a proposed future planning application.
- Discussions with ACC officials concerning a) future use of the CGP facilities, b) any design changes needed to comply with planning requirements (including, but not necessarily limited to, a full assessment of design quality, access, safety, transport, historic and environmental issues and compliance with the development plan), and c) asset management implications related to the future ownership and operation of the scheme.
- Discussions with neighbours to obtain whatever agreements are necessary to facilitate realisation of the preferred design scheme.

5.7 This paper seeks the Council's support for the realisation of the CGP, subject to public endorsement of the project in the referendum on 1 March and the various conditions included in this paper.

5.8 The paper is also seeking Council approval to engage in the appropriate activities outlined in 5.7 above, through the input of necessary officer time and the allocation of sufficient funds to cover legal costs associated with negotiating and drafting necessary legal agreements between ACC and other relevant parties.

5.9 Architects from the company responsible for the winning design proposals will be available to make a presentation to Councillors in relation to Appendix 1.

5.10 One of the consultants who worked on the TIF Business Case will be available at the Council meeting, to answer questions relating to the financial elements of the document in Appendix 2.

6. IMPACT

Corporate

- 5.11 This project is seen as a critical project with regard to the future attractiveness, vitality and connectivity of the City Centre and links to both the Single **Outcome Agreement and Community Plan 2008**, which outlines a vision for Aberdeen City which is wealthier, greener and safer. In particular this project links to the following National Outcomes

National Outcome	Description
1	We live in a Scotland that is the most attractive place for doing business in Europe
2	We realise our full economic potential with more and better employment opportunities for our people
10	We live in well-designed, sustainable places where we are able to access the amenities and services we need
12	We value and enjoy our built and natural environment and enhance it for future generations

- 5.12 The project also contributes to the City's **Vibrant, Dynamic & Forward Looking policy document**, since a fully functioning and well utilised City Gardens represents a vital piece of social, cultural and leisure infrastructure that can contribute to the delivery of the **Aberdeen City and Shire Economic Future's 'Building on Energy - An Economic Manifesto for Aberdeen City and Shire'**. This in turn supports the strategic vision of Aberdeen City and Shire, which is to be recognised as one of the most robust and resilient economies in Europe with a reputation for opportunity, enterprise and inventiveness that will attract and retain world-class talent of all ages.

Public

- 5.13 An Equalities and Human Rights (E&HR) Impact Assessment will be undertaken once use of the space created by the project is more clearly defined. Nevertheless, at this point in time, the project is expected to have a positive impact in terms of E&HR, as a direct result of linkages to the Economic Development theme of Vibrant Dynamic and Forward Looking, it's expected impact on the future sustainable development of the Aberdeen City and Shire economy, the major contribution it will make to Aberdeen's business and social infrastructure and the fact that it provides a venue for major social, leisure and cultural events for all Aberdeen citizens.

7. BACKGROUND PAPERS

Council Paper OCE/10/010 (19 May 2010, Full Council)
Council paper EPI/10/239 (28 Sept 2011, F&R Committee)
Council Paper EPI/11/335 (14 November 2011, EP&I Committee,
Council Paper EPI/11/342 (14 December 2011, Full Council)
Council Information Bulletins (Feb, June, October 2011)
Appendix 1 – Preferred City Garden Project design
Appendix 2 – TIF Business Case Document (Initial Draft submission to
SFT)

9. REPORT AUTHOR DETAILS

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Appendix 1

CGP Preferred Design Scheme

To Follow on 18th January

(After initial feedback meeting with SFT on 17th January)

Appendix 2

TIF Business Case (initial draft submission to SFT)

To Follow during week commencing 16 January

(After Design Competition Jury determines their preferred design)

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ABERDEEN CITY COUNCIL

COMMITTEE	Council
DATE	25 January 2012
DIRECTOR	Gordon McIntosh
TITLE OF REPORT	Adoption of Aberdeen Local Development Plan
REPORT NUMBER:	EPI12/031

1. PURPOSE OF REPORT

- 1.1 This report presents the Examination Report on the Aberdeen Local Development Plan, the table of modifications arising from the report and the Plan as modified for adoption. In addition, there is an updated Environmental Report and Habitats Regulation Assessment as required by legislation.

2. RECOMMENDATION(S)

It is recommended that Members:

- (a) Note the Examination Report on the Aberdeen Local Development Plan;
- (b) Approve the modifications made to the Plan, as set out in Appendix 1 and any minor drafting changes;
- (c) Notify the Scottish Ministers of the Council's intention to adopt the Aberdeen Local Development Plan as modified, unless directed otherwise by them, and agree to;
- (d) Adopt the Aberdeen Local Development Plan with effect from 29 February 2012, unless directed otherwise by Scottish Ministers and following completion of the statutory procedure as set out in Appendix 7.

3. FINANCIAL IMPLICATIONS

- 3.1 There are no immediate financial implications arising from this report as the cost of finalising the Aberdeen Local Development Plan, including advertising and printing the Plan, can be met from existing budgets.

4. OTHER IMPLICATIONS

- 4.1 This report brings to a conclusion a major project to deliver a new Local Development Plan for Aberdeen and marks a significant change in the strategy for growth for the City, as required by the Aberdeen City and Shire

Structure Plan. The Aberdeen Local Development Plan, through the spatial strategy and planning policies, aims to make Aberdeen an even more attractive, prosperous and sustainable place in which to live, visit and do business.

- 4.2 An adopted Aberdeen Local Development Plan provides a firm foundation for investment within the City and will be the Plan which, once adopted, informs decisions on all planning applications. Where appropriate masterplans will require to be agreed by the Council and the land allocations will be subject to planning applications in due course. These processes allow for further scrutiny and community involvement.

5. REPORT

Background

- 5.1 Significant reforms have taken place to the planning system in recent years to deliver a service that is efficient, inclusive, fit for purpose and sustainable. Scottish Ministers expect local authorities to progress new Local Development Plans to adoption as quickly as possible from the Proposed Plan, which is in the interests of making the planning system more efficient and maintaining up-to-date Development Plans. Progress with the Aberdeen Local Development Plan demonstrates the Council's commitment to meeting these objectives.
- 5.2 The Council agreed the content of the Aberdeen Local Development Plan Proposed Plan on 18 August 2010. Following a period for representations and consideration of those representations, the Council agreed for the Plan to be submitted to Scottish Ministers for an Examination in Public on 27 April 2011. The Proposed Plan was a critical stage in the Plan preparation process and represented the Council's settled view on what the content of the final adopted Plan should be. The production of the Proposed Plan was a result of extensive assessment and public consultation.
- 5.3 The Local Development Plan contains a spatial strategy which explains the Council's overall view of where development should go and the principles behind that. It identifies future development sites and the scale of development expected on each of the identified sites. As required by the regulations, the Plan conforms to the Structure Plan and makes significant allocations in terms of housing and employment land. It also specifies what developers need to do when designing and delivering development, emphasising the need for masterplans, drawn up with local community involvement, for all the major sites. The policies set out additional requirements for different types of development and explain what uses are acceptable in different areas.

Examination in Public

- 5.4 The Examination in Public commenced on 20 June 2011 and reviewed all of the unresolved representations made on the Aberdeen Local Development Plan. The Examination was undertaken by independent persons appointed by Scottish Ministers called Reporters. The administration of the examination process was undertaken by the Government's Directorate for Planning and Environmental Appeals.
- 5.5 It is for the Reporters to determine how the Examination in Public is carried out and during the examination 17 requests for further information were received covering 38 separate issues but there were no hearings or inquiries held.

Modifications

- 5.6 The Reporters have now completed their examination of the Plan against the representations and the Council's submissions (as agreed at the Council meeting on 27 April 2011), and have outlined the modifications to be made to the Proposed Plan. Appendix 1 sets out in detail all of the modifications proposed. The vision and spatial strategy of the Plan have been supported and no alternative or additional sites have been included in either the first or second phase of the Plan. Four sites allocated for development have been removed from the Plan, these are:

OP27 Bucksburn School - 2.4ha residential / 80 dwellings
OP54 Malcolm Road - 8ha residential / 71 dwellings
OP133 Mid Anguston - 2.6ha residential / 8 dwellings
OP79 Blackhills of Cairnrobin - 3.5ha employment land.

- 5.7 The Reporters were supportive of the approach taken by the Council in identifying sites for development calling it "both transparent and thorough" and the relatively small number of modifications is indicative of the detailed assessment and consultation which has informed this major project.
- 5.8 As part of the Examination, the Reporters provided further opportunity for neighbours to comment on two sites – Loirsbank Road, Cults and land at Blackhills Quarry, Cove. The Reporters concluded that the part of Loirsbank Road that was granted planning permission for 8 homes, and which are currently under construction, is to remain as residential but the remainder of the site will return to green belt and at Blackhills Quarry the opportunity site OP71 has been extended to safeguard future mineral reserves.
- 5.9 There are minor changes to some of the policies but most remain substantially as approved in the Proposed Plan. That includes policies on affordable housing, infrastructure and developer contributions. The Proposals Map will be subject to modifications to reflect the changes to sites as above and other minor amendments. The Reporters also recommend that the map shows land covered by Compulsory Purchase Orders related to the Aberdeen Western Peripheral Route and the extent of the River Dee Special Area of Conservation.

- 5.10 According to the Regulations, the Reporters modifications are required to be made to the Plan before it can be adopted, unless the modifications fall within any one of the following criteria:
- a) would have the effect of making the Local Development Plan inconsistent with the National Planning Framework, or with any Strategic Development Plan or national park plan for the same area;
 - b) are incompatible with Part IVA of the Conservation (Natural Habitats etc) Regulations 1994; or
 - c) are based on conclusions that could not reasonably have been reached based on the evidence considered at the examination.
- 5.11 An assessment of the modifications against these criteria has been made and it is considered that all modifications are required to be made in order for the Council to adopt the Plan as the Aberdeen Local Development Plan.
- 5.12 The Plan as modified is attached to this report. In order to demonstrate where the modifications have been made, a tracked changes version is included at Appendix 2 and for clarity Appendix 3 shows the Plan as modified with the tracked changes accepted. A copy of the Proposals Map as modified is available to view in the Members Lounge in the Town House.

Environmental Report and Habitat Regulations Appraisal

- 5.12 Strategic Environmental Assessment was undertaken to help shape and influence the content of the Local Development Plan. Where the assessment identified significant adverse environmental effects (following consultation with Scottish Natural Heritage, Scottish Environment Protection Agency, Historic Scotland and the public) this lead to amending the Plan or incorporating mitigation measures to minimise identified impacts. An Environmental Report was prepared in support of the Proposed Aberdeen Local Development Plan.
- 5.13 Having considered the Reporters' modifications and updated the Environmental Report (Appendix 4) it is considered that no modifications are likely to have significant effects on the environment when considering the overall effects of the Plan. Following adoption of the Local Development Plan the Environmental Report will be finalised and a post adoption Strategic Environmental Assessment statement will be published setting out how the findings in the Environmental Assessment were taken into account during the preparation of the Plan. It will also provide consultees with a final opportunity to comment informally on arrangements for monitoring.
- 5.14 The Habitats Regulations Appraisal (HRA) Record (Appendix 5) is an assessment of the potential impact of the Proposed Plan on protected habitats. Amendments to the Plan have been screened and assessed and it is concluded that the Aberdeen Local Development Plan is not likely to have a significant effect on a European Site. Scottish Natural Heritage has been consulted on this assessment and are in agreement with the

conclusion reached, see Appendix 5 HRA Record and Appendix 6 letter from SNH.

Adoption of the Aberdeen Local Development Plan

- 5.15 In order to formally adopt the Plan, a further series of notifications require to be carried out. This includes publishing a press advert, notifying people who made representations and sending the Plan as modified to Scottish Ministers. 28 days after this the Plan can be adopted unless directed not to by Scottish Ministers. The full process that we are required to follow is set out in Appendix 7. Subsequent to adoption there is a 6 week period in which a legal challenge can be made to the Plan.

Action Programme

- 5.16 The adoption of the Local Development Plan will not be the end of the process. There is a requirement to produce an action programme within three months of the Plan being adopted. This document will be aimed specifically at the delivery of the proposals and policies contained in the Aberdeen Local Development Plan. The action programme will include timescales for the delivery of key infrastructure and will be reviewed regularly taking into account changing circumstances.

6 IMPACT

- 6.1 The Local Development Plan will support the vision of Aberdeen becoming an even more attractive place to live and in which to do business and will ensure that high quality employment opportunities exist. This process aspires to improve the access that the people of Aberdeen have to high quality services that meet their needs.
- 6.2 With such a significant piece of work that has involved and will impact upon many other council services, public bodies, the business and development industries and the citizens of Aberdeen, it has been crucial to monitor the risks involved. A high level risk assessment was carried out for the Proposed Plan and presented to Council when the Plan was approved on 18 August 2010.
- 6.3 Given the wide range of policy areas the Plan covers, an Equality and Human Rights Impact Assessment was carried out on the Proposed Plan, it showed that there will be some positive impacts of the Plan on a range of equalities groups. The Equality and Human Rights Impact Assessment is available to view on the City Council's website at http://www.aberdeencity.gov.uk/Planning/ldp/pla_aldp_tech_appendix.asp or a hard copy can be obtained from the Local Development Plan Team.

7 BACKGROUND PAPERS

- Appendix 1 – Modifications Table

- Appendix 2 – Aberdeen Local Development Plan as modified: Tracked Changes
- Appendix 3 – Aberdeen Local Development Plan as modified: Tracked Changes accepted
- Appendix 4 – Environmental Report
- Appendix 5 – Habitats Regulations Appraisal Record
- Appendix 6 – Letter from Scottish Natural Heritage
- Appendix 7 – Adoption Process

Aberdeen Local Development Plan – Examination Report

http://www.aberdeencity.gov.uk/planning_environment/planning/local_development_plan/pla_aldp_examination.asp

Aberdeen Local Development Plan – Proposed Plan

http://www.aberdeencity.gov.uk/Planning/ldp/pla_aldp_document_map.asp

Aberdeen Local Development Plan – Proposed Action Programme

<http://www.aberdeencity.gov.uk/nmsruntime/saveasdialog.asp?IID=31716&sID=14342>

Aberdeen City and Shire Strategic Development Planning Authority: Aberdeen City and Shire Structure Plan

<http://www.aberdeencityandshire-sdpa.gov.uk/nmsruntime/saveasdialog.asp?IID=423&sID=149>

Planning etc. (Scotland) Act 2006

http://www.opsi.gov.uk/legislation/scotland/acts2006/asp_20060017_en_1

Scottish Planning Series: Planning Circular 1/2009: Development Planning

<http://www.scotland.gov.uk/Resource/Doc/261030/0077887.pdf>

The Town and Country Planning (Development Planning) (Scotland) Regulations 2008

http://www.opsi.gov.uk/legislation/scotland/ssi2008/ssi_20080426_en_1

8 REPORT AUTHOR DETAILS

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**Modifications to the Aberdeen Local Development Plan
December 2011**

Reference	Issue	Modification	Consequential Modifications
1/1	Vision and Spatial Strategy	Modify the plan by adding the Scotland River Basin District River Basin Management Plan and the North East Scotland River Basin Area Management Plan to the list of documents in paragraph 1.13.	None.
2/1	Housing and Employment Land Supply and Policy LR1	<p>Modify the plan by:</p> <ol style="list-style-type: none"> Amending tables 1, 2 and 3 of Appendix 1 where necessary, to clearly distinguish between sites within the regeneration areas and elsewhere. 	Highlight sites in Appendix 1 that are also shown in Appendix 3.
2/2	Housing and Employment Land Supply and Policy LR1	<ol style="list-style-type: none"> Removing reference to 21 housing units at 41 Nelson Street from Appendix 1 and elsewhere in the plan where necessary. 	<p>Remove OP85 from Appendix 1 Table 1.</p> <p>Remove 41 Nelson Street from Appendix 1 Table 2 and revise total to 918.</p> <p>Amend Appendix 1 Table 3 as set out below to reflect removal of sites.</p> <p>Amend Paragraph 2.16 to reflect changes to Appendix 1 Table 3: "between 4962 units to 8559. Added to this are 918 units from the Housing Land Audit... brownfield sites range from 5880 to 9477."</p>

Reference	Issue	Modification	Consequential Modifications																																									
Appendix 1 Table 3:																																												
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3/1	Regeneration Areas	Modify the plan by adding the following sentence to paragraph 2.18: “Any review will take into account work already undertaken in the preparation of Masterplans for the areas.”	None.																																									

Reference	Issue	Modification	Consequential Modifications
4/1	Allocated Sites: Murcar OP2, Berryhill (Murcar) OP3, Findlay Farm OP4	Modify the plan by adding the following to the "Other Factors" part of Appendix 2 for site reference OP2: "This site may be at risk of flooding. A flood risk assessment will be required to accompany any future development proposals for this site."	None.
5/1	Allocated Site: Grandhome OP12	Modify the plan by replacing the "Other Factors" part of Appendix 2 for site reference OP12 with the following: "Privately owned site in single ownership identified for 7000 homes and 5ha of employment land (Class 4 uses). This site may be at risk of flooding. A flood risk assessment will be required to accompany any future development proposals for this site."	None.
6/1	Allocated Site: Dubford OP25	Modify the plan by adding the following to the "Other Factors" part of Appendix 2 for site reference OP25: "This site may be at risk of flooding. A flood risk assessment will be required to accompany any future development proposals for this site."	None.
7/1	Allocated Sites: Bridge of Don OP6, OP8, OP9, OP10, OP11	Modify the plan by: 1. Designating that part of opportunity site OP6 shown in the plans accompanying representation 1519 as undeveloped, as urban green space (Policy NE3).	Add Urban Green Space policy to "Other Factors" in Appendix 2 for OP6.
7/2	Allocated Sites: Bridge of Don OP6, OP8, OP9, OP10, OP11	2. Adding the following to the "Other Factors" part of Appendix 2 for site reference OP8: "The amenity space to the west of the site should be retained."	None.
7/3	Allocated Sites: Bridge of Don OP6, OP8, OP9, OP10, OP11	3. Adding the following to the "Other Factors" part of Appendix 2 for site reference OP9: "The woodland on site, particularly along the site's boundaries, should be retained."	None.
8/1	Alternative Site: Denmore Road/Eillon Road	Modify the plan by adding the following to the "Other Factors" part of Appendix 2 for site reference OP5: "The development should take into account the coherence of the surrounding green space network and provide robust linkages across the site."	None.

Reference	Issue	Modification	Consequential Modifications										
9/1	Alternative Site: Balgownie Home Farm, Bridge of Don	No modifications.	None.										
10/1	Alternative Site: Denmore Road Retail Units	Modify the plan by designating the Bridge of Don retail park as a “retail park” on the proposals map.	None.										
11/1	Other Alternative Sites: Bridge of Don	No modifications.	None.										
12/1	Energetica – The Global Energy Hub	Modify the plan by adding the following text to paragraph 2.24: “An Energetica Design Guide will be brought forward and adopted as Supplementary Guidance alongside the Plan in due course.”	None.										
13/1	Allocated Sites: Stoneywood Terrace and OP24 Stoneywood	Modify the plan by adding the following to the “Other Factors” part of Appendix 2 for site reference OP24: “This site may be at risk of flooding. A flood risk assessment will be required to accompany any future development proposals for this site. It should be noted that there are two sports pitches located to the north and south of the site.”	None.										
14/1	Employment Land Allocations: Newhills Expansion and Dyce Drive	Modify the plan by: 1. Amending the entry for OP26 in table 6 as follows: <table border="1" data-bbox="959 645 1294 1599"> <thead> <tr> <th rowspan="2">Sites</th> <th colspan="2">Local Development Plan Period</th> <th rowspan="2">Future Growth</th> </tr> <tr> <th>2007-2016</th> <th>2017-2023</th> </tr> </thead> <tbody> <tr> <td>OP26 Walton Farm and Craibstone North</td> <td>1.5 ha employment</td> <td>18.5 ha employment or higher education and research</td> <td>2024-2030</td> </tr> </tbody> </table>	Sites	Local Development Plan Period		Future Growth	2007-2016	2017-2023	OP26 Walton Farm and Craibstone North	1.5 ha employment	18.5 ha employment or higher education and research	2024-2030	Change the first sentence of the “Other Factors” part of Appendix 2 for site reference OP26 as follows: “Opportunity for development of 1.5ha of employment land in the Local Development Plan period 2007 – 2023 and 18.5ha of employment land or a higher education and research institute in the Future Growth period.”
Sites	Local Development Plan Period			Future Growth									
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OP26 Walton Farm and Craibstone North	1.5 ha employment	18.5 ha employment or higher education and research	2024-2030										

Reference	Issue	Modification	Consequential Modifications
14/2	Employment Land Allocations: Newhills Expansion and Dyce Drive	2. Adding the following note to table 6: “- The 1.5 ha of employment land at OP26 relates to Walton Farm and the rest of the site is identified for employment development or a higher education and research institute suitable for the relocation of the Scottish Agricultural College, Craibstone.”	None.
14/3	Employment Land Allocations: Newhills Expansion and Dyce Drive	3. Deleting reference to the Rowett Development Framework (2008) in the notes of table 6 – Development at Dyce, Bucksburn and Woodside and Appendix 5 – Existing masterplans to be taken forward in the local development plan.	None.
14/4	Employment Land Allocations: Newhills Expansion and Dyce Drive	4. Adding the following to the “Other Factors” part of Appendix 2 for site references OP26 and OP28: “This site may be at risk of flooding. A flood risk assessment will be required to accompany any future development proposals for this site.”	None.
15/1	Housing Land Allocations: Newhills Expansion and Dyce Drive Allocations	Modify the plan by: 1. Removing the area of land between houses on Forrit Brae and the A96 from site OP30, allocating it as urban green space and retaining the green space network designation.	Recalculate the area of site OP30 and change reference to site area in Appendix 2 (p56 of LDP). Amend Figure 1 map by modifying site boundary. Remove site from Appendix 7.
15/2	Housing Land Allocations: Newhills Expansion and Dyce Drive Allocations	2. Adding the following to the “Other factors” section of Appendix 2 for site OP31: “Burnbrae Moss District Wildlife Site lies adjacent to the southern boundary of this site.”	None.
16/1	Allocated Site: Dyce Drive OP32	Modify the plan by adding the following to the “Other Factors” part of Appendix 2 for site reference OP32:	None.

Reference	Issue	Modification	Consequential Modifications
17/1	Allocated Site: Woodside OP135	<p>“This site may be at risk of flooding. A flood risk assessment will be required to accompany any future development proposals for this site. The site lies within a pipeline notification zone.”</p> <p>Modify the plan by:</p> <ol style="list-style-type: none"> Adding the following to the “Other factors” part of Appendix 2 for site reference OP135: “Parts of the site may have a risk of flooding and development will have to be avoided in those areas. A Flood Risk Assessment will be required to support any development proposals for the site.” 	None.
17/2	Allocated Site: Woodside OP135	<ol style="list-style-type: none"> Adding the following to the notes of table 6: “A masterplan which reflects the contents of the “Woodside Sports Village Indicative Masterplan” required for OP135.” 	None.
18/1	Other Allocated sites: Dyce and Bucksburn	<p>Modify the plan by:</p> <ol style="list-style-type: none"> Amending the other factors section for site OP16 to reflect the up-to-date planning position. 	None.
18/2	Other Allocated sites: Dyce and Bucksburn	<ol style="list-style-type: none"> Adding a reference to Policy H2 – Mixed Use Areas, stating the intention to bring forward the development brief for the former BP Headquarters Complex (April 2008) as supplementary guidance. 	Include the BP Headquarters Complex Development Brief (April 2008) in the list of Masterplans in Appendix 5.
18/3	Other Allocated sites: Dyce and Bucksburn	<ol style="list-style-type: none"> Deleting site OP27 and designating it as green belt and part of the green space network. 	<p>Delete OP27 reference from Table 6 and modify housing numbers.</p> <p>Amend Figure 1 map by removing site OP27.</p> <p>Delete OP27 reference from Appendix 2.</p> <p>Amend housing numbers for</p>

Reference	Issue	Modification	Consequential Modifications
			Table 4 Greenfield Development Allowances and Allocations.
19/1	Allocated Sites: Greenferns OP39 and OP45	Modify the plan by, in Appendix 2, adding to the text specifying the 'Other Factors' relating to opportunity site OP45: "This site may be at risk of flooding. A flood risk assessment will be required to accompany any future development proposals for this site."	None.
20/1	Alternative Site: Dyce Playing Fields	No modifications.	None.
21/1	Alternative Site: Newton Farm Dyce	No modifications.	None.
22/1	Masterplanning of Newhills Expansion and Dyce Drive	No modifications.	None.
23/1	Alternative Site: New Settlement at Clinterty	No modifications.	None.
24/1	Alternative Site: Little Clinterty, Blackburn	No modifications.	None.
25/1	Alternative Option: Tyrebagger Quarry, Clinterty	No modifications.	None.
26/1	Alternative Site: Kinellar Mill	No modifications.	None.
27/1	Allocated Site: Skene Road, Hazlehead	No modifications.	None.

Reference	Issue	Modification	Consequential Modifications
28/1	OP68 Allocated Sites: Hazledene and Pinewood OP52 and OP57	No modifications.	None.
29/1	Allocated Sites: Maidencraig OP43 and OP44	Modify the plan by in Appendix 2, adding to the text specifying the 'Other Factors' relating to opportunity site OP43: "This site may be at risk of flooding. A flood risk assessment will be required to accompany any future development proposals for this site."	None.
30/1	Housing Land Allocations: Kingswells OP41 and OP42	No modifications.	None.
31/1	Employment Land Allocation: West Hatton and Home Farm, Kingswells OP40	No modifications.	None.
32/1	Allocated Site: East Arnhall OP46	Modify the plan by in Appendix 2, adding "A flood risk assessment will be required" and "Site lies within a pipeline notification zone" to the 'Other Factors' relating to opportunity site OP46.	None.
33/1	Allocated Site: Countesswells OP58	No modifications.	None.
34/1	Allocated Site: Grove Nursery, Hazlehead OP66	No modifications.	None.
35/1	Alternative Sites: Kingswells	No modifications.	None.
36/1	Alternative Sites: Development in the	No modifications.	None.

Reference	Issue	Modification	Consequential Modifications
	Vicinity of Hazlehead Park		
37/1	Alternative Site: Cadgerford Farm	No modifications.	None.
38/1	Allocated Site: Friarsfield OP51	Modify the plan by adding the following text under "Other Factors" to the opportunity site reference for OP51: "This site may be at risk of flooding. A flood risk assessment will be required to accompany any future development proposals for this site".	None.
39/1	Allocated Sites: Culter House Road and Edgehill Road OP60 and OP61	No modifications.	None.
40/1	Allocated Site: Oldfold OP62	No modifications.	None.
41/1	Allocated Site: Craigton Road, Pitfodels OP64	Reporters' Conclusion: The Reporters note that the council accepts that the site is incorrectly referenced in the local development plan and considers that it should be referred to as "Craigton Road/Airyhall Road". They consider that whether or not to amend the site name is a matter for the council. Modification: No modifications.	In light of the Reporters' conclusions, officers' view is that the name should be amended to Craigton Road/Airyhall Road. Page 17, Table 9 – change site name to Craigton Road/ Airyhall Road. Page 60, Appendix 2 – change site name to Craigton Road/ Airyhall Road.
42/1	Allocated Site: North Garthdee Farm OP65 and Proposal for Garthdee Link Road	No modifications.	None.

Reference	Issue	Modification	Consequential Modifications
43/1	Allocated Site: Cults Pumping Station OP49	No modifications.	None.
44/1	Allocated Site: Earlswells House OP50	No modifications.	None.
45/1	Allocated Site: Malcolm Road OP54	Modify the plan by deleting Opportunity Site OP54 Malcolm Road and designating it as green belt and part of the green space network as in the adopted local plan.	Remove reference to OP54 from Appendix 2. Amend Figure 1 map by removing site OP54. Amend housing numbers in Table 9 Development at Deeside. Amend housing numbers for Table 4 Greenfield Development Allowances and Allocations.
46/1	Allocated Site: Milltimber Primary School OP55	No modifications.	None.
47/1	Allocated Site: North Lasts Quarry OP56	Modify the plan by adding the following text to the "Other Factors" listed in connection with the OP56 designation on page 59 – "The site lies within a pipeline consultation zone and all development should conform to the terms of Policy B15 – Pipelines and Controls of Major Accident Hazards"	None.
48/1	Allocated Site: Peterculter East OP59	No modifications.	None.
49/1	Allocated Site: Mid Anguston, Peterculter OP133	Modify the plan by deleting Opportunity Site OP133 Mid Anguston, Peterculter and designating it as greenbelt.	Remove reference to OP133 from Appendix 2.

Reference	Issue	Modification	Consequential Modifications
			<p>Amend Figure 1 map by removing site OP133.</p> <p>Amend housing numbers in Table 9 Development at Deeside.</p> <p>Amend housing numbers for Table 4 Greenfield Development Allowances and Allocations.</p>
50/1	<p>Allocated Site: Peterculter Burn OP134</p>	<p>Modify the plan by:</p> <ol style="list-style-type: none"> Adding the following bullet to Table 9: “A planning brief will be required for OP134 setting out (a) specific measures needed to avoid damage to, and enhance the District Wildlife Site, and (b) the requirement to provide a construction method statement that will avoid adverse effects on the qualifying interests of the River Dee SAC (Atlantic Salmon, Freshwater Pearl Mussel and Otter).” 	<p>Add the following to the end of Appendix 2 ‘Other Factors’ as modified in 50/2:</p> <p>“A planning brief will be required for OP134 setting out (a) specific measures needed to avoid damage to, and enhance the District Wildlife Site, and (b) the requirement to provide a construction method statement that will avoid adverse effects on the qualifying interests of the River Dee SAC (Atlantic Salmon, Freshwater Pearl Mussel and Otter).”</p>
50/2	<p>Allocated Site: Peterculter Burn OP134</p>	<ol style="list-style-type: none"> Amending Appendix 2 of the local development plan in relation to Site Reference OP134 as follows: Under the heading of “Other Factors” add after the words “19 homes”, “a hydro electric scheme, fish pass, football pitch, changing facilities and car parking for Culter Youth Football Club and a new pathway opening up access to existing woodland. A flood risk assessment demonstrating acceptable consequences will 	<p>None.</p>

Reference	Issue	Modification	Consequential Modifications
		<p>be required together with a masterplan giving details of access and setting out timescales for implementation of the different stages of the overall development. These matters will be reflected in any grant of planning permission.”</p>	
51/1	<p>Alternative Site: Loirsbank Road</p>	<p>Modify the plan by designating that part of this two hectare site at Loirsbank Road which has planning permission for 8 houses as an allocated housing site for 8 units and making consequential amendments to the text of the plan where required.</p>	<p>Add the following opportunity site reference to Appendix 2 under Deeside:</p> <p>Site Ref: OP136 Site Name: Loirsbank Site Size: 0.82ha Policy: Residential Other Factors: Planning permission granted for 8 houses.</p> <p>Amend Figure 1 map by inserting site.</p> <p>Amend footnote of Table 2 on page 7 to read: “The Loirsbank site has been reduced in size from that shown in the 2008 Aberdeen Local Plan and given an allocation of 8 houses.”</p> <p>Add reference OP136 to Loirsbank to Table 2.</p> <p>Amend the proposals map to show that part of the site that has been granted planning permission as an opportunity site and rezone</p>

Reference	Issue	Modification	Consequential Modifications
52/1	Alternative Sites Perculter	No modifications.	to H1 Residential. None.
53/1	Alternative Sites in Cults, Bieldside and Milltimber	No modifications.	None.
54/1	General Deeside Development Issues	No modifications.	None.
55/1	Allocated Sites: Loirston	Modify the plan by in Appendix 2, adding to the 'Other Factors' identified for opportunity site OP77 Loirston: "Potential to accommodate football or community stadium."	None.
56/1	Allocated Site: Souter Head Road, Cove OP76	Modify the plan by in Appendix 2, adding to the text relating to opportunity site OP76: "A waste management license is in force over part of the site, and a gas risk assessment and any necessary remediation will be required prior to development."	None.
57/1	Allocated Site: Blackhills Quarry, Cove OP71	Modify the plan by extending the boundary of opportunity site OP71 to include the potential expansion area, and also the adjacent existing office and manufacturing/plant area that is associated with the quarrying operation, both as shown on the plan accompanying the representation.	Amend Appendix 2 OP71 to reflect new site area and edit "Other Factors" to include; "Also including area containing future mineral reserves." Amend Figure 1 to reflect increased site OP71.
58/1	Allocated Sites: Aberdeen Gateway/Moss- side/Mains of Cairnrobin OP69 and OP79	Modify the plan by deleting opportunity site OP79 Blackhills of Cairnrobin, and designating the land as green belt.	Table 4 - Remove 3.5ha of employment land in the Future Growth period from Loirston and Cove. Remove OP79 reference from Table 10.

Reference	Issue	Modification	Consequential Modifications
			Remove OP79 reference from Appendix 2. Amend Figure 1 to remove site OP79. Delete site OP79 from Appendix 7.
59/1	Existing 2008 Local Plan Housing Allocations: Cove	Modify the plan at Appendix 2, in relation to site OP72 by amending the final sentence of 'Other Factors' to read: "A waste license still applies over part of the site and a gas risk assessment and any necessary remediation will be required prior to development."	None.
60/1	Alternative Site: Peterseat	No modifications.	None.
61/1	Alternative Site: Rigifa Farm	No modifications.	None.
62/1	Shell Headquarters Altens	No modifications.	None.
63/1	Allocated Sites: OP19 Haudagain Triangle, OP21 Manor Walk, Middlefield	No modifications.	None.
64/1	Allocated Sites: Woodend Hospital Annex and Summerhill Academy, Lang Stracht	No modifications.	None.
65/1	Allocated Site:	Modify the local development plan by:	None.

Reference	Issue	Modification	Consequential Modifications
	Braeside Infant School OP47	1. Adding the following text to the “Other Factors” in the entry for opportunity site OP47 on page 58 of the plan: “Development will have to respect residential amenity within and surrounding the area. The Council will seek the retention of the playground in its current location to the south of site OP47.”	
65/2	Allocated Site: Braeside Infant School OP47	2. On the city wide proposals map, redrawing the southern boundary of opportunity site OP47 so as to exclude the public open space/play area currently existing to the south of the school site.	Amend site size for OP47 in Appendix 2 from 1.28ha to 1.04ha. Amend site boundary in Figure 1 map. Amend site size in Appendix 1, Table 1 and Appendix 7.
66/1	Allocated Sites: Aberdeen College, Gallowgate OP87	Modify the plan by changing the site size for site OP87 in appendices 1 (page 52) and 2 (page 62) to 1.74 ha.	None.
67/1	Allocated Sites: Broadford Works, Malbery Street OP90	No modifications.	None.
68/1	Allocated Brownfield Sites: Hilton OP91, OP96 and OP106	No modifications.	None.
69/1	Allocated Site: Denburn Valley/Belmont Street/Union Terrace OP98	Modify the local development plan by amending the “Other Factors” entry for Opportunity Site 98 (Appendix 2, page 63) to read: “Options for the future of the gardens are currently under consideration. Area covered by Urban Green Space and Green Space Network. Conservation Area 2. Listed buildings. Tree Preservation Orders.”	None.
70/1	Allocated Site: Denburn and Woolmanhill OP99	Modify the local development plan by adding the following sentence to the “Other factors” listed for opportunity site 99 on page 63: “Replacement accommodation close to the city centre is required	None.

Reference	Issue	Modification	Consequential Modifications
71/1	Allocated Site: Donside Paper Mill OP100	for the two health practices currently using the site.” No modifications.	None.
72/1	Allocated Site: OP101 Dunbar Halls of Residence, Don Street	No modifications.	None.
73/1	Allocated Site OP109 Linksfield Academy	<p>Reporter's Conclusion: Drawing these elements together, I conclude that the northwestern part of the opportunity site should retain the residential allocation, but that the remainder should be reallocated to Policies CF1 and CF2, the former covering the now completed elements of the Aberdeen Sports Village (the main building, athletics track, and associated facilities) while the latter should apply to the remaining eastern part of the site, including the existing sports pitch.</p> <p>Reporter's Recommendation: Modify the plan by: 1. On the city wide proposals map removing the urban green space allocation from the central and eastern parts of opportunity site 109 and replacing it with Policy CF1 (Existing Community Sites and Facilities) in the central part of the site and CF2 (New Community Facilities) in the eastern part of the site.</p>	<p>To take account of the Reporter's Conclusion and Recommendation the Council proposes to designate The Aberdeen Sports Village as described as Policy CF1 Existing Community Sites and Facilities. However, the all-weather pitch to the east of the athletics track has also been included in the CF1 designation as this also forms part of the Sports Village. The remaining areas of land comprising the football pitch and clubhouse south of Regent Walk, amenity land, open space and the undeveloped ground west of Golf Road will be designated Policy CF2 New Community Facilities. The northwestern area shall remain designated H1 Residential Areas as stated by the Reporter.</p> <p>None.</p>
73/2	Allocated Site OP109 Linksfield Academy	2. Amending the policy entry for opportunity site 109 in Appendix 2 (page 64) by adding the words “and community uses” after the word “residential”.	None.
74/1	Allocated Site:	No modifications.	None.

Reference	Issue	Modification	Consequential Modifications
	OP110 Mile End Primary School		
75/1	Allocated Site: OP111 Nazareth House	No modifications.	None.
76/1	Allocated Site: OP114 Pittodrie Park	Modify the local development plan by re-allocating opportunity site 114 from a mixed use area to a residential area (Policy H1) on the city wide proposals map, and making a corresponding change in the entry for the site in Appendix 2 on page 65.	None.
77/1	Allocated Site: OP123 Triple Kirks, Schoolhill	No modifications.	None.
78/1	Allocated Site: OP128 VSA Gallowgate	Modify the plan by reducing the area of opportunity site OP128 on the City Wide Proposals Map and City Centre Detail Proposals Map, as shown on revised site plan prepared by the council; and by changing the entry for this site in Appendix 2 by reducing the stated site area from 0.12 ha to 0.08 ha and adding the phrase "Listed building." under "Other Factors".	Change site area in Appendix 1.
79/1	Allocated Site: OP129 The Waterfront, Torry	Modify the plan by: 1. Omitting from the City Wide Proposals Map the part of site OP129 to the east of St Fittick's Road. This would require a consequential reduction in the area of the site stated in appendix 2, and the reinstatement of the green belt allocation on the golf course, as shown in the currently adopted local plan.	Amend site area owned by Council in Appendix 7 to 1.74ha.
79/2	Allocated Site: OP129 The Waterfront, Torry	2. Changing the entry for site OP129 in Appendix 2 of the local development plan by substituting the word "Masterplan" for "Planning".	None.
80/1	Smithfield Primary School	No modifications.	None.
81/1	Alternative Site: Woodend Hospital	No modifications.	None.
82/1	Alternative Site: Land	No modifications.	None.

Reference	Issue	Modification	Consequential Modifications
	adjoining Sunnybank Park		
83/1	Alternative Sites: Woodend Hospital	No modifications.	None.
84/1	Alternative Sites: Causewayend	No modifications.	None.
85/1	Change of land use zoning: Foresterhill	Modify the plan by deleting the policy NE1 (Green Space Network) designation from the southwestern corner of the Foresterhill hospital site. Note: the NE1 designation on the two areas adjoining Ashgrove Road is to be retained.	None.
86/1	Alternative land use zoning: King's College Recreational Grounds	No modifications.	None.
87/1	Alternative land use zoning: Aberdeen College Trinity	No modifications.	None.
88/1	City Centre	Modify the local development plan by: 1. Adding a new sentence at the end of paragraph 2.9 : "In addition, a Business Improvement District Project has been proposed in Aberdeen City Centre."	None.
88/2	City Centre	2. Adding a new sentence in paragraph 2.11, after the sentence ending "in recognition of its key location at the heart of the City Centre.": Appropriate pedestrian priority measures are currently under consideration for part of Union Street.	None.
88/3	City Centre	3. Amending the last sentence/paragraph of Policy C2 to read: "Proposals to use basement and upper floor levels for retail, residential, and other appropriate purposes will be encouraged in principle."	None.

Reference	Issue	Modification	Consequential Modifications
89/1	Policy LR2: Delivery of Mixed Use Communities	Modify the plan by amending the second sentence of Policy LR2 to read: “This means that the road, water, gas and electricity infrastructure will need to be considered for the whole site.”	None.
90/1	Policy I1: Infrastructure Delivery and Developer Contributions	Modify the plan by: 1. Adding the following new sentence to the start of paragraph 3.4: “From an early stage in the preparation of this plan, the Council has worked in close partnership with a wide range of agencies through the Future Infrastructure Requirements for Services Group to establish the infrastructure requirements to support development.” 2. Adding the following after the third sentence of paragraph 3.4: “The Action Programme will be updated on an ongoing basis and revised versions will be formally published on the council’s website every two years.”	None.
90/2	Policy I1: Infrastructure Delivery and Developer Contributions	3. Replacing the words “Planning Agreement” in paragraph 3.5 with “Planning or other legal agreement”.	None.
90/3	Policy I1: Infrastructure Delivery and Developer Contributions	4. Adding the following new second sentence to the policy: “Where development either individually or cumulatively will place additional demands on community facilities or infrastructure that would necessitate new facilities or exacerbate deficiencies in existing provision, the Council will require the developer to meet or contribute to the cost of providing or improving such infrastructure or facilities.”	None.
90/4	Policy I1: Infrastructure Delivery and Developer Contributions	5. Amending the first sentence of the second paragraph of the policy to read: “Infrastructure requirements relating to Masterplan Zone sites and other allocated sites outwith the Masterplan Zones are set out in appendices 4 and 5. Actions for delivering such infrastructure are	None.

Reference	Issue	Modification	Consequential Modifications
90/6	Policy I1: Infrastructure Delivery and Developer Contributions	described in the Local Development Plan Action Programme.” 6. Amending the final sentence of the second paragraph of the policy to read: “The level of provision or contribution required will relate to the development proposed either directly or to the cumulative impact of development in the area and be commensurate to its scale and impact.”	None.
90/7	Policy I1: Infrastructure Delivery and Developer Contributions	7. Amending the second sentence of paragraph 3.6 to read: “The infrastructure requirements for greenfield development sites in the Masterplan Zones are set out in Appendix 4.”	None.
90/8	Policy I1: Infrastructure Delivery and Developer Contributions	8. Adding the following to paragraph 3.6: “Other allocated sites outwith the Masterplan Zones will also be required to make a fair and appropriate contribution commensurate in scale and kind with the development proposed to mitigate the impact of development. See Appendix 5. Any development which is not listed will need to provide infrastructure requirements and developer contributions on the basis of the criteria set out in supplementary guidance – Infrastructure and Developer Contributions Manual.”	None.
90/9	Policy I1: Infrastructure Delivery and Developer Contributions	9. Removing all references to infrastructure requirements from sites in Appendix 2.	Remove the following: - p55 OP25 “with possible provision of a new secondary school” - p56 OP24 “Site will be masterplanned and incorporate a replacement Primary School with additional capacity and a new Health Centre” and replace with “Masterplan required”. - P59 OP62 “Development should include provision of a

Reference	Issue	Modification	Consequential Modifications
90/10	Policy I1: Infrastructure Delivery and Developer Contributions	10. Amending the notes of table 5 to read: “OP2 – The masterplan to be prepared for OP2 Murcar will need to take into account any masterplan or framework for OP3 Berryhill so that the developments dovetail together in a coherent manner.”	new Primary School and Community Facilities.” None.
91/1	Policy T1: Land for Transport	Modify the plan by: 1. Amending paragraph 3.15 by: (a) Deleting the words “We have identified” and substituting “The Regional Transport Strategy and Local Transport Strategy have identified”; and (b) Inserting after the words “developer contributions” the words “That will not preclude developer contributions towards the cost of accelerating the implementation of a scheme or providing an enhanced solution”.	None.
91/2	Policy T1: Land for Transport	2. Amending Policy T1 by inserting another bullet point – “Aberdeen Western Peripheral Route”.	None.
91/3	Policy T1: Land for Transport	3. Modifying the Proposals Map to identify the land required by the AWPR as set out in the two compulsory purchase orders referred to in the Scottish Government representation (665).	None.
92/1	Third Don Crossing	No modifications.	None.
93/1	Berryden Corridor Road	No modifications.	None.
94/1	South College Street Improvements	No modifications.	None.

Reference	Issue	Modification	Consequential Modifications
95/1	Policy T2: Managing the Transport Impact of Development	No modifications.	None.
96/1	Policy D1: Architecture and Placemaking	No modifications.	None.
97/1	Policy D2: Design and Amenity	Modify the plan by: 1. Amending the second sentence of criterion 3 as follows: “This can be provided by balconies, private gardens, terraces, communal gardens or other means acceptable to the council”.	None.
97/2	Policy D2: Design and Amenity	2. Amending criterion 4 as follows: “When it is necessary to accommodate car parking within a private court, the parking must not dominate the space: as a guideline no more than 50% of any court should be taken up by parking spaces and access roads. Underground or decked parking will be expected in high density schemes.”	None.
98/1	Policy D3: Sustainable and Active Travel	No modifications.	None.
99/1	Policy D4: Aberdeen’s Granite Heritage	No modifications.	None.
100/1	Policy D5: Built Heritage	Modify the plan by adding the following to Policy D5 after the words “Scottish Planning Policy”: “In relation to development affecting archaeological resources further details are set out in Supplementary Guidance on Archaeology and Planning.”	None.
101/1	Policy D6: Landscape	Modify the plan by amending Policy D6 as follows: 1. Inserting the word “significantly” before the word “adversely” in	None.

Reference	Issue	Modification	Consequential Modifications
		point 1; in point 2 by inserting the word “important” between the words “obstructing” and “views” and the words “busy and important” between the words “from” and “publicly”; in point 3 by deleting the word “recognised” and substituting the word “important”; and in point 4 by inserting the words “important or necessary” between the words “onto” and “green”.	
101/2	Policy D6: Landscape	2. Replacing the final paragraph with “Further guidance is available in our Supplementary Guidance: Landscape Strategy Part 2 – Landscape guidelines.”	None.
102/1	Policy B11: Business and Industrial Land	No modifications.	None.
103/1	Policy B12: Specialist Employment Area	No modifications.	None.
104/1	Policy B14: Aberdeen Airport and Aberdeen Harbour	Modify the local plan by adding the following text at the end of paragraph 3.37 on page 28: “The masterplan will also include guidance on how to avoid adverse effects upon qualifying interests of the River Dee SAC which runs through the harbour, and also upon Bottlenose dolphins, which frequently occur in the outer harbour and mouth, and are a qualifying feature of the Moray Firth SAC and a European Protected Species.”	None.
105/1	Policy B15: Pipelines and Major Accident Hazards	Modify the local plan by the insertion of the following new sentence at the end of paragraph 3.38 (page 29): “The council will also consult the owners/operators of such installations where relevant planning applications are received.”	None.
106/1	New Policy: Economic Benefit of Development	No modifications.	None.
107/1	New Policy: Enabling Development	No modifications.	None.
108/1	Policy H1: Residential Areas	Modify the plan by amending the first sentence of bullet 3 to read: “does not result in the loss of valuable and valued areas of open	None.

Reference	Issue	Modification	Consequential Modifications
		space.”	
109/1	Policy H3 and H4: Housing Density and Mix	No modifications.	None.
110/1	Policy H5: Affordable Housing	Modify the plan by updating the text at paragraph 3.46 to refer to Planning Advice Note 02/2010 – Affordable housing and housing land audits.	None.
111/1	Policy H6 and H7: Gypsy Traveller Sites Proposals	No modifications.	None.
112/1	Policy H8: Housing and Aberdeen Airport	Modify the plan by : 1. Adding the following sentence at the end of paragraph 3.50: “Planning Advice Note PAN 1/2011 and the accompanying Technical Advice Note on the assessment of noise set out Scottish Government guidance on planning and noise, while the Environmental Noise (Scotland) Regulations 2006 provide the basis for minimising noise disturbance at Aberdeen Airport through the Aberdeen Airport Noise Action Plan.”	None.
112/2	Policy H8: Housing and Aberdeen Airport	2. Amending Policy H8 to read : “Applications for residential development under or in the vicinity of aircraft flight paths, where the noise levels are in excess of 57 dB LAeq (using the summer 16-hour dB LAeq measurement) will be refused, due to the inability to create an appropriate level of residential amenity, and to safeguard the future operation of Aberdeen Airport.”	None.
113/1	Policy CF1: Existing community sites and facilities	No modifications.	None.
114/1	Policy CF2: New	Modify the plan by deleting the fourth paragraph of Policy CF2.	None.

Reference	Issue	Modification	Consequential Modifications
	Community Facilities		
115/1	Policy RT1, RT2, RT3, RT4 and Rt5: Retailing	Modify the local plan by: 1. Amending paragraph 3.59 to read: Local shops and other places of work are to be provided in all new major development areas to encourage more sustainable travel patterns. Sites will be identified through the masterplanning process. 2. Policy RT1 - Sequential Approach and Retail Impact After Tier 4 – Neighbourhood Centres, adding a new entry: Retail Parks; and at the end of the policy, adding a new sentence: Retail Parks are appropriate for large bulky comparison goods if city centre/town centre sites are not available and the site is easily accessible by public transport.	None.
115/2	Policy RT1, RT2, RT3, RT4 and Rt5: Retailing	3. Policy RT2 - Out of Centre Proposals In the first criterion in the policy, changing R1 to RT1. 4. Glossary Adding the definitions contained in the glossary of the currently adopted 2008 Aberdeen Local Plan for edge-of-centre and out-of-centre in the appropriate places in the glossary of the Proposed Aberdeen Local Development Plan.	None
115/3	Policy RT1, RT2, RT3, RT4 and RT5: Retailing	3. Policy RT2 - Out of Centre Proposals In the first criterion in the policy, changing R1 to RT1.	In Policy RT5 change R1 to RT1.
115/4	Policy RT1, RT2, RT3, RT4 and RT5: Retailing	4. Glossary Adding the definitions contained in the glossary of the currently adopted 2008 Aberdeen Local Plan for edge-of-centre and out-of-centre in the appropriate places in the glossary of the Proposed Aberdeen Local Development Plan.	In new Glossary items replace reference to "Appendix 2" with "Hierarchy of Retail Centres Supplementary Guidance."
116/1	Policy NE1: Green Space Network	No modifications.	None.
117/1	Policy NE2: Green Belt	No modifications.	None.
118/1	Policy NE3: Urban Greenspace	Modify the plan by: 1. In the first sentence of Policy NE3, insert 'woods,' before 'allotments' in the list of types of urban green space to which it applies.	None.
118/2	Policy NE3: Urban	2. Altering the wording of the fifth criterion to read:	None.

Reference	Issue	Modification	Consequential Modifications
	Greenspace	"Replacement green space of similar or better quality is located in or immediately adjacent to the same community, providing similar or improved benefits to the replaced area and is as accessible to that community, taking into account public transport, walking and cycling networks and barriers such as major roads."	
118/3	Policy NE3: Urban Greenspace	3. Adding a sixth criterion, to read: "They do not impact detrimentally on lochs, ponds, watercourses or wetlands in the vicinity of the development."	None.
118/4	Policy NE3: Urban Greenspace	4. Adding a seventh criterion, to read: "Proposals to develop playing fields or sports pitches should also be consistent with the terms of Scottish Planning Policy."	None.
119/1	Policy NE4: Open Space Provision in new development	No modification.	None.
120/1	Policy NE5: Trees and Woodlands	Modify the plan by: 1. Altering the first sentence of Policy NE5 to read: "There is a presumption against all activities and development that will result in the loss of or damage to established trees and woodlands that contribute significantly to nature conservation, landscape character or local amenity, including ancient and semi-natural woodland which is irreplaceable."	None.
120/2	Policy NE5: Trees and Woodlands	2. Adding a sentence at the end of the policy to read: "See supplementary guidance on both protecting trees and woodlands and the trees and woodland strategy for Aberdeen for more information."	None.
121/1	Policy NE6: Flooding and Drainage	Modify the plan by: 1. Amending paragraph 3.73 to read: "Development proposals should avoid areas susceptible to flooding"	None.

Reference	Issue	Modification	Consequential Modifications
121/2	Policy NE6: Flooding and Drainage	<p>and promote sustainable flood risk management. We will consider development proposals in consultation and with advice from other key stakeholders such as the Scottish Environment Protection Agency particularly in relation to proposals for new development in areas of medium to high risk as outlined in the Risk Framework of Scottish Planning Policy. We will safeguard the storage capacity of functional floodplains, and development in the functional floodplain will only be permitted where a specific location is essential for operational reasons. All development proposals should take proper account of possible climatic change and consider coastal protection, flood defence and land drainage issues on potential development locations. The ultimate responsibility for avoiding or managing flood risk lies with land and property owners.”</p> <p>2. Amending paragraph 3.74 to read: “The Indicative River and Coastal Flood Map (Scotland) (www.sepa.org.uk/flooding) provides an indication of areas potentially at risk from flooding. Flooding from all watercourses, coastal areas which are potentially at risk from storm and tidal surges and rising sea levels brought about by climate change, along with other sources such as rising groundwater, surface water and drainage systems will be considered.”</p>	None.
121/3	Policy NE6: Flooding and Drainage	<p>3. Amending paragraph 3.75 to read : “3.75 Flood risk and other environmental damage can be managed by minimising changes in the volume and rate of surface water run off from development sites through the use of Sustainable Urban Drainage Systems (SUDS). SUDS can also free up capacity in water management infrastructure. SUDS should be incorporated into all development, other than alterations or extensions to dwellings or other small scale extensions and should be designed in accordance with CIRIA C697: The SUDS Manual. Developers are required to demonstrate that long term maintenance is in place</p>	None..

Reference	Issue	Modification	Consequential Modifications
		<p>for SUDS. Further detail is given in the supplementary guidance on SUDS. In some circumstances developments may be required to adapt to flood risk by incorporating water resistant materials and forms of construction in line with the guidance set out in PAN 69: Planning and Building Standards Advice on Flooding.</p> <p>3.76 Policy NE 8 Natural Heritage sets out how development proposals should address watercourses, and our position on culverting. Where culverts are unavoidable, they should be designed to maintain existing flow conditions and aquatic life. Any proposals for new culverts should have a demonstrable neutral impact on flood risk and be linked to long term maintenance arrangements to ensure they are not the cause of flooding in the future.”</p>	
121/4	Policy NE6: Flooding and Drainage	4. Inserting in Policy NE8, item 7, line 2, the following additional phrase after culverting: “natural treatments of floodplains and other water storage features will be preferred wherever possible.”	None.
121/5	Policy NE6: Flooding and Drainage	5. Transferring the text of paragraph 3.76 into Policy NE6 after point 4 of the first section, but with the omission of the phrase being damaged by. The preceding paragraph 3.75 to be split into two paragraphs as set out above to improve clarity and to maintain the paragraph numbering.	None.
121/6	Policy NE6: Flooding and Drainage	6. In the second part of Policy NE6, dealing with drainage impact assessments, in the first line of item 1, changing “best” to “most appropriate”.	None.
121/7	Policy NE6: Flooding and Drainage	7. Changing the last sentence in paragraph 3.77, to read: “Developers will be required to demonstrate that their proposals for foul drainage conform to the standards set out in the Sewers for Scotland Manual Second Edition (2007) and The SUDS Manual (C697).”	None.
122/1	Policy NE7: Coastal	Modify the plan by adding a third criterion at the end of Policy NE7	None.

Reference	Issue	Modification	Consequential Modifications
	Planning	(applicable in all cases): “Development proposals will be required to demonstrate through appropriate marine-noise modelling, that adverse impacts on Bottlenose Dolphins and Atlantic Salmon are avoided.”	
123/1	Policy NE8: Natural Heritage	<p>Modify the plan by:</p> <ol style="list-style-type: none"> Amending paragraph 3.83 to read: “The River Dee is a Special Area of Conservation (SAC) (an international designation) and includes that part of the harbour through which the river flows. This is the only Natura site within the Plan area. However allocations within the Plan area also have the potential to impact on the bottlenose dolphin, a qualifying interest for the Moray Firth SAC and European Protected Species. These dolphins are frequently present offshore and at the mouth of the harbour and in the outer harbour. National designations are also present in the Plan area and include Sites of Special Scientific Interest. Local designations include Local Nature Reserves, District Wildlife Sites and Sites of Interest to Natural Science, with the latter two soon to be reclassified as Local Nature Conservation Sites or Landscape Areas. Our Nature Conservation Strategy includes a list of all designations.” 	None.
123/2	Policy NE8: Natural Heritage	<ol style="list-style-type: none"> Amending the first paragraph of Policy NE8 by altering the first sentence to read: “Development that, taking into account any proposed mitigation measures, has an adverse effect on a protected species or an area designated because of its natural heritage value will only be permitted where it satisfies the relevant criteria in Scottish Planning Policy.” 	None.
123/3	Policy NE8: Natural Heritage	<ol style="list-style-type: none"> Amending Sections 1, 2 and 3 of the policy to read: “1. Applicants should submit supporting evidence for any development that may have an adverse effect on a protected species demonstrating both the need for the development and that a full range of possible alternative courses of action has been properly examined and none found to acceptably meet the need 	None.

Reference	Issue	Modification	Consequential Modifications
		<p>identified.</p> <p>2. An ecological assessment will be required for a development proposal on or likely to affect a nearby designated site or where there is evidence to suggest that a habitat or species of importance (including those identified in the UK and Local Biodiversity Action Plans) exists on the site.</p> <p>3. No development will be permitted unless steps are taken to mitigate negative development impacts. All proposals that are likely to have a significant effect on the River Dee SAC will require an appropriate assessment which will include the assessment of a detailed construction method statement addressing possible impacts on Atlantic Salmon, Freshwater Pearl Mussel and Otter. Development proposals will only be approved where the appropriate assessment demonstrates that there will be no adverse effect on site integrity, except in situations of overriding public interest."</p>	
124/1	Policy NE9: Access and Informal Recreation	<p>Modify the plan by amending the third sentence of Policy NE9 to read: "Wherever appropriate, developments should include new or improved provision for public access, permeability and/or links to green space for recreation and active travel."</p>	None.
125/1	Policy R1: Minerals	<p>Modify the plan by removing the first test from Policy R1 and, as a consequence, deleting the phrase "(on sites identified in Policy R1)" from Policy NE2 'Green Belt'.</p>	None.
126/1	Policy R2: Degraded and Contaminated Land	<p>Modify the plan by amending Policy R2 to read as follows: "The City Council will require that all land that is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use. This may involve undertaking site investigations and risk assessments to identify any actual or possible significant risk to public health or safety, or to the environment, including possible pollution of the</p>	None.

Reference	Issue	Modification	Consequential Modifications
		water environment, that could arise from the proposals. Where there is potential for pollution of the water environment the City Council will liaise with SEPA.”	
127/1	Policy R3: New Waste Management Facilities	Modify the plan by: 1. Deleting the word “municipal” in paragraph 3.96.	None.
127/2	Policy R3: New Waste Management Facilities	2. Amending paragraph 3.98 to insert the word “municipal” before the words “waste management” in lines 2 and 12. Add a final sentence “Additional facilities will be required to deal with non-municipal waste”.	None.
127/3	Policy R3: New Waste Management Facilities	3. Rewording the penultimate paragraph of Policy R3 to read “Waste management facilities that are proposed on Business and Industrial Land (B1) will normally require to be located in a building. This will depend upon the nature of the operations involved.”	None.
127/4	Policy R3: New Waste Management Facilities	4. Amending the last paragraph of Policy R3 by deleting the word “existing” and adding after the word “facilities” the words “including those listed in Policy R4”.	None.
128/1	Policy R4: Sites for New Waste Management Facilities	Modify the plan by amending Appendix 7 to include a reference to Altens East/Doonies as a site for a materials recycling facility/an aerobic digestion or in-vessel composting facility and/or a transfer station. The site should be shown as Opportunity Site Reference OP70.	None.
129/1	Policy R5: Energy from Waste	No modifications.	None.
130/1	Policy R6: Waste Management Requirements for New Development	No modifications.	None.
131/1	Policy R7: Low and Zero Carbon Buildings	No modifications.	None.
132/1	Policy R8:	Modify the plan by replacing “50%” with “80%” in paragraph 3.105.	None.

Reference	Issue	Modification	Consequential Modifications
	Renewable and Low Carbon Energy Developments		
133/1	New Policy: Telecoms	Modify the plan by adding the following paragraph after Policy R8: “Communications Infrastructure The expansion of the electronic communications network including telecommunications, broadband and digital infrastructure is supported. The council is keen to facilitate this expansion whilst at the same time minimising any environmental impacts. Any such proposals must take into account guidance in Scottish Planning Policy (SPP), PAN62 – Radio Telecommunications and policies in this plan including but not limited to Policy D5 – Built Heritage, Policy D6 – Landscape, Policy H1 – Residential Areas and Policy H2 – Mixed Use Areas.”	None.
134/1	Use of Supplementary Guidance	No modifications.	None.
135/1	Proposals Map and Glossary	Modify the plan by: 1. Amending the proposals map to identify the boundary of the River Dee SAC.	None.
135/2	Proposals Map and Glossary	2. Amending the final sentence of the definition of brownfield land in the glossary to read: “The grounds of redundant institutions (such as schools or hospitals) shall not be considered as brownfield land.”	None.
136/1	Public Consultation	No modifications.	None.

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1. Introduction

Vision

1.1 Our aim is for Aberdeen in 2030 to be a sustainable city at the heart of a vibrant and inclusive North East of Scotland. This supports the Aberdeen City and Shire Structure Plan which sets out the vision for the area which is:-

“By 2030 Aberdeen City and Shire will be an even more attractive, prosperous and sustainable European city region and an excellent place to live visit and do business. We will be recognised for:-

- *our enterprise and inventiveness, particularly in the knowledge economy and in high-value markets;*
- *the unique qualities of our environment; and*
- *our high quality of life.*

We will have acted confidently and taken the courageous decisions necessary to further develop a robust and resilient economy and to lead the way towards development being sustainable, including dealing with climate change and creating a more inclusive society.”

1.2 The Aberdeen Local Development Plan provides a land use framework within which we can work towards this vision.

Aberdeen’s position in the National Planning Framework for Scotland

1.3 Aberdeen is Scotland’s third largest city and, together, with the rest of the North East, plays an important role in many aspects of the life of the country. This is reflected in Scotland’s second National Planning Framework (NPF2) which was approved by Scottish Ministers in June 2009. Its key aims for Scotland’s spatial development to 2030 are:-

- to contribute to a wealthier and fairer Scotland by supporting sustainable economic growth and improved competitiveness and connectivity;
- to promote a greener Scotland by contributing to the achievement of climate change targets and protecting and enhancing the quality of natural and built environments;
- to help build safer, stronger and healthier communities, by promoting improved opportunities and a better quality of life; and
- to contribute to a smarter Scotland by supporting the development of the knowledge economy.

1.4 NPF2 identifies a number of developments considered essential to the delivery of the spatial strategy. In Aberdeen it highlights improvements to Aberdeen Airport, including access, terminal facilities and parking.

1.5 NPF2 also recognises that Aberdeen has a key role as a driver of economic activity and says that the primary aim for Aberdeen and Aberdeenshire is to grow and diversify the economy, making sure the region has enough people, homes, jobs and facilities to maintain and improve its quality of life.

1.6 It highlights the need for Aberdeen to be well connected to Edinburgh and Glasgow, its wider regions and the rest of the world, including reducing journey times, confirming the Government's commitment to construction of the Aberdeen Western Peripheral Route, and ensuring good domestic and international air links which are vital to the region's economy.

1.7 NPF2 acknowledges the importance of working to strengthen our role as Scotland's northern gateway, building on our considerable science and research expertise and broadening our economic base. There should be a focus on:-

- improving the quality of the environment in the city centre and developing cultural and recreational facilities to create a more vibrant social scene;
- attracting more tourists to the city and expanding the service sector, including financial services;
- recognising the role of Aberdeen harbour;
- capitalising on the city's role as a regional media centre which provides a base from which to build a larger creative sector;
- developing knowledge economy links based on the expertise associated with the energy and offshore industries and the universities here; and
- developing the Energetica project by also seeking to build on the energy sector and offshore strengths of the region, diversifying into new renewable and clean energy technologies to consolidate our position as a global energy hub.

1.8 Planning authorities must take NPF2 into account when preparing development plans and it is a material consideration in determining planning applications.

Aberdeen City and Shire Structure Plan

1.9 The strategy for the growth of the north east is set out in the Aberdeen City and Shire Structure Plan. The main aims of the Structure Plan are to:-

- grow and diversify the regional economy;
- tackle climate change;
- ensure the area has enough people, homes and jobs to support the level of services and facilities needed to maintain and improve the quality of life;

- protect valuable resources including the built and natural environment;
- create sustainable communities; and
- make most efficient use of the transport network.

1.10 It sets a target of increasing the population of the city region to 480,000 by 2030 and achieving an annual housebuilding rate of 3,000 per year by 2020.

1.11 The Structure Plan promotes three growth areas which will be the focus for development over the period up to 2030. These growth areas are Aberdeen City, the Huntly-Aberdeen-Laurencekirk transport corridor, and the Aberdeen - Peterhead transport corridor. Development on brownfield sites is strongly encouraged and allowances are also made for the priority areas for regeneration within the city. Significant allowances are also made for development on greenfield sites. The Structure Plan housing allowances and employment land allocations are set out in Table 1 below. The Local Development Plan shows how these allowances and allocations will be met.

Table 1 Structure Plan Housing and Employment Land Figures

	Housing Allowances			Employment Land Allocations	Employment Land: Strategic Reserve
	2007-2016	2017-2023	2024-2030	2007-2023	2024-2030
Brownfield	4,000	3,000	3,000	105 hectares	70 hectares
Regeneration Areas	500	2,000	2,500		
Greenfield	12,000	5,000	4,000		
Total	16,500	10,000	9,500	105 hectares	70 hectares

Notes:-

- The housing allowances are in addition to all sites included in the Effective Land Supply 2007 and greenfield sites identified in the Aberdeen City Local Plan 2008 but not included in the 2007 Housing Land Audit, see Table 2 below, (Aberdeen City and Aberdeenshire Councils publish an annual Housing Land Audit which determines the extent and status of the housing land supply in the North East).
- Employment land allocations are in addition to sites already identified in the Aberdeen Local Plan 2008 (see Table 3).
- Strategic Reserve Land is land identified for possible future development (but subject to review in future Plans).

Table 2 Housing Sites Allocated in the 2008 Aberdeen Local Plan

OP11 Jesmond Drive	40	OP136 Loirsbank Road*	10
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OP20 Hopcroft	30	OP57 Pinewood	150
OP39 Greenferns	120	OP74 Den of Leggart	50
OP50 Earlswells House	10	OP75 Stationfields, Cove	150
OP51 Friarsfield/Morkeu	280	Charleston, Cove	200
OP52 Hazledene	150	Old Skene Road	25

Note

* The Loirsbank Road site has been reduced in size from that shown in the 2008 Aberdeen Local Plan and given an allocation of 8 houses.

Deleted: rezoned to Green Belt in this Plan

Table 3 Employment Land from the Aberdeen Local Plan 2008

OP3 Berryhill, Murcar	68ha	Peterseat	11.6ha
OP4 Findlay Farm, Murcar	17ha	Altens East and Doonies	16ha
OP32 Dyce Drive	108ha gross	Stoneywood *	20ha

Note

* The Stoneywood site is a housing proposal in this Plan, see Table 6.

Aberdeen Local Development Plan – Working towards the vision

1.12 The Plan sets out how we aim to work towards our vision for Aberdeen. It shows which land is being allocated to meet the city’s development needs over the next 10-20 years and it sets out the planning policies we will apply in promoting the sustainable growth of the city over this period.

1.13 We have taken account of, and been informed by, many other plans and strategies in preparing this Plan. These include the Scottish Government’s planning policies as set out in the National Planning Framework 2, Scottish Planning Policy, Designing Places, Designing Streets, [Scotland River Basin District River Basin Management Plan](#) and various Circulars. We have also considered the Nestrans Regional Transport Strategy and Delivery Plan, our own Local Transport Strategy, [the North East Scotland River Basin Area Management Plan](#), the ACSEF Economic Action Plan and the Aberdeen City and Shire Housing Need and Demand Assessment.

1.14 The Plan contains a spatial strategy which explains our overall view of where development should go and the principles behind that. We have identified future development sites and the scale of development we expect to see on each of the identified sites. We have also specified what developers need to do when designing and delivering development, emphasising the need for masterplans, drawn up with local community involvement, for all the major sites. Our policies set out the requirements for different types of development and explain what uses are acceptable in different areas. More information and advice is often contained in Supplementary Guidance. This can relate to specific sites or to specific types of development. We have also prepared an Action Programme which sets out what actions are needed for the

policies and proposals in the Plan to be delivered, who is responsible for delivering them and the expected timescale for doing this. The Action Programme will be monitored and updated regularly and published every two years.

How to use the Plan

1.15 All development, whether on brownfield or greenfield sites, must comply with policies which seek to achieve the objectives of creating a sustainable city. The Local Development Plan contains different types of policies:

- Map based policies – which apply to a specific area on the Proposals Map.
- City wide policies – which apply to all new development proposals.
- Topic policies – which apply to a certain type of development.

1.16 It is important to remember that development proposals will be assessed against a number of policies within the Plan so the Local Development Plan must be carefully considered as a whole. Reference should also be made to appropriate Supplementary Guidance as well as national policy and the Structure Plan.

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2. The Spatial Strategy

Overview

2.1 Our strategy promotes the city centre as the commercial, economic, social, civic and cultural heart of Aberdeen. The maintenance of a vibrant city centre and the enhancement of its fine buildings and open spaces is vital to Aberdeen's future prosperity and to sustaining its attractiveness as a place to live and visit. A strong and thriving city centre is a key attribute in delivering the wider strategic aims of the Aberdeen City and Shire Structure Plan and our policies and proposals seek to enhance its role as a key commercial centre.

2.2 Regeneration of city centre sites and other brownfield sites throughout the existing built-up area for appropriate uses will be encouraged as an important part of the Plan's strategy. Brownfield sites are expected to contribute 7,000 units towards our housing requirements over the period to 2023 with a further 2,500 new homes being provided within the seven designated priority areas for regeneration (Middlefield, Cummings Park, Northfield, Tillydrone, Woodside, Seaton and Torry). The Plan identifies specific brownfield housing sites and explains the potential for others to come forward. Sites are also identified for other uses which complement existing communities.

2.3 Redevelopment of previously used sites makes a huge contribution to the overall sustainability aims of the Plan, but we also recognise that the city needs to expand beyond its existing developed edges to maintain and enhance our employment and housing opportunities, to retain our young people and to attract others to invest and live here. A mixture of house types and employment opportunities to encourage a balanced population structure is important if we are to be able to offer a wide range of services and facilities which underpin Aberdeen's role as a major hub within the north east.

2.4 Aberdeen is to accommodate at least half of the new housing and employment land needed to meet the strategic needs of the North East over the next 20 years as set out in the Structure Plan. Greenfield sites for 21,000 homes and 175ha of employment land are required up to 2030. This will reinforce the city's important role as a regional centre which makes a significant contribution to the wider Scottish economy. The planned expansion around existing suburban communities is, therefore, essential and provides opportunities for exciting new ways of delivering development guided by detailed masterplans prepared in consultation with local communities. This growth will be required to deliver enhanced accessibility to existing and enhanced greenspaces and greenspace networks.

2.5 New development, whether in greenfield or brownfield locations, will have to be of the best standard to deliver opportunities for people to enjoy a high quality of life

within an attractive, sustainable and safe environment. Connections between these new development areas and other parts of the city are also important.

2.6 In determining the best locations for greenfield development we explored a number of 'Directions for Growth' and gave careful and detailed consideration to environmental, topographical and accessibility issues. We sought to offer a choice of development locations in different parts of the city and aimed to contain development within the Aberdeen Western Peripheral Route. Our sites were also subjected to a Strategic Environmental Assessment (SEA) and the Environmental Report is available along with this Plan. Development proposals must take account of the mitigation measures highlighted in the SEA. We have reviewed our green belt to ensure that the boundaries reflect the long term development strategy for the city and further information on this is available in our Technical Appendix.

2.7 The following paragraphs in this part of the Plan set out our approach to each of the elements of the spatial strategy.

City Centre

2.8 The City Centre plays a major role in the commercial, economic, social, civic and cultural life of Aberdeen and the wider North East. It is an important regional centre providing a focus for employment and business interaction, it offers access to a wide range of goods and services, and it is a place where many people meet socially and choose to live and visit.

2.9 It is vital for the future prosperity of Aberdeen that the City Centre is enhanced and promoted as a safe, attractive, accessible and well connected place which contributes to an improved quality of life. The Local Development Plan supports the delivery of this vision within a framework of securing sustainable development. This will be achieved through applying policies which positively promote what can happen, and where, in tandem with a City Centre Development Framework which has been prepared as Supplementary Guidance. The Framework identifies Union Street as the spine of the City Centre linking a number of different character areas each of which has its own qualities, attributes, opportunities and challenges. [In addition, a Business Improvement District Project has been proposed in Aberdeen City Centre.](#)

2.10 The Framework identifies the principles which will guide and co-ordinate development and investment, taking into account our aims for each of the different character areas and how to enhance linkages between each of them. It also identifies the role played by existing or required masterplans in the city centre area and specifies some of the key projects needed to achieve our aims. It sets out a programme for delivering these, either independently or, more effectively, in combination with each other.

2.11 The Plan reinforces the role of the City Centre as a regional centre. The City Centre Business Zone (shown on the Proposals Map) contains most of the centre's shopping floorspace and this is where most new development of this nature is to be directed. A specific policy for Union Street seeks to enhance its vitality and viability in recognition of its key location at the heart of the City Centre. Appropriate pedestrian priority measures are currently under consideration for part of Union Street. There are other areas within the City Centre Business Zone where retailing is the dominant or primary use (such as the Bon Accord, St Nicholas, Trinity and Union Square shopping centres) and areas where it is not so strongly represented, but nevertheless remains important.

Policy C1 - City Centre Development – Regional Centre

Development within the City Centre must contribute towards the delivery of the vision for the City Centre as a major regional centre as expressed in the City Centre Development Framework. As such the City Centre is the preferred location for retail, commercial and leisure development serving a city-wide or regional market.

Proposals for new retail, commercial, leisure and other city centre uses shall be located in accordance with the sequential approach referred to in the Retailing section of the Plan and in the relevant Supplementary Guidance: Hierarchy of Retail Centres.

Policy C2 – City Centre Business Zone and Union Street

The City Centre Business Zone is the preferred location for major retail developments as defined in Policy RT1. Where sites are not available in the City Centre Business Zone, then sites elsewhere in the City Centre may be appropriate.

Proposals for a change of use from retail (Class 1 of the Use Classes Order) to other uses within the City Centre Business Zone will only be acceptable if :

- 1) the proposal is in Union Street it must accord with the Union Street Frontages Supplementary Guideline .
- 2) in other parts of the City Centre Business Zone it can be demonstrated that there is a lack of demand for continued retail use of the premises (applicants may be required to demonstrate what efforts have been made to secure a new retail use since the property became vacant) and how the new use contributes to the wider aims for city centre enhancement; and
 - the proposed new use must enhance or adequately maintain daytime vitality, and an active street frontage; and
 - the alternative use does not conflict with the amenity of the neighbouring area.

Proposals to use basement and upper floor levels for retail, residential, and other

appropriate purposes will be encouraged in principle.

Brownfield Sites

2.12 Sites are required for 7,000 homes on brownfield sites to meet the requirements of the Structure Plan up to 2023. Brownfield sites are normally found within the existing built-up area and are sites which have previously been developed. The identified sites are listed in Appendix 1, Table 1 and are shown on the Proposals Map.

2.13 Redevelopment in the existing urban area can play an important part in regenerating areas, remove local eyesores, bring land and buildings back into effective use and reduce the need for car based travel. Brownfield development may present difficulties, such as land assembly or site preparation but these are likely to be outweighed by its inherent sustainability - it recycles land, it can reduce pollution by encouraging use of public transport and help to maintain local services such as schools or local shops. Planning briefs or masterplans may be required for larger brownfield sites or sites in sensitive locations and where appropriate, an assessment of contamination of brownfield sites will be required prior to the granting of planning permission.

2.14 Developers will need to provide the necessary infrastructure and developer contributions as required by Policy I1 and, where necessary, using the criteria for calculating developer contributions as set out in the Infrastructure and Developer Contributions Manual. The precise level of infrastructure requirements and developer contributions will need to be agreed with the Council, and other statutory agencies, through the masterplanning and planning application process. The level of provision or contribution required will be commensurate to the scale and impact of the development proposed.

2.15 Appendix 1, Table 1 shows the brownfield sites identified through the Brownfield Urban Capacity Study that have been assessed as suitable for potential future housing development. Included within Appendix 1, Table 2 are the brownfield sites with planning consent, which were not effective in the 2007 Housing Land Audit. Therefore these sites have not already been included within the Effective Land Supply 2007 housing numbers from the Structure Plan. Appendix 1, Table 3 shows the total number of units that it is thought brownfield sites could accommodate in Aberdeen. Sites that have been included within both the Brownfield Urban Capacity Study and the planning consent tables have not been double-counted for the purposes of calculation in Appendix 1, Table 3.

2.16 As shown in Table 1, the Structure Plan states that we are required to identify land to accommodate 7,000 units between 2007 and 2023. It also requires us to maintain an up to date Brownfield Urban Capacity Study to add to the supply of

brownfield opportunities. Appendix 1, Table 3 illustrates that there are sites within Aberdeen with the potential to accommodate between 4,962 units to 8,559 units depending on the density of development. Added to this are 918 units from the Housing Land Audit, which are brownfield sites that have received planning consent for development since 2007 (the base date for the Structure Plan). Therefore the overall total number of potential units identified for brownfield sites range from 5,880 to 9,477. This includes sites within the regeneration areas.

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2.17 Alongside the brownfield sites identified above for housing, sites exist that are capable of accommodating other uses, such as for business, retail and leisure. Some of these sites (for example Cotton Street, Aberdeen College at Gallowgate) have been identified in the 2008 Aberdeen Local Plan and the Main Issues Report. These are shown in Appendix 2 along with other opportunity sites suitable for a variety of uses. This gives further detail and particulars of each site and its capabilities. All opportunity sites are shown on the Proposals Map. The list of brownfield sites is not exhaustive. It is not thought reasonable to try and identify brownfield sites too far ahead in the future as sites tend to become available or get redeveloped all the time – sometimes unpredictably. For this reason, brownfield sites for the first Structure Plan phase only have been identified, although the sites identified should be able to cover the second phase as well.

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Regeneration Areas

2.18 The Structure Plan makes allowance for sites for 2,500 homes up to 2023 within the priority areas for regeneration (Middlefield, Cummings Park, Northfield, Tillydrone, Woodside, Seaton and Torry) to assist with the Community Plan's aim to improve quality of life opportunities in these areas. We have identified sites which meet the allowance of 500 homes for the period up to 2016, (see Appendix 3). Given that the level of demolition and subsequent rebuilding has not been as expected, we intend to review the opportunities within regeneration areas in the next Local Development Plan. Any review will take into account work already undertaken in the preparation of Masterplans for the areas.

Greenfield Development

2.19 Sites have been identified to meet the requirements of the Structure Plan on greenfield sites - this includes both the 17,000 homes up to 2023 and 175 hectares of employment land up to 2030. Many of these opportunities have a mixture of uses. These are in addition to sites allocated in the 2008 Aberdeen Local Plan which have not yet been developed. The broad geographical distribution of these sites is shown in Table 4.

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Table 4 Greenfield Development Allowances and Allocations

Housing Allowances	2007-2016	2017-2023	2024-2030	Total
Bridge of Don/Grandhome	3,210	2,100	2,300	7,610
Dyce/Bucksburn/Woodside	3,300	1,200	740	5,240
Kingswells and Greenferns	1,520	350	400	2,270
Countesswells	2,150	850	0	3,000
Deeside	554	150	0	704
Loirston and Cove	1,100	400	0	1,500
Total	11,834	5,050	3,440	20,328
Structure Plan Allowances	12,000	5,000	4,000	21,000

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Employment Land (hectares)	2007-2023	2024-2030	Total
Bridge of Don/Grandhome	5	27	32
Dyce/Bucksburn	36	18.5	54.5
Kingswells and Greenferns	61		61
Countesswells	10		10
Deeside	5		5
Loirston and Cove	13	20.5	33.5
Total	130	66.5	196
Structure Plan Allocations	105	70	175

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2.20 The new sites are identified in the Tables 5-10 below on an area-by-area basis and are shown on the Proposals Map. Detailed masterplans must be prepared for most of these sites before they can be developed. In some cases it will be appropriate for a single masterplan to be prepared for a number of neighbouring sites, (see Figure 1 Masterplan Zones below).

2.21 We have allocated more employment land within the time frame 2007- 2023 than required by the Structure Plan. It is important to take account of factors that will reduce the overall actual developable area of employment land such as strategic landscaping, the presence of pylons or other uses within zoned sites and land required for transportation. This level of allocation is necessary to ensure that we meet the Structure Plan target of making 60 hectares of land available to businesses at all times in a range of places and to ensure that at least 20 hectares of the allocation is of a standard that will attract high quality businesses or be suitable for company headquarters. This is important in order to create a wide range of business and industrial areas that will give Aberdeen City a competitive business advantage.

Land Release

2.22 The principle of development on greenfield allocations will be assessed against the following land release policy.

Policy LR1 – Land Release Policy

Part A - Phase 1 Release Development: Housing 2007 – 2016; and Employment 2007 – 2023

Housing and employment development on sites allocated in Phase 1 will be approved in principle within areas designated for housing or employment. Development on an allocated site or in close proximity to an allocation that jeopardises the full provision of the allocation will be refused.

Part B - Phase 2 Release Development: Housing 2017 – 2023; and Employment 2024 - 2030

Housing and employment development on sites allocated in Phase 2 are safeguarded for future development and will be released by a review of the Local Development Plan. Development on a site allocated in Phase 2 or in close proximity to an allocation that jeopardises the full provision of the allocation will be refused.

For housing developments, if the Housing Land Audit highlights that there is less than a 5 year supply of housing land, Supplementary Guidance may be prepared in conjunction with the Strategic Development Planning Authority to release allocations from Phase 2. Once released, sites will be assessed under the provisions of Part A of this Policy.

Part C - Phase 3 Housing 2024 - 2030

These sites are safeguarded for residential development for the period 2024 to 2030 to be released by a review of the Local Development Plan. Development on a site allocated for housing in Phase 3, or in close proximity to a housing allocation, that jeopardises the full provision of the allocation will be refused.

The detailed phasing of greenfield housing and employment sites is set out in Tables 5 to 10.

2.23 In order to help deliver mixed communities, and assist in the provision of employment land, large sites should include a mix of housing, employment and other uses. This will improve the delivery of employment land for new or expanding businesses, support economic growth and deliver sustainable communities.

Delivery of Mixed Use Communities

Policy LR2 - Delivery of Mixed Use Communities

Mixed use developments will be required to service employment land along with the associated phases of the housing development. This means that the road, water, gas and electricity infrastructure will need to be considered for the whole

site.

Directions for Growth

Bridge of Don / Grandhome

2.24 Significant land allocations have been made to the area north of the River Don to support the Energetica Corridor concept promoted by Aberdeen City and Shire Economic Future. The Energetica concept seeks to improve the economy and promote the energy industry along the Aberdeen to Peterhead growth corridor. The Plan allocates sites for more than 7,000 homes in this area and 32ha of employment land (in addition to more than 75ha of land already zoned here in the [2008 Aberdeen Local Plan](#)). Proposed road schemes which will provide benefits to this area include the Aberdeen Western Peripheral Route, the Third Don Crossing and Haudagain roundabout improvements. [An Energetica Design Guide will be brought forward and adopted as Supplementary Guidance alongside the Plan in due course.](#)

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Table 5 Development at Bridge of Don and Grandhome

Sites	Local Development Plan period		Future Growth
	2007 – 2016	2017 – 2023	2024 – 2030
OP2 Murcar			27 ha employment
OP10 East Woodcroft North	60 homes		
OP12 Grandhome	2,600 homes	2,100 homes	2,300 homes
	5ha employment		
OP25 Dubford	550 homes		
Housing Total	3,210 homes	2,100 homes	2,300 homes
Employment Land Total	5ha		27ha

Notes

OP2 - [The masterplan to be prepared for OP2 Murcar will need to take into account any masterplan or framework for OP3 Berryhill so that the developments dovetail together in a coherent manner.](#)

Deleted: A Development Framework (Murcar Development Framework, June 2008), was approved as Supplementary Guidance. It covers part of this site and neighbouring land to the south (OP3 –see Proposals Map and Appendix 2). A masterplan is, however, required for both sites, and this should include provision for a possible Park and Ride site

Dyce, Bucksburn and Woodside

2.25 Substantial land allocations have been made in the Dyce/Bucksburn A96 corridor close to Aberdeen Airport, which is one of the gateways to the Energetica corridor. The proposed AWPR will provide benefits to this area with a junction proposed at the A96. In addition, a Park and Ride site is already proposed in this area along with a new access road into the Dyce Drive area. The proximity of housing and employment land allocations opens up the opportunity for people to live close to places of work.

Table 6 Development at Dyce, Bucksburn and Woodside

Sites	Local Development Plan period		Future Growth
	2007 – 2016	2017 – 2023	2024 – 2030
OP24 Stoneywood	500 homes	-	-
OP26 Craibstone North and Walton Farm	1.5 ha employment		18.5 ha employment <u>or higher education and research</u>
OP28 Rowett North	34.5 ha employment		
OP29 Craibstone South	750 homes	250 homes	
OP30 Rowett South	1,000 homes	700 homes	240 homes
OP31 Greenferns Landward	750 homes	250 homes	500 homes
OP135 Woodside	300 homes		
Housing Total	3,300 homes	1,200 homes	740 homes
Employment Land Total	36 ha		18.5 ha

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Notes

- Combined Masterplan required for OP26 and OP28.
- Combined Masterplan required for OP29, OP30 and OP31.
- Dyce Drive Planning Brief and Indicative Masterplan was approved as Supplementary Guidance in March 2004. It covers a section of this site and further land to the north.
- The 1.5 ha of employment land at OP26 relates to Walton Farm and the rest of the site is identified for employment development or a higher education and research institute suitable for the relocation of the Scottish Agricultural College, Craibstone.
- A masterplan which reflects the contents of the 'Woodside Sports Village Indicative Masterplan' required for OP135.

Deleted: Rowett Research Institute Development Framework was approved as Supplementary Guidance in November 2008. It covers the whole site and was based on the continuing role as a research facility. It has now been proposed that the site will become vacant and available for development in 2011, therefore this document will require to be reviewed.

Kingswells and Greenferns

2.26 More than 50 hectares of employment land allocations have been made to the west of the city in the Kingswells area which will provide employment opportunities in a part of the city where there is little employment land. The main housing sites are at Maidencraig (750 homes) on the A944 corridor and at Greenferns (1,350 homes plus 10ha employment land), which is close to the Northfield, Middlefield and Cummings Park priority areas for regeneration. The proposed AWPR will provide benefits to this area with junctions proposed to the north and south-west of Kingswells.

Table 7 Development at Kingswells and Greenferns

Sites	Local Development Plan period		Future Growth
	2007 – 2016	2017 – 2023	2024 – 2030
OP40 West Hatton and Home Farm, Kingswells	50 ha employment		-
OP41 Kingswells C	50 homes	-	-
OP42 Kingswells D and West Huxterstone	120 homes	-	-
OP43 Maidencraig South East	450 homes	-	-
OP44 Maidencraig North East	300 homes	-	-
OP45 Greenferns	600 homes	350 homes	400 homes
	10 ha employment		-
OP46 East Arnhall	1 ha employment		-
Housing Total	1,520 homes	350 homes	400 homes
Employment Land Total	61 ha		-

Notes

- Masterplan required for OP40
- Combined Masterplan required for OP43 and OP44
- Masterplan required for OP45

Countesswells

2.27 A large new community is proposed for Countesswells to the west of the city. This area will benefit from being close to the employment sites proposed for Kingswells. This development would include 10ha of employment land plus appropriate community facilities.

Table 8 Development at Countesswells

Sites	Local Development Plan period		Future Growth
	2007 – 2016	2017 – 2023	2024 – 2030
OP58 Countesswells	2,150	850	-
	10 ha employment		-
Housing Total	2,150 homes	850 homes	-
Employment Land Total	10 ha		-

Notes

- Masterplan required for OP58

Deeside

2.28 Relatively limited development is proposed along the Deeside corridor with only one major site identified at Oldfold. There are significant transport and educational capacity infrastructure constraints in the area which restrict the scale of future development. The Oldfold development includes an opportunity to redevelop Milltimber Primary School.

Table 9 Development at Deeside

Sites	Local Development Plan period		Future Growth
	2007 – 2016	2017 – 2023	2024 – 2030
OP59 Peterculter East	25 homes	-	-
OP60 Culter House Road	5 homes	-	-
OP61 Edgehill Road	5 homes	-	-
OP62 Oldfold	400 homes	150 homes	-
	5 ha employment		-
OP64 Craigton Road / Airyhall Road	20 homes	-	-
OP65 North Garthdee Farm	80 homes	-	-
OP134 Peterculter Burn	19 homes	-	-
Housing Total	554 homes	150 homes	0 homes
Employment Land Total	5 ha		-

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Notes

- Masterplan required for OP62.
- North Garthdee Farm requires a planning brief.
- A planning brief will be required for OP134 setting out (a) specific measures needed to avoid damage to, and enhance the District Wildlife Site, and (b) the requirement to provide a construction method statement that will avoid adverse effects on the qualifying interests of the River Dee SAC (Atlantic Salmon, Freshwater Pearl Mussel and Otter).

Loirston and Cove

2.29 Loirston is considered suitable for a new community stadium and a site has been identified to accommodate this as part of a mixed use area. The site can also accommodate 1,500 homes and 11ha of employment land. It benefits from being close to a major junction with the Aberdeen Western Peripheral Route.

Table 10 Development at Loirston and Cove

Sites	Local Development Plan period		Future Growth
	2007 – 2016	2017 – 2023	2024 – 2030
OP69 (part)	2ha employment		

OP77 Loirston	1,100 homes	400 homes	-
	11 ha employment		-
OP78 Charlestown	-	-	20.5ha employment
Housing Total	1,100 homes	400 homes	-
Employment Land Total	13 ha		20.5ha

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Notes - Masterplan required for OP77

3. Delivering Sustainable Communities

3.1 This Section of the Plan sets out our policies for ensuring that new development contributes to achieving our vision of a sustainable city and how we will meet the objectives and targets in the Structure Plan.

Delivering Infrastructure, Transport and Accessibility

3.2 The delivery of supporting infrastructure is important in mitigating the impact of development and helping to create balanced, accessible and sustainable communities. This can be delivered either through the direct provision of the required infrastructure, or through financial contributions made by the developer.

3.3 Information relating to infrastructure requirements and developer contributions is set out in three parts:

- 1) Appendix 4 of this Plan
- 2) The Action Programme
- 3) The Infrastructure and Developer Contributions Manual, which is Supplementary Guidance to this Plan.

3.4 From an early stage in the preparation of this Plan, the Council has worked in close partnership with a wide range of agencies through the Future Infrastructure Requirements for Services Group to establish the infrastructure requirements to support development. The infrastructure requirements identified are based on the latest evidence available. Developers should take into account the likely requirement for a contribution when preparing and costing proposals. We would encourage developers to discuss this with us at an early stage as there may be circumstances where development imposes additional pressures and requires more extensive contributions to those identified in the Local Development Plan and Action Programme. The Action Programme will be updated on an ongoing basis and revised versions will be formally published on the Council's website every two years. The provision of infrastructure is fundamental to the deliverability of a development proposal and in many circumstances development will not be allowed to proceed if the infrastructure and service improvement requirements can not be met.

3.5 We will consider whether the provision of necessary infrastructure either on or off-site can be achieved through the use of conditions attached to the grant of planning permission. Where this can not be achieved we will seek a fair and proportionate financial contribution towards supporting infrastructure through a Planning or other legal agreement. If a Planning or other legal agreement is required it will be sought in an appropriate, transparent and equitable manner and will need to be negotiated and agreed with the Council before a decision notice on a planning application can be issued.

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Policy I1 – Infrastructure Delivery and Developer Contributions

Development must be accompanied by the infrastructure, services and facilities required to support new or expanded communities and the scale and type of developments proposed. Where development either individually or cumulatively will place additional demands on community facilities or infrastructure that would necessitate new facilities or exacerbate deficiencies in existing provision, the Council will require the developer to meet or contribute to the cost of providing or improving such infrastructure or facilities.

Infrastructure requirements relating to Masterplan Zone sites and other allocated sites outwith the Masterplan Zones are set out in Appendices 4 and 5. Actions for delivering such infrastructure are described in the Local Development Plan Action Programme. Infrastructure requirements and the level of developer contributions for other development will be assessed using the criteria set out in the Infrastructure and Developer Contributions Manual. The precise level of infrastructure requirements and developer contributions will need to be agreed with the Council, and other statutory agencies. The level of provision or contribution required will relate to the development proposed either directly or to the cumulative impact of development in the area and be commensurate to its scale and impact.

Masterplans will be expected to reflect the infrastructure requirements and developer contributions identified and should include a Delivery Statement setting out details of how the proposed development, and supporting infrastructure, will be delivered.

New infrastructure will either be provided by the developer or through financial contributions.

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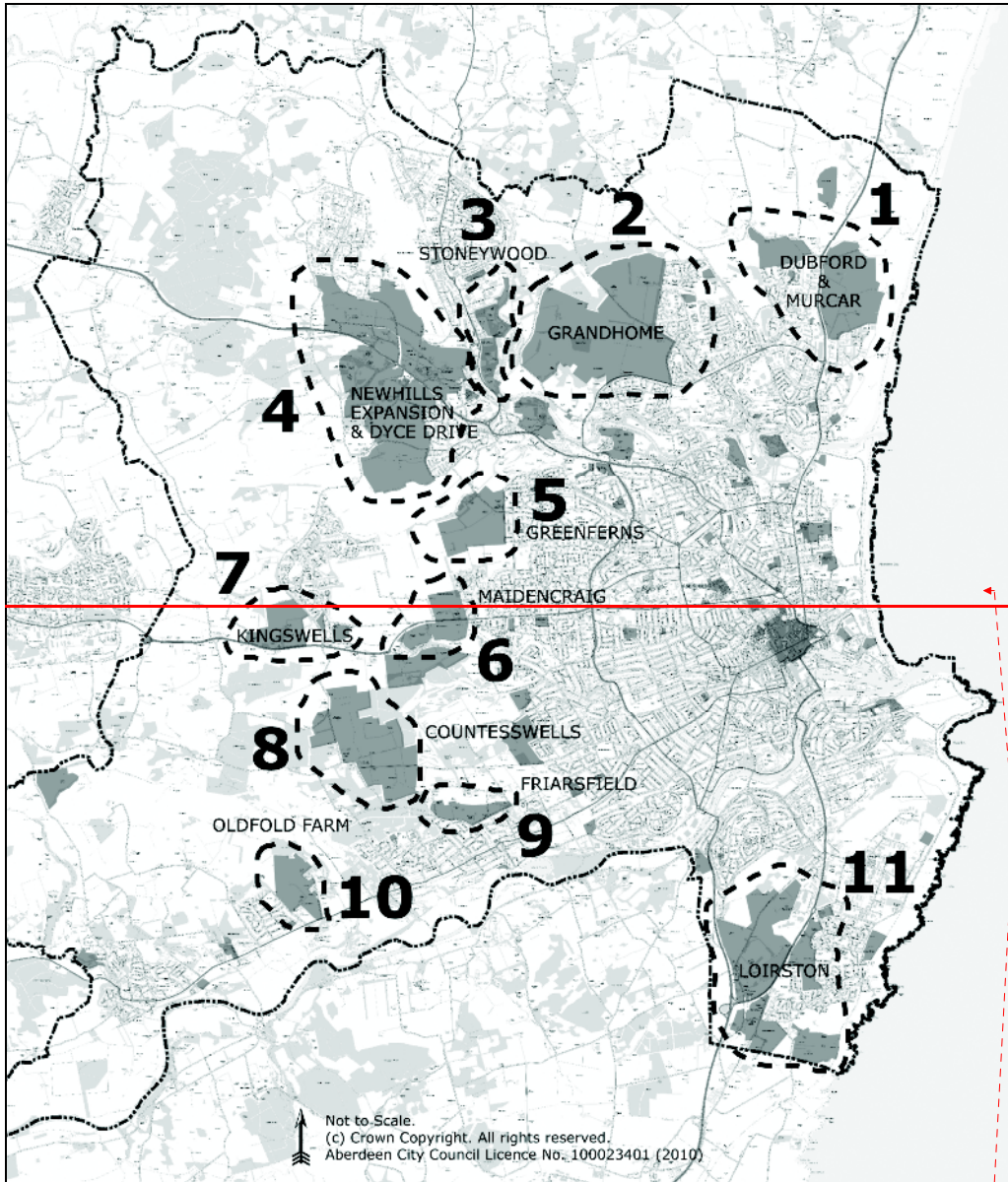
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3.6 We have identified eleven Masterplan Zones, shown in Figure 1 below, within which developers will be expected to work together to prepare Masterplans for each zone, and coordinate the planning and delivery of associated infrastructure requirements. The infrastructure requirements for greenfield development sites in the Masterplan Zones are set out in Appendix 4. Other allocated sites outwith the Masterplan Zones will also be required to make a fair and appropriate contribution commensurate in scale and kind with the development proposed to mitigate the impact of development. See appendix 5. Any development which is not listed will need to provide infrastructure requirements and developer contributions on the basis of the criteria set out in Supplementary Guidance – Infrastructure and Developer Contributions Manual.

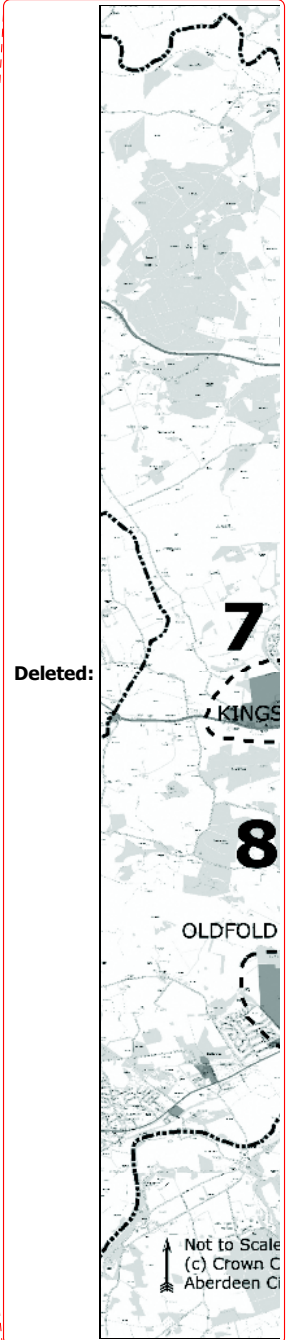
Figure 1 Masterplan Zones



Note - Some of the sites shown above are proposed for uses other than residential and employment land, for example sports facilities, mineral extraction and cemeteries. It also shows the allocations yet to be implemented from the 2008 [Aberdeen Local Plan](#). The large site shown in the City Centre relates to the Bon Accord Masterplan area.

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	Masterplan Zone	Sites included
1	Dubford and Murcar	OP2 Murcar OP25 Dubford
2	Grandhome	OP10 East Woodcroft OP12 Grandhome
3	Stoneywood	OP24 Stoneywood
4	Newhills Expansion and Dyce Drive	OP26 Craibstone North and Walton Farm OP28 Rowett North OP29 Craibstone South OP30 Rowett South OP31 Greenferns Landward
5	Greenferns	OP45 Greenferns
6	Maidencraig	OP43 Maidencraig South East OP44 Maidencraig North East
7	Kingswells	OP40 West Hatton and Home Farm, Kingswells OP41 Kingswells C OP42 Kingswells D and West Huxterstone
8	Countesswells	OP58 Countesswells
9	Friarsfield	OP51 Friarsfield
10	Oldfold Farm	OP62 Oldfold
11	Loirston	OP77 Loirston OP78 Charlestown OP79 Blackhills of Cairnrobin

3.7 Good transport connections are essential to the economic prosperity of Aberdeen and the quality of life of people living and working in the City. This Plan seeks to address the link between land use and transport and to ensure that both existing and future communities have access to a comprehensive and effective transport network.

3.8 The Plan takes account of the Aberdeen Local Transport Strategy (LTS) which was adopted in March 2008, as well as the Regional and National Transport Strategies. The LTS presents Aberdeen City Council's vision for transport in the City and sets out a comprehensive list of actions and policies for transport up to 2012. The LTS includes aims to ensure the provision of an integrated and accessible transport system, minimise the environmental impact of transport and to integrate with and support sustainable development, health and social inclusion.

3.9 Transport projects required to support the delivery of new housing and employment growth have been identified. This includes new and improved public transport services and walking and cycling infrastructure as well as new roads. These will need to be reflected in any review of the Local Transport Strategy.

3.10 This Plan also includes land use related policies that will help to deliver proposals in the LTS and, in turn, shape future travel behaviour. The Transport and Accessibility Supplementary Guidance document sets out further details on many of the transport policies and issues identified.

3.11 The continued rise in travel by single occupancy vehicles is a major contributor to increasing carbon dioxide emissions, and is accelerating climate change and worsening traffic congestion with major financial implications to the economy. A very significant change in travel patterns and travel behaviour is necessary and such a change will not be achieved unless new homes are accompanied by a commensurate increase in local services, employment opportunities and investment in walking, cycling and public transport facilities. Modal shift from private vehicles is necessary in order to free road capacity for the efficient movement of goods. Proposals which enhance opportunities for freight transport by sea or rail without encouraging modal shift to private vehicles will be viewed favourably.

3.12 The development of new communities should include integrated public transport and walking and cycling infrastructure to ensure that sustainable modes of travel provide an attractive alternative to the car. Transport infrastructure requirements relating to the Masterplan Zones are set out in the accompanying Action Programme. More detailed assessments will need to be undertaken and agreed with the Council and key agencies at the masterplanning, pre-application and planning application stages in order to determine the impact of development and the precise range of transport measures and developer contributions required to support development.

The Transport Framework

3.13 A thorough assessment of the transport issues associated with future growth in the City has been undertaken and this is known as the Transport Framework. The Transport Framework was carried out in two key stages. Part A helped to identify the most sustainable locations for growth and to establish the minimum level of services and infrastructure likely to be required to support each development. The transport infrastructure identified has been included in the list of infrastructure requirements set out in the Action Programme.

3.14 Part B involved more detailed analysis of the cumulative impact of development proposed across the North East and the likely scale of transport interventions required to support this amount of development. This has involved transport modelling to test the transport impact of development. As a result, a number of possible schemes have been identified which could be considered to address the cumulative impact of development across the region. These are listed in the Infrastructure and Developer Contributions Manual. However, these schemes do not represent definitive solutions and further detailed assessment is required to determine the most appropriate strategy.

Land for Transport

3.15 The Regional Transport Strategy and Local Transport Strategy have identified a range of transport schemes to meet the objectives of the Local and Regional Transport Strategies. These schemes are proposed in order to address existing transport issues and will not be subject to developer contributions. That will not preclude developer contributions towards the cost of accelerating the implementation of a scheme or providing an enhanced solution. They will play a vital role in supporting the economic vitality of the City. Some transport schemes may be subject to approval from the Scottish Government.

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Policy T1 – Land for Transport

Land has been safeguarded for the transport projects listed below and these are highlighted on the Proposals Map.

- Improved rail services;
- A96 Park and Ride/Choose / Dyce Drive Link Road;
- Berryden Corridor;
- South College Street improvements;
- Haudagain roundabout improvements;
- The Third Don Crossing; and
- Aberdeen Western Peripheral Route.

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Transport infrastructure required to facilitate new development will also be supported in principle, including walking and cycling facilities, new and extended public transport services, and new and improved roads.

A number of existing transport land uses are protected under this policy. The Council will explore opportunities to incorporate complementary uses within certain transport facilities, for example a crèche and/or shop at Park and Ride/Choose sites, on the condition that adequate justification is provided.

Managing the Transport Impact of Development

3.16 We must have sufficient information to take a reasoned decision in assessing the transport impact of new development, and in particular the number of single occupancy vehicle trips generated. Information we require includes:

- the transport related impacts of the development;
- the availability and quality of types of transport that are currently available; and
- proposed measures to ensure that a reasonable choice of transport modes will be available.

Opportunities for low or no car households will be encouraged in appropriate circumstances where it can be demonstrated that the proposed development will not have an adverse impact on residential amenity.

Policy T2 – Managing the Transport Impact of Development

New developments will need to demonstrate that sufficient measures have been taken to minimise the traffic generated.

Transport Assessments and Travel Plans will be required for developments which exceed the thresholds set out in the Transport and Accessibility Supplementary Guidance. Planning conditions and/or legal agreements may be imposed to bind the targets set out in the Travel Plan and set the arrangements for monitoring, enforcement and review.

Maximum car parking standards are set out in Supplementary Guidance on Transport and Accessibility and detail the standards that different types of development should provide.

Promoting High Quality Design

3.17 Scottish Government policies ‘Designing Places’, ‘Designing Streets’ and ‘A Policy on Architecture for Scotland’ have all been published with the aim of raising design quality and form the basis for the architecture and placemaking policy in Aberdeen.

3.18 Well designed places will be respected in years to come as areas where people can live and work and spend recreational time. Places should be designed to support the development of a community and leave a positive legacy. Good design brings benefits for the developer in increasing sales values, rental returns, providing a competitive investment and reducing public opposition to development. For the public, good design can reduce energy consumption, increase safety, provide health benefits, create civic pride and foster social inclusion.

3.19 Development must promote good architecture, foster excellence in design, involve the community, ensuring value for money and sustainable development is achieved. The design of new development will be based on an understanding of its context and respond to its location, both in terms of landscape fit and design quality. Existing historic context will inform development where appropriate. This does not mean pastiche or imitation buildings are required. Well proportioned and detailed contemporary architecture can be designed to fit most contexts and this is always preferable to a poor pastiche. This does not preclude using historically informed design in authentic materials, where this would complement the adjacent buildings or streetscape.

3.20 A number of sites will be released for development through this Plan and alongside new masterplans for these sites a number of existing frameworks will also be brought forward. These are listed in Appendix 5.

3.21 The skyline contributes significantly to the character of the City. Tall or large scale buildings can add to and positively enhance the identity of the City if well designed. However, they can have a detrimental effect if due consideration is not given to their context, form and massing. We have prepared Supplementary Guidance on this issue.

3.22 The design review process is highlighted in the Structure Plan as a measure to improve design quality. The Aberdeen City and Shire Design Review Panel will provide advice on design issues for masterplans and planning applications for significant developments. Referral of a project to the Panel is encouraged as early as possible in the planning process. The outcome of the design review process will be a material consideration in the determination of relevant planning applications. Design Statements should be submitted in accordance with Planning etc (Scotland) Act 2006 and be central to promoting high quality development.

Policy D1 - Architecture and Placemaking

To ensure high standards of design, new development must be designed with due consideration for its context and make a positive contribution to its setting. Factors such as siting, scale, massing, colour, materials, orientation, details, the proportions of building elements, together with the spaces around buildings, including streets, squares, open space, landscaping and boundary treatments, will be considered in assessing that contribution.

To ensure that there is a consistent approach to high quality development throughout the City with an emphasis on creating quality places, the Aberdeen Masterplanning Process Supplementary Guidance will be applied.

The level of detail required will be appropriate to the scale and sensitivity of the site. The full scope will be agreed with us prior to commencement.

Landmark or high buildings should respect the height and scale of their surroundings, the urban topography, the City's skyline and aim to preserve or enhance important views.

Policy D2 - Design and Amenity

In order to ensure the provision of appropriate levels of amenity the following principles will be applied:

1. Privacy shall be designed into higher density housing.
2. Residential development shall have a public face to a street and a private face to an enclosed garden or court.
3. All residents shall have access to sitting-out areas. This can be provided by balconies, private gardens, terraces, communal gardens ~~or other means acceptable to the Council.~~
4. When it is necessary to accommodate car parking within a private court, the parking must not dominate the space: ~~as a guideline~~ no more than 50% of any court should be taken up by parking spaces and access roads. ~~Underground or~~ decked parking will be expected in high density schemes.
5. Individual flats or houses within a development shall be designed to make the most of opportunities offered by the site for views and sunlight. Repeated standard units laid out with no regard for location or orientation are not acceptable.
6. Development proposals shall include measures to design out crime and design in safety.
7. External lighting shall take into account residential amenity and minimise light spillage into adjoining areas and the sky.

Development deemed to have an influence on public realm in the City Centre, Town, District or Neighbourhood Centres will make an agreed contribution to art or other enhancement of the public realm.

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Sustainable and Active Travel

3.23 This Plan takes account of the Scottish Government's recent publication *Designing Streets*, and supports the creation of sustainable communities, accessible by a range of transport modes, including viable alternatives to private vehicles. We will prepare detailed guidance to ensure that the principles of *Designing Streets* are implemented through new development and any proposals which affect the existing transport network. Streets and spaces are as important as buildings. There should be space for informal social interaction. Pedestrian movement and public transport routes will be the priority. Descriptors for new street types are included in the *Transport and Accessibility Supplementary Guidance*, distinguishing between roads and streets by function, movement and contribution to place.

3.24 Achieving a well integrated and sustainable transport system can be significantly assisted by protecting and improving links, suitable for non-motorised use, between residential, employment, recreation and other facilities, making it quick, convenient

and safe for people to travel by walking or cycling. It is particularly important that any new development takes into account permeability, maintaining and enhancing any connections which help to facilitate active and sustainable travel.

Policy D3 - Sustainable and Active Travel

New development will be designed in order to minimise travel by private car, improve access to services and promote healthy lifestyles by encouraging active travel. Development will maintain and enhance permeability, ensuring that opportunities for sustainable and active travel are both protected and improved. Access to, and movement within and between, new and existing developments will prioritise transport modes in the following order - walking, cycling, public transport, car and other motorised vehicles.

Street layouts will reflect the principles of Designing Streets and will meet the minimum distances to services as set out in Supplementary Guidance on Transport and Accessibility, helping to achieve maximum levels of accessibility for communities to employment, essential services and areas of recreation.

Existing access rights, including core paths, rights of way and paths within the wider network will be protected and enhanced. Where development proposals impact on the access network, the principle of the access must be maintained through the provision of suitable alternative routes.

Built Heritage

3.25 Aberdeen is known as the Granite City. Granite has unified many periods and styles of architecture to give the City its distinct identity, but its use has declined due to high cost and changing building construction. As a consequence, the existing granite heritage should be conserved and the use of granite in new development should be encouraged.

Policy D4 - Aberdeen's Granite Heritage

The City Council will encourage the retention of granite buildings throughout the City, even if not listed or in a conservation area. Conversion and adaptation of redundant granite buildings will be favoured. Within conservation areas, neither conservation area consent nor planning permission will be given for the demolition or part removal of granite buildings (excepting those buildings that make an insignificant contribution to the character of the conservation area). Consent will not be given for the demolition of granite-built garden or other boundary walls in conservation areas. Where a large or locally significant granite building that is not listed or in a conservation area is demolished, the City Council will expect the original granite to be used on the principal elevations of the replacement building.

The City Council will seek to retain original setted streets and granite pavements in conservation areas, and elsewhere if they contribute significantly to a sense of place. Where the opportunities occur, greater use will be made of granite in resurfacing historic streets in the City Centre.

The City Council will seek to retain coach houses and other large granite-built outbuildings adjoining rear lanes in conservation areas and conversion to appropriate new uses will be encouraged.

3.26 The City's listed buildings and conservation areas also add to Aberdeen's identity. Each conservation area is different and has its own distinctive character. We will produce guidance in the form of Conservation Area Appraisals for all conservation areas, and update the guidance as necessary. We will also protect any site designated within the inventory of gardens and design landscapes in Scotland. Duthie Park is currently the only site within this inventory.

Policy D5 - Built Heritage

Proposals affecting Conservation Areas or Listed Buildings will only be permitted if they comply with Scottish Planning Policy. [In relation to development affecting archaeological resources further details are set out in Supplementary Guidance on Archaeology and Planning.](#)

Planning permission for development that would have an adverse effect on the character or setting of a site listed in the inventory of gardens and design landscapes in Scotland or in any addition to the inventory will be refused unless:

1. the objectives of designation and the overall integrity and character of the designated area will not be compromised; or
2. any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, economic and strategic benefit of national importance.

In both cases mitigation and appropriate measures shall be taken to conserve and enhance the essential characteristics, aesthetics, archaeological and historical value and setting of the site.

Landscape

3.27 Natural topography and landscape play an important role in determining future development layout of the City. Landscape character within Aberdeen ranges from rural, to informal and formal open spaces, which add to Aberdeen's unique setting. Maintaining and managing aspects of Aberdeen's unique landscape setting is critical.

Policy D6 - Landscape

Development will not be acceptable unless it avoids:

1. significantly adversely affecting landscape character and elements which contribute to, or provide, a distinct 'sense of place' which point to being either in or around Aberdeen or a particular part of it;
2. obstructing important views of the City's townscape, landmarks and features when seen from busy and important publicly accessible vantage points such as roads, railways, recreation areas and pathways and particularly from the main city approaches;
3. disturbance, loss or damage to important recreation, wildlife or woodland resources or to the physical links between them;
4. sprawling onto important or necessary green spaces or buffers between places or communities with individual identities, and those which can provide opportunities for countryside activities.

Development should avoid significant adverse impacts upon existing landscape elements, including linear and boundary features or other components, which contribute to local amenity, and provide opportunities for conserving, restoring or enhancing them.

Further guidance is available in our Supplementary Guidance: Landscape Strategy Part 2 – Landscape Guidelines.

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Supporting Business and Industrial Development

3.28 Maintaining a ready supply of employment land in the right places is vital to Aberdeen retaining its position as a competitive and sustainable business location. If a ready supply of employment land is not maintained, then it is unlikely that the housing population targets set by the Structure Plan will be achieved. Therefore, in accordance with the Aberdeen City and Shire Structure Plan, a phased, large allocation of employment land has been identified. This will ensure that the planning system does not act as a constraint to economic development.

3.29 In addition to the provision of new sites it is important to safeguard from other development pressures the supply of existing industrial and business land throughout the City. This is particularly important for sites situated in strategic locations, i.e., close to or beside Aberdeen Airport, Aberdeen Harbour (including land suitable for harbour-related uses) and the City Centre and, sites with good accessibility and visibility to main roads and rail links.

3.30 It is recognised that support facilities such as shops, hotels, leisure and sports uses, crèches and children’s nurseries can make an important contribution to the City’s employment areas. Such facilities are already present on a number of the City’s employment areas and the Plan supports the provision of these uses, where appropriate, within employment areas. Bad neighbour uses should be located so that they do not adversely affect the amenity of adjoining users.

3.31 In order to meet the requirements of the Aberdeen Waste Strategy, sites are required for energy recovery facilities and other new waste management facilities. It is considered that industrial sites have the potential to accommodate these facilities subject to the considerations identified in Policy R3 – Waste Management Facilities.

Policy BI1 - Business and Industrial Land

Aberdeen City Council will support the development of the business and industrial land allocations set out in this Plan. Industrial and business uses (Class 4 Business, Class 5 General Industrial and Class 6 Storage or Distribution) in these areas, including already developed land, shall be retained. The expansion of existing concerns and development of new business and industrial uses will be permitted in principle within areas zoned for this purpose.

Where business and industrial areas are located beside residential areas we will restrict new planning permissions to Class 4 Business. Buffer zones will be required to separate these uses and safeguard residential amenity. Conditions may be imposed regarding noise, hours of operation and external storage.

New business and industrial land proposals shall make provision for areas of recreational and amenity open space, areas of strategic landscaping, areas of wildlife value and footpaths, in accordance with the Council’s Open Space Strategy, Open Space Supplementary Guidance and approved planning briefs/masterplans.

Ancillary facilities that support business and industrial uses may be permitted where they enhance the attraction and sustainability of the city’s business and industrial land. Such facilities should be aimed primarily at meeting the needs of businesses and employees within the business and industrial area.

Bad neighbour uses should either be located together in single industrial areas or within one part of a larger estate.

Specialist Employment Areas

3.32 In order to maintain and promote a strong and diverse economy, the Plan identifies a number of Specialist Employment Areas at Bridge of Don, Dyce Drive, Anderson Drive and Poynerook.

3.33 The City currently has two specialist technology parks both located at Bridge of Don. The parks are an essential component of Scottish Enterprise's Economic Development Strategy. The Aberdeen Science and Energy Park, located adjacent to the Aberdeen Exhibition and Conference Centre, is a centre for research and development, product development and technology led oil, gas, energy and renewable energy development. The Aberdeen Science and Technology Park, located at Balgownie, Bridge of Don, is divided into three separate campuses and has also proved to be a successful location.

Policy B12 - Specialist Employment Area

In areas that are identified as Specialist Employment Areas on the Proposals Map, only Class 4 Business uses shall be permitted. The exception being, proposals at the Aberdeen Science and Energy Park for a mix of Class 4 Business and Class 5 General Industrial which will be considered on their merits.

Activities associated with research, design and development of new or existing technologies, products, processes or services of a high technology nature, together with related educational/training facilities are encouraged in these areas.

Ancillary facilities aimed primarily at meeting the needs of businesses and employees within the business and industrial area may be permitted where they enhance the attraction and sustainability of the specialist employment area for business investment.

The Aberdeen Exhibition and Conference Centre is reserved for exhibition centre purposes and uses compatible with the exhibition centre and the park & ride facility.

West End Office Area

3.34 The West End Office Area is a prestigious, high quality office location on the edge of the City Centre, readily accessible by public transport and which also provides off street car-parking and space for expansion. The area contains a mix of other uses, including schools, hotels, flats and a hospital. It is to be subject to a proposed Conservation Area Appraisal. We will encourage and promote the continual development of this area.

Policy BI3 - West End Office Area

In this area (shown on the Proposals Map), applications for change of use for office purposes will be given favourable consideration.

Applications for change of use of properties to residential use will also be encouraged, subject to a satisfactory residential environment being established and that the continued operation of existing uses is not prejudiced. The creation of new residential buildings, where considered acceptable, on the rear lanes of properties requires that a safe means of pedestrian and vehicular access be provided.

Where there is scope to provide access to properties from rear lanes this will only be considered acceptable if satisfactory traffic management measures are in place, or can be provided by the developer, along the rear lanes. In their absence, proposals will be expected to contribute to the future implementation of satisfactory traffic management measures in rear lanes.

The development of associated front gardens to car parks and driveways, and the subsequent erosion of associated landscaping, will not be permitted. The reinstatement and restoration of car parks to front gardens will be encouraged by the Council.

Aberdeen Airport and Aberdeen Harbour

3.35 Aberdeen Airport and Harbour are vital hubs which provide a service for the region as a whole. Land within the airport operational area and the harbour port boundary should be maintained for their respective related activities. This could include administrative offices, warehousing, car parking and possibly hotels. In order to preserve the amenity of residents, we will maintain the night-time ban on helicopter movements except for emergency situations.

3.36 Public Safety Zones are areas of land at the ends of the airport runway within which development is restricted in order to control the number of people on the ground at risk in the event of an aircraft accident on take-off or landing.

3.37 The Harbour Board Operational Area will be subject to a Masterplan which will provide detailed guidance in respect of land uses, policies, proposals, access and connectivity within it and the adjoining areas. The masterplan will also include guidance on how to avoid adverse effects upon qualifying interests of the River Dee SAC which runs through the harbour, and also upon Bottlenose dolphins, which frequently occur in the outer harbour and mouth, and are a qualifying feature of the Moray Firth SAC and a European Protected Species.

Policy BI4 - Aberdeen Airport and Aberdeen Harbour

Within the operational land applying to Aberdeen Airport and Aberdeen Harbour there will be a presumption in favour of uses associated with the airport and harbour respectively.

Public Safety Zones have been established for Aberdeen Airport (shown on the Proposals Map) where there is a general presumption against certain types of development as set out in Scottish Governments Circular 8/2002. Due regard will be paid to the safety, amenity impacts on and efficiency of uses in the vicinity of the Airport and Harbour.

Pipelines and Major Accident Hazards

3.38 Aberdeen contains a number of pipelines associated with the oil and gas industry. Whilst they are subject to the stringent controls under existing health and safety legislation, it is also a requirement of EU Council Directive 96/82/EC (Seveso II) to control the kinds of development permitted in the vicinity of these installations. For this reason, we have been advised by the Health and Safety Executive of consultation distances for these installations. Land within these consultation distances is shown by the pipeline notification areas on the Proposals Map. [The Council will also consult the owners/operators of such installations where relevant planning applications are received.](#)

Policy BI5 - Pipelines and Controls of Major Accident Hazards

In determining planning applications for development within consultation distances for hazardous installations, the City Council will take full account of the advice from the Health and Safety Executive and will seek to ensure that any risk to people's safety is not increased.

Meeting Housing and Community Needs

3.39 Our vision for Aberdeen as a place which offers a high quality of life requires us to create sustainable communities in which amenity is maintained to a high level and for a wide choice of housing styles and types to be made available for everyone.

Policy H1 - Residential Areas

Within existing residential areas (H1 on the Proposals Map) and within new residential developments, proposals for new residential development and householder development will be approved in principle if it:

1. does not constitute over development;
2. does not have an unacceptable impact on the character or amenity of the surrounding area;
3. does not result in the loss of valuable and valued areas of open space. Open space is defined in the Aberdeen Open Space Audit 2010;
4. complies with Supplementary Guidance on Curtilage Splits; and
5. complies with Supplementary Guidance on House Extensions.

Within existing residential areas, proposals for non-residential uses will be refused unless:

1. they are considered complementary to residential use; or
2. it can be demonstrated that the use would cause no conflict with, or any nuisance to, the enjoyment of existing residential amenity.

Policy H2 - Mixed Use Areas

Applications for development or change of use within Mixed Use Areas must take into account the existing uses and character of the surrounding area and avoid undue conflict with the adjacent land uses and amenity. Where new housing is proposed, a satisfactory residential environment should be created which should not impinge upon the viability or operation of existing businesses in the vicinity. Conversely, where new industrial, business or commercial uses are permitted, development should not adversely affect the amenity of people living and working in the area.

Density

3.40 In the interests of sustainability and efficient use of land, higher density developments are generally encouraged. Higher densities also have the benefit of helping to maintain the vitality and viability of local services and facilities, allow for the effective provision of public transport, enhance the economic viability of development and increase energy efficiency.

3.41 A minimum density of 30 dwellings per hectare (net) has been set by the Structure Plan for all developments over one hectare. How attractive a place feels is a

matter of the design and it will be for the masterplan or planning application to determine which areas could accommodate higher or lower densities, providing an overall density of 30 dwellings per hectare is achieved.

3.42 The density of existing development should not dictate that of new housing by stifling change or requiring replication of existing style or form. If done well, imaginative design and layout of development can lead to a more efficient use of land without compromising the local environment.

Policy H3 - Density

The City Council will seek an appropriate density of development on all housing allocations and windfall sites. All residential developments of over one hectare must:

1. meet a minimum density of 30 dwellings per hectare (net). Net dwelling density includes those areas which will be developed for housing and directly associated uses, including access roads within the site, garden ground and incidental open space;
2. have consideration of the site's characteristics and those of the surrounding area;
3. create an attractive residential environment and safeguard living conditions within the development; and
4. consider providing higher densities in the City Centre, around local centres, and public transport nodes.

Housing Mix

3.43 It is important in the development of new communities to achieve a good mix of size and type of dwellings. Such an approach helps to create mixed and inclusive communities offering a choice of housing and lifestyle and can assist the urban design process. The character of the area, site characteristics, the market and housing need will dictate different mixes on different sites across Aberdeen. Although a mix is desirable on all sites, there may be reasons why this cannot be achieved on smaller sites. As a consequence, Policy H4 applies only to sites of larger than 50 units. This policy does not apply to supported housing developments, student housing, or to other specialised housing such as sheltered housing for the elderly.

Policy H4 - Housing Mix

Housing developments of larger than 50 units are required to achieve an appropriate mix of dwelling types and sizes, in line with a masterplan, reflecting the accommodation requirements of specific groups, in particular families and older people. This mix is in addition to affordable housing contributions.

Affordable Housing

3.44 A Housing Need and Demand Assessment (HNDA) has been undertaken for Aberdeen City and Shire to assess future housing requirements for each housing market area to ensure that land is identified to fully meet requirements including affordable housing need.

3.45 Consistent with this strategy an estimate of annual housing need has been calculated. The level of annual need is 30% of the total housing requirement for Aberdeen. This estimate of net annual housing need depends greatly on the economy and the housing market. If affordability were to improve in the Aberdeen HMA the current affordable housing stock, including forecast new build projects, would remain insufficient to meet arising need. This suggests that need in the Aberdeen HMA is particularly chronic. The evidence presented in the HNDA justifies the inclusion of an affordable housing policy to help address housing need.

3.46 The provision of affordable housing should not jeopardise the delivery of housing as this would be counter productive and would increase affordability constraints and have other knock on impacts on the local economy. Therefore, affordable housing requirements must be realistic and taking into consideration the provisions of Planning Advice Note [02/2010 – Affordable Housing and Housing Land Audits](#), which sets a benchmark of 25% and Structure Plan affordable housing targets. To ensure viability of development, the requirement has been set at 25% for all areas of the City.

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3.47 In Aberdeen small sites, those capable of accommodating up to four dwellings, contribute only a small proportion of the land supply. Therefore a threshold of five units has been set for affordable housing contributions.

Policy H5 - Affordable Housing

Housing developments of five units or more are required to contribute no less than 25% of the total number of units as affordable housing. Further guidance on the provision of affordable housing from new developments is available in Supplementary Guidance on Affordable Housing.

Gypsies and Travellers

3.48 Gypsies and Travellers are a distinct ethnic group. The lack of suitable, secure accommodation underpins many of the inequalities that Gypsy and Traveller communities experience. It also often leads to Gypsies and Travellers using public and private land to set up unauthorised encampments. Establishing new permanent and transit sites can help to alleviate some of the problems Gypsies and Travellers face. In January 2008, Craigforth Consultancy & Research was commissioned by Aberdeen City, Aberdeenshire and Moray Councils to carry out an Accommodation Needs Assessment of Gypsies and Travellers in the Grampian area. For Aberdeen the report recommended a reduction in the size of the existing site at Clinterty and the development of another smaller site. In addition, it recommended the development of 1-2 small informal sites, and the provision of privately developed sites. Policy H6 and H7 and Supplementary Guidance will seek to deliver new permanent or transit sites solely for the use of Gypsies and Travellers.

3.49 The five Masterplan Zones identified in Policy H7 with the potential to create 1,500 or more houses are each expected to contribute towards the provision of these sites for Gypsies and Travellers. Of these five Masterplan Zones, we have identified three which we consider most appropriate for on-site provision, although all five will have to contribute towards the requirement. The three preferred sites offer opportunities for sites to be distributed to the north, west and south of the City, thereby offering a choice of locations. Where on-site provision is not made, a financial contribution will be required.

Policy H6 - Gypsy and Traveller Caravan Sites

Sites for Gypsies and Travellers should provide a residential environment and follow the same principle as mainstream housing developments. Applications for permanent or transit sites for Gypsies and Travellers will be supported in principle if:

1. Access to local services and schools can be provided.
2. The development can be made compatible with the character and appearance of the surrounding area.
3. The development makes provision for essential infrastructure such as water, sewage disposal and electricity. Provision of electricity and heat through sustainable means will be encouraged.
4. It can be demonstrated that the site will be properly managed.

Policy H7 - Gypsy and Traveller Requirements for New Residential Developments

Sites listed below are required, as a part of the 25% affordable housing contribution, to make contributions towards the provision of sites for Gypsies and Travellers. The contribution will be for small sites of six pitches, with a net area of approximately 0.5ha.

Site

- Grandhome
- Newhills Expansion (Craibstone, Rowett South and Greenferns Landward)
- Countesswells
- Greenferns
- Loirston

Within Grandhome, the Newhills Expansion and Loirston sites, the provision must be provided on-site. Further guidance on the delivery of sites for Gypsies and Travellers is contained within Supplementary Guidance.

Housing and Aberdeen Airport

3.50 The airport is a noisy neighbour. To avoid conflict with neighbouring uses residential development within close proximity to it is not acceptable. [Planning Advice Note PAN 1/2011 and the accompanying Technical Advice Note on the assessment of noise set out Scottish Government guidance on planning and noise, while the Environmental Noise \(Scotland\) Regulations 2006 provide the basis for minimising noise disturbance at Aberdeen Airport through the Aberdeen Airport Noise Action Plan.](#)

Policy H8 - Housing and Aberdeen Airport

Applications for residential development under or in the vicinity of aircraft flight paths, where ~~the~~ noise levels ~~are~~ in excess of 57dB LAeq (using the summer 16-hour dB LAeq measurement) will be refused, due to the inability to create an appropriate level of residential amenity, and to safeguard the future operation of Aberdeen Airport.

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Community Facilities

3.51 It is important that all sectors of the community enjoy access to a wide range of facilities which support and enhance health, safety and the overall quality of life by providing essential services, resources and opportunities. The Local Development Plan has a role to play in guiding the providers of services and facilities on the overall

strategy for new development throughout the City and by outlining where and how facilities might be provided within the context of creating and enhancing sustainable communities. Further details can be found in the infrastructure section.

3.52 When existing facilities fall out of use, the possibility of using the premises for alternative community uses, for which there is a demonstrable local need, should be explored. In these cases the character of the original building should be retained where it is considered to be of architectural merit and an important townscape feature.

3.53 A need has been identified for new General Practice health centres in various areas of the City and specialised health centres in the City Centre and regeneration priority areas in particular. These are to be supported in principle.

3.54 The importance of the Foresterhill complex as the main focus for the development of acute healthcare services and associated medical education in the North East of Scotland is recognised. Expansion within this complex over the lifetime of the Plan is welcomed in principle, so as to increase the range of facilities on site and the level of medical service provision to serve the City and wider city region.

3.55 Not all the areas designated under Policy CF1 are entirely in institutional use, and in assessing any proposed changes of use or new developments, regard will need to be given to impacts on the character of an area as a whole and on the vitality of any residential community.

Policy CF1 – Existing Community Sites and Facilities

This policy applies to both land zoned as CF1 and to health, education and other community facilities in other ~~Local Development Plan~~ zonings.

Existing healthcare sites shall be used primarily for healthcare and/or related medical and educational purposes.

Existing nursery, primary, secondary and special school land and properties shall be used for mainly educational purposes.

Existing further education and research institute sites shall be used mainly for these purposes.

Proposals for new or extended uses of these types on these sites will be supported in principle. Where land or buildings become surplus to current or anticipated future requirements, alternative uses which are compatible with adjoining uses and any remaining community uses, will be permitted in principle. Large sites or sites in sensitive locations will be subject to a Planning Brief or Masterplan.

Where a CF1 area contains uses other than that for which the area has been

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designated and these uses make a positive contribution to the character and community identity of the area, any proposals for development or changes of use, whether or not for the community use recognised in the designation, will be opposed if a likely result would be significant erosion of the character of the area or the vitality of the local community.

Policy CF2 - New Community Facilities

Proposals for new community facilities shall be supported, in principle, provided they are in locations convenient to the community they serve and are readily accessible, particularly to public transport, pedestrians and cyclists.

Recycling centres shall be located on easily accessible sites and shall not be detrimental to residential amenity.

In significant greenfield and brownfield developments, where a likely need is identified through the masterplanning process, sites shall be reserved for new community facilities.

Any new emergency services facilities must locate where they can meet statutory response time requirements. In examining potential locations there shall be a preference for sites within the existing built-up area or within identified future development areas where there is no detrimental impact on residential amenity and where good access for emergency vehicles is available to the primary road network. Joint developments with other agencies providing community facilities should be investigated. Opportunity sites are identified on the Proposals Map.

Proposals for private children's nurseries or sports facilities shall also be subject to the Supplementary Guidance on Private Children's Nurseries and Sports Facilities respectively.

Deleted: City Centre sites are preferred for new further education and research institutions, but expansion within an existing campus is also acceptable in principle. ¶

Supporting Retail Centres

The City Centre and the Network and Hierarchy of Centres

3.56 Retailing is a major activity in the City Centre and, as the region's main shopping destination, it is important to maintain and improve the visitor experience on offer to maintain Aberdeen's strength and competitiveness. New shopping floorspace has been provided in recent years at Union Square and by an extension to the Bon Accord Centre, and further improvements will be encouraged to consolidate and enhance Aberdeen's position as one of the UK's leading retail destinations. The guidance and direction given in the City Centre Development Framework will enhance that role.

3.57 The city's network of shopping centres has been classified into a hierarchy and the role of each centre in the hierarchy has been set out (see Supplementary Guidance: Hierarchy of Retail Centres). A sequential approach to assessing retail proposals will be taken in accordance with this hierarchy and in line with Scottish Planning Policy.

3.58 Existing local shops outside the defined centres play an important role in helping maintain sustainable communities.

3.59 Local ~~shops and other places of work are~~ to be provided in all new major development areas to encourage more sustainable travel patterns. Sites will be identified through the masterplanning process.

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Policy RT1 - Sequential Approach and Retail Impact

All retail, commercial, leisure and other development appropriate to town centres should be located in accordance with the hierarchy and sequential approach as set out below and detailed in Supplementary Guidance: Hierarchy of Retail Centres:-

Tier 1 - Regional centre

Tier 2 - Town centres

Tier 3 - District centres

Tier 4 - Neighbourhood Centres

Retail Parks

Proposals serving a catchment area that is city-wide or larger shall be located in the City Centre, preferably in the City Centre Business Zone.

Proposals serving a catchment area of a size similar to that of a town centre or district centre shall be located in a town centre or a district centre. They may also be located in the City Centre Business Zone.

Proposals serving a catchment area of a size similar to that of a neighbourhood centre shall be located in a neighbourhood centre. They may also be located in any retail location that is in the first, second or third tiers of the hierarchy.

Proposals for development on an edge-of-centre site will not be supported unless:

- the proposal is one that would have been appropriately located in the retail location to which it relates; and
- in the retail location to which it relates no suitable site for the proposal is available or is likely to become available in a reasonable time.

In all cases, proposals shall not detract significantly from the vitality or viability of any first, second, third or fourth tier retail location listed in the Supplementary Guidance: Hierarchy of Retail Centres, and shall accord with all other relevant policies of the Local Development Plan, including those relating to design, access and amenity. A Retail Impact Assessment may be required.

This policy applies to proposals for new development and to proposals to extend existing development.

In significant new development areas that are more than 800m walking distance from shopping facilities, permission may be granted for the establishment of a new neighbourhood centre. Developers may be required to reserve land for this purpose.

Retail Impact Assessments should be undertaken where a retail or leisure development over 2,500sqm gross floorspace outwith a defined regional or town centre is proposed which is not in accordance with the development plan.

A restriction may be imposed on the amount of comparison goods floorspace allowed within convenience shopping developments outside the city centre or other town centres. Retail Parks are appropriate for large bulky comparison goods if city centre/town centre sites are not available and the site is easily accessible by public transport.

Policy RT2 - Out of Centre Proposals

Retail, commercial, leisure and other development appropriate to town centres, when proposed on a site that is out-of-centre, will be refused planning permission if it does not satisfy all of the following requirements:

1. No other suitable site in a location that is acceptable in terms of policy **RT1** is available or is likely to become available in a reasonable time.
2. There will be no significant adverse effect on the vitality or viability of any retail location listed in Supplementary Guidance: Hierarchy of Retail Centres.
3. There is, in qualitative or quantitative terms, a proven deficiency in provision of the kind of development that is proposed.
4. The proposed development would be easily and safely accessible by a choice of means of transport using a network of walking, cycle and public transport routes which link with the catchment population. In particular, the proposed development would be easily accessible by regular, frequent and convenient public transport services and would not be dependent solely on access by private car.
5. The proposed development would have no significantly adverse effect on travel patterns and air pollution.

Policy RT3 - Town, District and Neighbourhood Centres

Proposals for changes of use from retail to non-retail use in town, district and neighbourhood centres will only be allowed if:

1. the proposed alternative use makes a positive contribution to the vitality and viability of the shopping centre; and
2. the proposed alternative use will not undermine the principal retail function of the shopping centre or the shopping development in which it is located; and
3. the applicants can demonstrate a lack of demand for continued retail use of the premises (applicants may be required to demonstrate what efforts have been made to secure a new retail use since the property became vacant); and
4. the proposed use caters for a local need; and
5. the proposed use retains or creates a live and attractive shop frontage.

Policy RT4 - Local Shops

Local shops not located in any of the identified retail hierarchy also fulfil an important role in serving the communities around them. Proposals to change these into other uses will only be allowed if:

1. the applicants can demonstrate a lack of demand for continued retail use of the premises (applicants may be required to demonstrate what efforts have been made to secure a new retail use since the property became vacant); or
2. the proposed new use caters for a local need; and
3. the alternative use does not conflict with the amenity of the neighbouring area.

Note - Proposals for a change of use where lack of demand is a factor (Policies RT3 and RT4) should provide evidence that the property has been actively marketed for six months or more and should provide a statement(s) from prospective occupiers explaining their reasons for the property being unsuitable for retail use.

Policy RT5 - Retail Development Serving New Development Areas

Masterplans for sites allocated for major greenfield residential development should allocate land for retail and related uses at an appropriate scale to serve the convenience shopping needs of the expanded local community. Sites should be in accessible locations for walking, cycling and public transport. Masterplans should indicate the delivery mechanism and timescale for the provision of retail uses.

Proposals for retail development which serves a wider catchment area will be subject to a sequential test and retail impact assessment in accordance with Policy

RT1. When approval is given for large convenience shops a condition may be imposed to restrict the proportion of non-convenience retail floorspace.

Protecting and Enhancing the Natural Environment

3.60 A high quality natural environment and access to good quality open spaces play an important role in making Aberdeen a place where people want to live, work and invest. The natural environment and open spaces are important for landscape, natural heritage and wider social, health, economic and environmental reasons, such as adapting to climate change and helping to improve air quality

The Green Space Network

3.61 Scottish Planning Policy states that development plans should identify and promote green networks where this will add value to the provision, protection, enhancement and connectivity of open space and habitats around cities. Green space networks provide opportunities to connect our inner urban areas with their surrounding rural environments.

3.62 By encouraging connectivity between habitats, green networks can improve the viability of species and the health of previously isolated habitats and ecosystems. A healthy and resilient natural environment will help us to adapt to climate change. A well-planned increase in woodland cover can substantially enhance the landscape of Aberdeen, improve biodiversity and amenity and help to absorb CO₂. The development of path networks and other passive recreational facilities and attractions contributes to a more sustainable transport network and expands the range of recreational opportunities close to the city, helping to encourage active travel and healthier lifestyles.

3.63 Green Space Network (NE1 on the Proposals Map) is a strategic network of woodland and other habitats, active travel and recreation routes, greenspace links, watercourses and waterways, providing an enhanced setting for development and other land uses and improved opportunities for outdoor recreation, nature conservation and landscape enhancement. The Green Space Network, which overlays Open Space, Green Belt, Natural Heritage and other policies, indicates where greenspace enhancement projects could be focused.

3.64 Aberdeen's Green Space Network is largely comprised of:

- Designated Natural Heritage Sites, as set out in Policy NE8.
- Connectivity between habitats.
- Lochs, ponds, wetlands and other watercourses.

- Woodland, hedgerows and individual trees, especially veteran trees.
- Open Spaces defined in Aberdeen’s Open Space Audit 2010.
- Opportunities for physical activity and access to the outdoors.

Policy NE1 – Green Space Network

The City Council will protect, promote and enhance the wildlife, recreational, landscape and access value of the Green Space Network. Proposals for development that are likely to destroy or erode the character or function of the Green Space Network will not be permitted. Where major infrastructure projects or other developments necessitate crossing the Green Space Network, such developments shall take into account the coherence of the network. In doing so measures shall be taken to allow access across roads for wildlife and for access and outdoor recreation purposes.

Masterplanning of new developments should determine the location and extent of the Green Space Network within these areas.

Development which has any impact on existing wildlife habitats, or connections between them, or other features of value to natural heritage, open space, landscape and recreation must be mitigated through enhancement of Green Space Network.

Green Belt

3.65 The aim of the green belt is to maintain the identity of Aberdeen and the communities within and around the city by defining their physical boundaries clearly, avoiding coalescence and urban sprawl, maintaining the landscape setting and providing access to open space. The green belt directs planned growth to the most appropriate locations and supports regeneration.

3.66 The Aberdeen City and Shire Structure Plan requires both Aberdeen City Council and Aberdeenshire Council to review the boundaries of the green belt as part of the process of preparing their Local Development Plans. A review of the green belt has been carried out and the review document has been published alongside this Plan.

Policy NE2 – Green Belt

No development will be permitted in the green belt for purposes other than those essential for agriculture, woodland and forestry, recreational uses compatible with an agricultural or natural setting, mineral extraction or restoration or landscape renewal.

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The following exceptions apply to this policy:

1. Proposals for development associated with existing activities in the green belt will be permitted but only if all of the following criteria are met:
 - a) the development is within the boundary of the existing activity.
 - b) the development is small-scale.
 - c) the intensity of activity is not significantly increased.
 - d) any proposed built construction is ancillary to what exists.
2. Essential infrastructure, such as electronic communications infrastructure and electricity grid connections, transport proposals identified in the Local Development Plan, such as the Aberdeen Western Peripheral Route, as well as roads planned through the masterplanning of new housing and employment allocations, which cannot be accommodated other than in the green belt.
3. Buildings in the green belt which have a historic or architectural interest or traditional character that contributes to the landscape setting of the city will be permitted to undergo a change of use to private residential use or to a use which makes a worthwhile contribution to the amenity of the green belt, providing it has been demonstrated that the building is no longer suitable for the purpose for which it was originally designed. (See Supplementary Guidance on The Conversion of Steadings and other Non-residential Vernacular Buildings in the Countryside).
4. Proposals for extensions of existing buildings as part of a conversion or rehabilitation scheme will be permitted in the green belt provided:
 - a) the original building remains visually dominant;
 - b) the design of the extension is sympathetic to the original building in terms of massing, detailing and materials; and
 - c) the siting of the extension relates well to the setting of the original building.

Urban Green Space

3.67 Government policy states that open space should only be used for other purposes under exceptional circumstances. The Local Development Plan reflects that advice and sets out details on the exceptions which may apply in Aberdeen.

3.68 We completed our first full Open Space Audit in 2010 and the results of this are being used to prepare an Open Space Strategy, which will provide a strategic

framework for protecting, creating, connecting, and improving open spaces. The Open Space Strategy recognises the contribution that good quality open space can make towards stronger communities and healthier lifestyles, making Aberdeen a more attractive place.

Policy NE3 – Urban Green Space

Permission will not be granted to use or redevelop any parks, playing fields, sports pitches, woods, allotments or all other areas of urban green space (including smaller spaces not identified on the Proposals Map) for any use other than recreation or sport, unless an equivalent and equally convenient and accessible area for public access is laid out and made available in the locality by the applicant for urban green space purposes. In all cases, development will only be acceptable provided that:

1. There is no significant loss to the landscape character and amenity of the site and adjoining areas;
2. Public access is either maintained or enhanced;
3. The site is of no significant wildlife or heritage value;
4. There is no loss of established or mature trees;
5. Replacement green space of similar or better quality is located in or immediately adjacent to the same community, providing similar or improved benefits to the replaced area and is as accessible to that community, taking into account public transport, walking and cycling networks and barriers such as major roads;
6. They do not impact detrimentally on lochs, ponds, watercourses or wetlands in the vicinity of the development; and
7. Proposals to develop playing fields or sports pitches should also be consistent with the terms of Scottish Planning Policy.

Note - Only larger areas of Urban Green Space are zoned as NE3 on Proposals Map

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Open Space Provision in New Development

3.69 The Open Space Audit 2010 found that much of the City's open space, particularly within more recent development, is poor quality amenity grassland. This Plan aims to ensure that new open space provided as part of residential development is more useful, publicly desirable types of open space, such as natural areas, green corridors, play space and allotments. Supplementary Guidance on Open Space shows the provision of certain types of open space expected in each area of the City appropriate to the local need. Rather than provide minimum standards for open space based solely on quantity, the Supplementary Guidance is also based on the quality and accessibility of open space.

3.70 The Open Space Audit also showed an uneven distribution of major and neighbourhood open spaces. Information from the Audit should be applied in the masterplanning process so as to ensure open space is provided that is of the appropriate scale, type and with the necessary facilities for the local area.

Policy NE4 - Open Space Provision in New Development

The City Council will require the provision of at least 2.8 hectares per 1,000 people of meaningful and useful public open space in new residential development. The nature of the provision is set out in Supplementary Guidance on Open Space.

Communal or public open space should be provided in all residential developments, including those on brownfield sites.

Where it is not possible to increase the amount of open space in areas of the city where the Open Space Audit has shown that the provision of open space is low, developer contributions from brownfield or other types of development may be sought to enhance the quality of nearby open spaces.

Where the small scale of a proposal means that only a small area of green space can be provided, an addition or improvement to existing areas may be sought.

The Open Space Audit and Strategy will provide details of any improvements that may be required to open spaces and the linkages between them.

Trees and Woodlands

3.71 The protection and enhancement of tree and woodland cover contributes to the aims of sustainable development. Single trees, groups of trees, hedgerows and woodlands throughout the Aberdeen all provide important benefits such as a healthier living environment, shade and shelter and habitats for urban wildlife.

3.72 We will protect and enhance Aberdeen's trees and woodland with the aim of doubling the existing tree cover of the City. Where trees are considered to be at risk from development or construction, we may require information and safeguarding measures in accordance with standards as set out in Supplementary Guidance on Protecting Trees and Woodlands.

Policy NE5 - Trees and Woodlands

There is a presumption against all activities and development that will result in the loss of or damage to established trees and woodlands that contribute significantly to nature conservation, landscape character or local amenity, including ancient and semi-natural woodland which is irreplaceable.

Appropriate measures should be taken for the protection and long term management of existing trees and new planting both during and after construction. Buildings and services should be sited so as to minimise adverse impacts on existing and future trees and tree cover.

Native trees and woodlands should be planted in new development.

Where trees are affected by a development proposal the City Council may make Tree Preservation Orders.

A tree protection plan for the long term retention of trees should be submitted and agreed with the Council before development commences on site.

See Supplementary Guidance on both protecting trees and woodlands and the trees and woodland strategy for Aberdeen for more information.

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Deleted: have natural or cultural heritage value or contribute to the character, biodiversity or amenity will be resisted.

Flooding and Drainage

3.73 Development proposals should avoid areas susceptible to flooding and promote sustainable flood risk management. We will consider development proposals in consultation and with advice from other key stakeholders such as the Scottish Environment Protection Agency particularly in relation to proposals for new development in areas of medium to high risk as outlined in the Risk Framework of Scottish Planning Policy. We will safeguard the storage capacity of functional floodplains, and development in the functional floodplain will only be permitted where a specific location is essential for operational reasons. All development proposals should take proper account of possible climatic change and consider coastal protection, flood defence and land drainage issues on potential development locations. The ultimate responsibility for avoiding or managing flood risk lies with land and property owners.

3.74 The Indicative River and Coastal Flood Map, (Scotland) (www.sepa.org.uk/flooding) provides an indication of areas potentially at risk from flooding. Flooding from all watercourses, coastal areas which are potentially at risk from storm and tidal surges and rising sea levels brought about by climate change, along with other sources such as rising groundwater, surface water and drainage systems will be considered.

Deleted: We will work with the Scottish Environment Protection Agency (SEPA) and other key stakeholders to manage flood risk in the city, particularly in relation to new development in areas of medium to high flood risk. Development should account for possible climatic changes on the siting of proposals and consider coastal protection, flood defence and land drainage issues.

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3.75 Flood risk and other environmental damage can be managed by minimising changes in the volume and rate of surface water run-off from development sites through the use of Sustainable Urban Drainage Systems (SUDS). SUDS can also free up capacity in water management infrastructure. SUDS should be incorporated into all development, other than alterations or extensions to dwellings or other small scale extensions and should be designed in accordance with CIRIA C697: The SUDS Manual. Developers are required to demonstrate that long term maintenance is in place for SUDS. Further detail is given in the Supplementary Guidance on SUDS. In some circumstances developments may be required to adapt to flood risk by incorporating water resistant materials and forms of construction in line with the guidance set out in PAN 69: Planning and Building Standards Advice on Flooding.

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3.76 Policy NE8 Natural Heritage sets out how development proposals should address watercourses, and our position on culverting. Where culverts are unavoidable, they should be designed to maintain existing flow conditions and aquatic life. Any proposals for new culverts should have a demonstrable neutral impact on flood risk and be linked to long term maintenance arrangements to ensure they are not the cause of flooding in the future.

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3.76 Applicants will be required to provide an assessment of flood risk where a development is likely to result in a material increase in the number of buildings at risk of being damaged by flooding or where it has been indicated in the opportunity sites schedule that one will be prepared. Windfall sites may also require a flood risk assessment.¶

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3.77 Policy NE6 seeks to achieve satisfactory disposal of sewage and thereby maintain and improve standards of environmental quality, public health and amenity. Assessment of the adverse effects on the environment should include water sources/resources and groundwater. Developers will be required to demonstrate that their proposals for foul drainage conform to the standards set out in the Sewers for Scotland Manual Second Edition (2007) and The SUDS Manual (C697).

Policy NE6 - Flooding and Drainage

Development will not be permitted if:

1. it would increase the risk of flooding:-
 - a) By reducing the ability of the functional flood plain to store and convey water;
 - b) Through the discharge of additional surface water; or
 - c) By harming flood defences.
2. it would be at risk itself from flooding;
3. adequate provision is not made for access to waterbodies for maintenance; or
4. it would result in the construction of new or strengthened flood defences that would have a significantly damaging effect on the natural heritage interests within or adjacent to a watercourse.

Applicants will be required to provide an assessment of flood risk where a development is likely to result in a material increase in the number of buildings at risk of flooding or where it has been indicated in the opportunity sites schedule

that one will be prepared. Windfall sites may also require a flood risk assessment.

Where more than 10 homes or greater than 100m² floorspace is proposed, the developer will be required to submit a Drainage Impact Assessment (see Supplementary Guidance on Drainage Impact Assessments). Surface water drainage associated with development must:

1. be the most appropriate available in terms of SUDS; and
2. avoid flooding and pollution both during and after construction.

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Connection to the public sewer will be a pre-requisite of all development where this is not already provided. Private wastewater treatment systems in sewered areas will not be permitted. In areas not served by the public sewer, a private sewer treatment system for individual properties will be permitted provided that the developer demonstrates that there will be no adverse effects on the environment, amenity and public health.

Coastal Planning

3.78 Aberdeen City's coastline is an important environmental, social and economic asset which needs to be protected and enhanced. It has been classified into two types of area: (1) developed coast, and (2) undeveloped coast. These are shown on the Proposals Map.

3.79 Local authorities will be involved in new powers relating to regional marine spatial planning under the Marine (Scotland) Act 2010. Supplementary Guidance will be developed as and when these new powers are introduced.

3.80 Terrestrial planning law extends to the mean low water mark of ordinary spring tides, whereas, marine spatial planning extends up to the mean high water mark. Integrated Coastal Zone Management will be used to address the areas and issues that are common between terrestrial planning and marine spatial planning.

Policy NE7 - Coastal Planning

Development will be permitted in the developed coastal areas only where it is demonstrated that a coastal location is necessary. Development will only be permitted in undeveloped coastal areas if it can be demonstrated that:

1. There is no other suitable site including the re-use of brownfield land; and
2. It respects the character, natural and historic environment, plus, the recreational value in the surrounding area; or
3. There is an overriding environmental benefit.

In all cases:

1. Development will not be permitted in areas at risk from coastal erosion and flooding.
2. Public access to and along the coast will be protected and promoted wherever possible.
3. Development proposals will be required to demonstrate through appropriate marine-noise modelling, that adverse impacts on Bottlenose Dolphins and Atlantic Salmon are avoided.

Natural Heritage

3.81 The protection, preservation and enhancement of the natural heritage (both sites and species) are important aims of this Plan.

3.82 We will take a broader approach to protecting natural heritage than just conserving designated or protected sites and species, and will consider ecosystems and natural processes rather than individual sites. The cumulative effect of incremental changes due to development will be considered when assessing planning applications.

3.83 The River Dee is a Special Area of Conservation (SAC) (an international designation) and includes that part of the harbour through which the river flows. This is the only Natura site within the Plan area. However allocations within the Plan area also have the potential to impact on the bottlenose dolphin, a qualifying interest for the Moray Firth SAC and European Protected Species. These dolphins are frequently present offshore and at the mouth of the harbour and in the outer harbour. National designations are also present in the Plan area and include Sites of Special Scientific Interest. Local designations include Local Nature Reserves, District Wildlife Sites and Sites of Interest to Natural Science, with the latter two soon to be reclassified as Local Nature Conservation Sites or Landscape Areas. Our Nature Conservation Strategy includes a list of all designations.

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3.84 We will help to achieve the EU Water Framework Directive's aim of good ecological status of our water environment and the associated River Basin Management Plan.

Policy NE8 - Natural Heritage

Development that, taking into account any proposed mitigation measures, has an adverse effect on a protected species or an area designated because of its natural heritage value will only be permitted where it satisfies the relevant criteria in Scottish Planning Policy. These are International Designations, National Designations, Local Designations and European Protected Species and Species protected under the Wildlife and Countryside Act 1981.

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In all cases of development at any location: -

1. Applicants should submit supporting evidence for any development that may have an adverse effect on a protected species demonstrating both the need for the development and that a full range of possible alternative courses of action has been properly examined and none found to acceptably meet the need identified.
2. An ecological assessment will be required for a development proposal on or likely to affect a nearby designated site or where there is evidence to suggest that a habitat or species of importance (including those identified in the UK and Local Biodiversity Action Plans) exists on the site.
3. No development will be permitted unless steps are taken to mitigate negative development impacts. All proposals that are likely to have a significant effect on the River Dee SAC will require an appropriate assessment which will include the assessment of a detailed construction method statement addressing possible impacts on Atlantic Salmon, Freshwater Pearl Mussel and Otter. Development proposals will only be approved where the appropriate assessment demonstrates that there will be no adverse affect on site integrity, except in situations of overriding public interest.
4. Natural heritage beyond the confines of designated sites should be protected and enhanced.
5. Where feasible, steps to prevent further fragmentation or isolation of habitats must be sought and opportunities to restore links which have been broken will be taken.
6. Measures will be taken, in proportion to the opportunities available, to enhance biodiversity through the creation and restoration of habitats and, where possible, incorporating existing habitats.
7. There will be a presumption against excessive engineering and culverting; natural treatments of floodplains and other water storage features will be preferred wherever possible; there will be a requirement to restore existing culverted or canalised water bodies where this is possible; and the inclusion of SUDS. Natural buffer strips will be created for the protection and enhancement of water bodies, including lochs, ponds, wetlands, rivers, tributaries, estuaries and the sea. Supplementary Guidance will be developed on buffer strips.

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Access and Informal Recreation

3.85 Access to the outdoors for informal recreation contributes to everyday quality of life. Increased levels of physical activity outdoors can contribute to improved health and well-being, while access to high quality areas for outdoor recreation can help the city to attract and retain people. Well-managed access can also assist land management and contribute to an appreciation of the wider environment. It is therefore important that accessible, welcoming and well managed access to and between Aberdeen’s recreational areas and the surrounding countryside is protected and enhanced. This will facilitate opportunities for recreation and physical activity as well as active, sustainable travel.

Policy NE9 – Access and Informal Recreation

New development should not compromise the integrity of existing or potential recreational opportunities including access rights, core paths, other paths and rights of way. Core Paths are shown on the Proposals Map. ~~Wherever appropriate, developments should include new or improved provision for~~ public access, permeability and/or links to green space for recreation and active travel.

Further guidance is available in the Infrastructure and Developer Contributions Manual, Supplementary Guidance on Transport and Accessibility, and Open Space Supplementary Guidance.

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Air Quality

3.86 New developments may increase the emission of pollutants that are harmful to human health and impact on quality of life. In contrast, well designed developments can actively help to enhance air quality, manage exposure and reduce overall emissions.

3.87 As part of our statutory duties under the UK Environment Act 1995 we undertake the monitoring and assessment of seven key pollutants recognised to impact on health. In Aberdeen only levels of nitrogen oxides and fine particulate matter are of concern. Where national objectives and European limits of these pollutants have been exceeded we are required to designate Air Quality Management Areas. Based on the monitoring and modelling work undertaken, we have declared three Air Quality Management Areas (AQMAs):

1. Parts of the City Centre (including Union Street, Market Street, Virginia Street, Commerce Street, and parts of Holburn Street, Guild Street and King Street);
2. Anderson Drive (incorporating the whole of Anderson Drive and the area around the Haudagain roundabout); and
3. Wellington Road (from the Queen Elizabeth II Bridge to Balnagask Road).

3.88 The air quality problem in Aberdeen is predominantly a result of emissions from road vehicles (causing around 90% of all NO₂ emissions within the City Centre) and this is reflected in the locations of the AQMAs. A draft Air Quality Action Plan (2010) for the three AQMAs has been prepared and recommends a wide range of initiatives, including walking, cycling and public transport improvements.

3.89 The Local Development Plan seeks to minimise the traffic generated from new developments and this may have positive benefits for air quality. Air Quality Supplementary Guidance sets out the likely circumstances in which applicants must submit an assessment of the potential impact of particular types of development on existing and future air quality, particularly in and around AQMAs. The Guidance also provides advice on the process of air quality assessment and how mitigation measures will be assessed and implemented.

Policy NE10 - Air Quality

Planning applications for development which has the potential to have a detrimental impact on air quality will not be permitted unless measures to mitigate the impact of air pollutants are proposed and can be agreed with the Planning Authority. Such planning applications should be accompanied by an assessment of the likely impact of development on air quality and any mitigation measures proposed (see Air Quality Supplementary Guidance).

Using Resources Sustainably

Minerals

3.90 The future development of the city will require significant mineral resources. Ensuring that minerals are available within the city to support the level of growth envisioned by the Structure Plan avoids the need to transport minerals over long distances, driving down construction costs and supporting jobs in the city. Hard rock, for the laying of roads, continues to be quarried at Blackhills (south of Cove) and North Lasts (north of Peterculter). Sand and gravel extraction has also taken place in the north of the city in the recent past.

3.91 Mineral extraction can significantly impact on the amenity of communities and the local environment. This Plan identifies and safeguards the sites at Blackhills and North Lasts Quarries, steering mineral extraction to the least sensitive areas with workable mineral deposits.

Policy R1 - Minerals

Mineral extraction proposals are acceptable in principle, provided that:

1. there is no significant impact on the character and amenity of the surrounding landscape or residential properties/local communities or on the ecology of the area.
2. sufficient information has been submitted with a planning application to enable a full assessment of the likely effects of development, together with proposals for appropriate control, mitigation and monitoring. (The main considerations are set out in Scottish Planning Policy and advice set out in Planning Advice Notes 50 and 64).
3. where necessary, an appropriate buffer distance has been agreed with the Planning Authority, through consultation with local communities, taking account of the specific circumstances of the proposal.
4. restoration will take place concurrently with excavation where possible. After excavation ceases, restoration will be completed in the shortest time practicable and the proposals accompanied either by an appropriate financial bond or supported by an industry guarantee scheme (such as the Quarry Products Association's Restoration Guarantee Scheme). The proposed after use will add to the cultural, recreational or environmental assets of the area.

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Degraded and Contaminated Land

3.92 We are responsible for the implementation of contaminated land legislation. With assistance from SEPA we have powers to designate land as contaminated and require remediation to take place in accordance with our Contaminated Land Inspection Strategy. We maintain a public register, which contains specified information about contaminated land.

3.93 The Environmental Act 1995 applies the "polluter pays" principle, which allocates responsibility for the cost of remediation of contaminated land among polluters, landowners and taxpayers. It should be borne in mind that land can also become contaminated through the mitigation of pollution from elsewhere. Reference should be made to Planning Advice Note 33 Development of Contaminated Land.

Policy R2 - Degraded and Contaminated Land

The City Council will require that all land that is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use. This may involve undertaking site investigations and risk assessments to identify any actual or possible significant risk to public health or safety, or to the environment, including possible pollution of the water environment, that could arise from the proposals. Where there is potential for

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pollution of the water environment the City Council will liaise with SEPA.

Waste as a Resource

3.94 National planning policy requires planning authorities to provide for new waste management installations in their development plans and assist in implementing the national Zero Waste Plan's objectives in relation to sustainable waste management. Paramount is the waste hierarchy, favouring prevention over reuse, recycling/composting, recovery and finally disposal. A development strategy should guide waste facilities to the most sustainable locations. By 'sustainable location' national policy means locations close to the source of waste arisings (i.e. proximity principle), well linked to transport networks, supporting green jobs strategies and taking advantage, where possible, of industrial land.

3.95 Composting, transfer stations, materials recycling facilities, anaerobic digestion, mechanical and biological and thermal treatment plants represent the principal options to meet future needs. With operational control regulated by SEPA, development planning issues focus on aspects such as location, visual impact, transport and supporting Government policy.

3.96 Our Waste Strategy was approved in 2010. In order to reduce the amount of waste going to landfill, we are likely to require the development of a number of new waste infrastructure facilities. In addition, we want to introduce organic waste collection (for food and garden waste) for all households by 2013. In order to meet the proximity principle, this will require the development of a new organic waste treatment facility in the City.

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3.97 Policies outlining the criteria used to identify appropriate locations of other facilities required in Aberdeen are outlined below.

Policy R3 - New Waste Management Facilities

Proposals for waste management facilities within the City must comply with the waste hierarchy. Applications for waste management facilities will be supported provided they:

1. conform to the Zero Waste Plan and Aberdeen Waste Strategy;
2. meet a clear need for the development to serve local and/or regional requirements for the management of waste;
3. represent the Best Practicable Environmental Option for that waste stream;
4. will not compromise health and safety;
5. minimizes the transport of waste from its source; and

Applicants must submit:-

- a) sufficient information with the application to enable a full assessment to be made of the likely effects of the development, together with proposals for appropriate control, mitigation and monitoring; and
- b) a design statement in support of the application, where the development would have more than a local visual impact; and
- c) land restoration, after-care and after-use details (including the submission of bonds or a commitment to negotiating a legally binding method for dealing with these details).

Waste management facilities that are proposed on Business and Industrial Land (BI1) will normally require to be located in a building. This will depend upon the nature of the operations involved.

Inappropriate neighbouring developments that may compromise the operation of waste management facilities including those listed in Policy R4 will not be approved.

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3.98 In order to implement the Aberdeen Waste Strategy, the following municipal waste management facilities are required: Materials Recycling Facility – a building where recyclable materials are recovered from the waste stream; an anaerobic digestion or in-vessel composting facility to reduce the amount of waste going to landfill by creating either energy and/or compost; and a new transfer station (where collected materials are transferred to other vehicles or facilities for processing). Policy R4 outlines the sites considered suitable for the municipal waste management facilities needed to implement the Aberdeen Waste Strategy. Additional facilities will be required to deal with non-municipal waste.

Policy R4 - Sites for New Waste Management Facilities

The following sites will be safeguarded for waste related uses:

Altens East/Doonies (OP70) - materials recycling facility/an anaerobic digestion or in-vessel composting facility/and or a transfer station.

Sclettie Quarry, Bucksburn – transfer station (planning permission granted).

Denmore Road, Bridge of Don (OP5) - a recycling centre to replace the facility on Scotstown Road. The Scotstown Road facility should be turned over to urban green space in order to replace that lost on Denmore Road.

Grove Nursery at Hazlehead Park (OP67) – recycling centre to serve the west of the city.

3.99 Residual waste (waste that is not recycled or composted) will continue to be collected. We should view even residual waste as a resource and attempt to derive value from it in the form of energy capture. The means by which residual waste will be treated will be determined through a Best Practicable Environmental Option analysis which will consider all available technologies, including incineration, gasification and pyrolysis of waste. More detailed guidance on the location for strategic waste facilities will be produced by the Strategic Development Planning Authority which is preparing Supplementary Guidance on regional waste facilities.

Policy R5 - Energy from Waste

Applications for energy from waste recovery facilities should be accompanied by an environmental assessment in terms of the Environmental Impact Assessment (Scotland) Regulations 1999. This should set out, amongst other things, whether the proposal complies with Policy R3. Consideration should also be given to:

1. The treatment of residues from any plant;
2. SEPA's Thermal Treatment of Waste Guidelines;
3. Connection to the electricity grid and the ability to provide heat and power to neighbouring uses; and
4. Supplementary guidance on Regional Waste Facilities.

Industrial sites with the potential for connection to the electricity grid and with potential users of heat or power are likely to be suitable locations for energy from waste.

3.100 Landfill is the option of last resort. The remaining landfill for active wastes within Aberdeen at Hill of Tramaud will close in 2011 and no further landfill sites are proposed in Aberdeen. Short to medium term landfill requirements will be fulfilled

through the export of waste elsewhere in Scotland. We accept this is an undesirable activity producing adverse environmental and social consequences. It is imperative therefore, that alternatives to landfill are developed as soon as possible. In the medium to long term, it may be necessary to landfill very small quantities of the city's municipal waste. In the meantime, any proposals for landfill will be subject to Policy R3 and other development plan policies and guided by the Supplementary Guidance on Regional Waste Facilities.

3.101 All developments should provide enough space for the storage and collection of waste – specifically recyclables, composting and residual waste – and access to such facilities. Planning conditions are already imposed on proposals likely to generate a significant amount of waste e.g. public houses, restaurants, medium to large-scale retail outlets and offices. However, more could be done at the design stage to ensure that adequate provision is made for such facilities.

Policy R6 - Waste Management Requirements for New Development

Housing developments should have sufficient space for the storage of residual, recyclable and compostable wastes. Flatted developments will require communal facilities that allow for the separate storage and collection of these materials. Recycling facilities should be provided in all new superstores or large supermarkets and in other developments where appropriate. Details of storage facilities and means of collection must be included as part of any planning application for development which would generate waste.

Further details are set out in Supplementary Guidance on Waste Management.

Low and Zero Carbon Buildings

3.102 Reducing the emissions of greenhouse gases is a key policy at international, national, regional and local level. The Climate Change (Scotland) Act 2009 creates a legal framework for the delivery of greenhouse gas emissions reductions in Scotland. Section 72 of that Act requires planning authorities to include policies in their LDPs to ensure that all new buildings avoid a specified and rising proportion of the projected greenhouse gas emissions from their use through the installation and operation of low and zero-carbon generating technologies. Scottish Planning Policy (SPP) reaffirms this specific legislative requirement, which aligns closely with the SPP recommendation that development plans require the siting, design and layout of all new development to limit likely greenhouse gas emissions.

3.103 Scottish Building Standards set mandatory minimum carbon reduction standards for new buildings. In 2007, the Sullivan Report for the Scottish Government recommended staged improvements in energy standards for new buildings beyond 2007 standards - 30% by 2010, 60% by 2013, net zero carbon by 2016/17 and total life

zero carbon by 2030. A 30% improvement applies from October 2010 and Scottish Ministers have given a commitment to further review in 2013 and 2016. Assuming Building Standards revisions will follow the rising proportions of carbon emissions specified in the Sullivan Report recommendations, the Aberdeen City and Shire Structure Plan (2009) target for all new buildings to be carbon neutral by 2016 will be satisfied through the Building Standards system.

3.104 The Climate Change (Scotland) Act 2009 requires this Plan to specify how a proportion of the mandatory Building Standards carbon reduction standard should be met through the installation and operation of low and zero carbon generating technologies (LZCGTs), using naturally occurring resources or weather systems to produce energy. Policy R7 specifies the minimum proportion of the mandatory carbon reduction standard to be met by the installation and operation of LZCGTs. The aim of this policy is to ensure that half of the improvements to the building standards are met through LZCGTs.

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Policy R7 - Low and Zero Carbon Buildings

All new buildings, in meeting building regulations energy requirements, must install low and zero-carbon generating technology to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards. This percentage requirement will be increased as specified in Supplementary Guidance.

This requirement does not apply to:

1. Alterations and extensions to buildings;
2. Change of use or conversion of buildings;
3. Ancillary buildings that are stand-alone having an area less than 50 square metres;
4. Buildings which will not be heated or cooled, other than by heating provided solely for the purpose of frost protection; or
5. Buildings which have an intended life of less than two years.

Compliance with this requirement will be demonstrated by the submission of a low carbon development statement. Further guidance is contained in Supplementary Guidance on Low and Zero Carbon Buildings.

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Renewable and Low Carbon Energy Developments

3.105 The development of all types of renewable heat and energy generating technologies, on all scales, is supported in principle. A positive approach to renewable development will help to meet the Scottish Governments target for 80% of Scotland's electricity to be generated from renewable sources by 2020 and 11% of heat demand to be met by renewable sources.

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3.106 Much of the onshore renewable energy capacity in the North East of Scotland will come from large scale developments, such as wind farms, which are more difficult to accommodate in urban locations than in more rural locations. However, there will be a range of energy technologies that are more suited to urban locations. These range from single wind or hydro turbines through to gas or biomass fired Combined Heat and Power systems, ground source heat pumps, and devices which can be mounted on existing buildings (some of which are classed as permitted development). Supplementary Guidance on appropriate technologies will be provided through masterplans and the forthcoming low carbon city energy strategy.

Policy R8 - Renewable and Low Carbon Energy Developments

The development of renewable and low carbon energy schemes is supported and applications will be supported in principle if proposals:

1. Do not cause significant harm to the local environment, including landscape character and the character and appearance of listed buildings and conservation areas.
2. Do not negatively impact on air quality.
3. Do not negatively impact on tourism.
4. Do not have a significant adverse impact on the amenity of dwelling houses.

For wind energy developments, proposals will also need to meet the following specific requirements and ensure that:

1. Development does not give rise to electro-magnetic interference to aviation communication, other telecommunications installations, or broadcasting installations.
2. Development does not result in a significant cumulative effect on landscape and natural heritage.
3. Free standing wind turbines are set back from roads and railways a distance greater than the height of the turbine.
4. Turbines are 10 rotor diameters from residential properties.

Appropriate conditions (along with a legal agreement under Section 75, where necessary) will be applied, relating to the removal of wind turbine(s) and associated equipment, and to the restoration of the site, whenever the consent expires or the project ceases to operate for a specific period.

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Communications Infrastructure

3.107 The expansion of the electronic communications network including telecommunications, broadband and digital infrastructure is supported. The Council is keen to facilitate this expansion whilst at the same time minimising any environmental impacts. Any such proposals must take into account guidance in Scottish Planning Policy (SPP), PAN62 – Radio Telecommunications and policies in this Plan including but

not limited to Policy D5 – Built Heritage, Policy D6 – Landscape, Policy H1 – Residential Areas and Policy H2 – Mixed Use Areas.

4 Monitoring and Review

4.1 Monitoring is a crucial component of implementation of the Plan and will be carried out regularly. We will continually update data and review land use decisions, implementation, and assumptions, in order to identify the impact of the Plan, emerging problems and opportunities, or changing objectives.

4.2 In monitoring the Plan, we will be able to see whether and how the policies of the Plan and Supplementary Guidance are working through, for example, analysis of Development Management Sub Committee and appeal decisions.

4.3 The Local Development Plan and the accompanying Supplementary Guidance will be updated to reflect any changes to our policy approach. The Action Programme will be updated to reflect progress with individual development proposals and actions for delivering and implementing planning policies. When appropriate we will undertake a review of the Local Development Plan.

5. Glossary

Accessibility

The relative ease, convenience and cost with which a location or service can be accessed. A term used when comparing two or more locations or when considering a change in travel to one particular location or travel by different types of transport to a location.

Affordable Housing

Housing made available at a cost below full market value, to meet an identified need. It includes social rented housing, subsidised low cost housing for sale (discounted, shared ownership or shared equity) and low cost housing without subsidy (entry level housing for sale). Private rented accommodation available at lower cost than market rents, (mid-market rent), should also be considered within the affordable housing category.

Brownfield Land

Brownfield land is defined as land which has previously been developed. The term may include vacant or derelict land; land occupied by redundant or unused buildings; and developed land within the settlement boundary where further intensification of use is considered acceptable. Existing areas of landscaped or amenity urban green space such as private and public gardens, sports and recreation grounds, woodlands etc shall not be considered as brownfield sites for new development. The grounds of redundant institutions (such as schools or hospitals) shall not be considered as brownfield land.

Deleted: Parts of the grounds of redundant institutions (such as schools or hospitals) which are within that description, are not within the immediate curtilage of buildings and have not been affected by previous development shall not be considered as brownfield sites.

Carbon Neutral

Development that limits the amount of energy used and creates as much renewable energy as it uses each year for heating and electrical appliances.

City Centre Business Zone

The area containing the highest concentration of shopping floorspace in the city centre.

Comparison Goods

Non-food items including clothing, footwear, household goods, furniture and electrical goods which purchasers compare on the basis of price and quality before buying.

Convenience Goods

Goods bought for consumption on a regular basis (e.g. food, drink, newspapers etc).

District Centres

Groups of shops outwith the city centre, usually containing at least one food supermarket or superstore and non-retail services. These may take a variety of forms.

Edge-of-Centre

A location within easy walking distance of one of the retail locations named in the Hierarchy of Retail Centres Supplementary Guidance under the headings regional centre, town centres, district centres, superstores and neighbourhood centres, and providing parking facilities that serve the retail location as well as the development, thus enabling one trip to serve several purposes. In defining edge-of-centre, regard shall be had to the following:

an easy walking distance to the principal retail frontage of the retail location (reflecting poor weather and shoppers encumbered with shopping etc);
the presence of intervening barriers to pedestrian movement, including the need to cross roads, the presence of over- or underpasses and significant gradients;
whether a site is intervisible with part of the principal retail frontage of the retail location; and
the extent of intervening non-retail uses between the site and the retail location.

In the special case of the city centre business zone, “edge-of-centre” means any part of the city centre (as defined on the Proposals Map) outwith the city centre business zone.

Effective Land Supply

Sites which have no constraints and are available for development.

Energetica

Aberdeen City and Shire’s flagship concept to consolidate the region as a global all-energy hub, attract new high value investment and support the export drive of indigenous business and industry. Central to Energetica is a 30-mile corridor between Aberdeen and Peterhead which will create a concentration of energy technology companies, housing and leisure facilities and offer a tremendous opportunity for powerful growth, diversification and continued prosperity building on the solid knowledge and technology developed around the oil and gas industry. Source: ‘A Future to Look Forward To - An update on the work of ACSEF’, June 2010. ACSEF: Aberdeen City & Shire Economic Future.

Greenhouse Gas emissions

Greenhouse gas emissions are the gasses produced from human activity, which include: water vapour, carbon dioxide, methane, nitrous oxide and ozone.

Informal Recreation

Pursuits such as walking, cycling, horse riding, bird watching and picnicking requiring a pathway, countryside or open space land use.

Neighbourhood Centres

Primarily convenience shopping facilities serving a local catchment area (i.e. the majority of customers living within 800m walking distance). Gross floorspace of these developments would normally be in the range of 500-2000sqm.

Nestrans

The transport partnership for Aberdeen City and Shire. Its Board is made up of Councillors from Aberdeen City and Aberdeenshire Councils, as well as non-Councillor members appointed by the Minister for Transport.

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Out-of-centre

A location that is neither within nor on the edge of any of the locations listed in the Hierarchy of Retail Centres Supplementary Guidance under the following headings: regional centre, town centres, district centres and neighbourhood centres.

Public Transport Nodes

These are areas where the highest concentrations of activity emerge naturally along principle routes or points of convergence.

Retail Impact Assessment

A study which assesses the likely effect a new development will have on existing shops.

Retail Park

A grouping of three or more retail warehouses with associated car parking.

Retail Warehouses

Large single level stores specializing in the sale of household goods (such as carpets, furniture and electrical goods), clothing, leisure goods and bulky DIY items, catering mainly for car-borne customers and often in out-of-centre locations.

Sequential Approach

In applying the sequential approach to locating major shopping proposals in Aberdeen, the city centre will assume primacy. Proposals should firstly explore all city centre development opportunities followed by edge of centre development opportunities.

Supermarkets

Single level service stores selling mainly food with a trading floorspace of between 500 and 2500 square metres (under 1500 square metres for all supermarkets) with dedicated car parks.

Superstores

Usually single level self-service stores selling mainly food or food and non-food goods, usually with at least 2500 square metres trading floorspace and with dedicated car parking.

Transport Assessment

An assessment of the amount of traffic and other transport requirements expected to be generated by a proposed development, the impact on the transportation system and measures to mitigate the impact on that system.

Transport Plan

A plan detailing the strategy and actions by which the travel demands of a development are to be reduced particularly as a result of measures not directly covered by other policies in the Local Development Plan such as flexi-time working, subsidies for public transport etc.

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Use Classes Order

The Town and Country Planning (Use Classes) (Scotland) Order 1997

Class 1. Shops

Use –

- (a) for the retail sale of goods other than hot food;
- (b) as a post office;
- (c) for the sale of tickets;
- (d) as a travel agency;
- (e) for the sale of cold food for consumption off the premises;
- (f) for hairdressing;
- (g) for the direction of funerals;
- (h) for the display of goods for sale;
- (i) for the hiring out of domestic or personal goods or articles;
- (j) as a launderette or dry cleaners; or
- (k) for the reception of goods to be washed, cleaned or repaired;

where the sale, display or service is principally to visiting members of the public.

Class 2. Financial, professional and other services

Use for the provision of –

- (a) financial services;
- (b) professional services; or
- (c) any other services (including use as a betting office);

where it is appropriate to provide in a shopping area and where the services are provided principally to visiting members of the public.

Class 3. Food and drink

Use for the sale of food or drink for consumption on the premises.

Class 4. Business

Use –

- (a) as an office, other than a use within class 2 (financial, professional and other services);
- (b) for research and development of products or processes; or
- (c) for any industrial process;

being a use which can be carried on in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

Class 5. General industrial

Use for the carrying on of an industrial process other than one falling within class 4 (business).

Class 6. Storage or distribution

Use for storage or as a distribution centre.

Class 7. Hotels and hostels

Use as a hotel, boarding house, guest house, or hostel where no significant element of care is provided, other than premises licensed for the sale of alcoholic liquor to persons other than residents or to persons other than persons consuming meals on the premises and other than a use within class 9 (houses).

Class 8. Residential institutions

Use –

- (a) for the provision of residential accommodation and care to people in need of care other than a use within class 9 (houses);
- (b) as a hospital or nursing home; or
- (c) as a residential school, college or training centre.

Class 9. Houses

Use –

- (a) as a house, other than a flat, whether or not as a sole or main residence, by –

- (i) a single person or by people living together as a family
 - (ii) not more than 5 residents living together including a household where care is provided for residents;
- (b) as a bed and breakfast establishment or guesthouse, where at any one time not more than two bedrooms are, or in the case of premises having less than 4 bedrooms 1 bedroom is, used for that purpose.

Class 10. Non-residential institutions

Use, not including residential use –

- (a) as a crèche, day nursery or day centre;
- (b) for the provision of education;
- (c) for the display of works of art (otherwise than for sale or hire);
- (d) as a museum;
- (e) as a public library or public reading room;
- (f) as a public hall or exhibition hall; or
- (g) for, or in connection with, public worship or religious instruction, or the social or recreational activities of a religious body.

Class 11. Assembly

Use as a –

- (a) cinema;
- (b) concert hall;
- (c) bingo hall or casino;
- (d) dance hall or discotheque; or
- (e) swimming bath, skating rink, gymnasium or area for other indoor or outdoor sports or recreation, not involving motorized vehicles or firearms.

Vitality and Viability

Vitality is a reflection of how busy a centre is at different times and in different parts. Viability is a measure of its capacity to attract on-going investment and adaption to changing needs.

Appendix 1

Brownfield Sites

Table 1 : Brownfield Sites with potential for housing /planning consents

No.	Site	Size (ha)	No.	Site	Size (ha)
OP81	1 Western Road	0.07	OP120	Former Summerhill Academy	3.3
OP82	140 Causewayend	0.15	OP103	Frederick Street/East North Street	0.23
OP83	35 Froghall Road	0.62	OP104	Froghall Terrace	2.75
OP84	393-395 Great Western Road	0.21	OP37	Greenfern Infant School	0.91
			OP105	Hillhead Halls	
OP86	82-88 Middlefield Place	0.10	OP106	Hilton Nursery School	
OP87	Aberdeen College, Gallowgate	1.74	OP108	Kittybrewster Depot	
OP9	Aberdeen College, Gordon Centre	2.21	OP109	Linksfield Academy (part)	
OP88	Aberdon House	0.64	OP21	Manor Walk	2.65
OP7	Balgownie Centre	2.25	OP34	Marchburn Infant School	1.08
OP89	Balgownie Machine Centre	0.20	OP110	Mile End Primary	0.51
OP8	Balgownie Primary	0.71	OP55	Milltimber Primary School	1.85
OP15	Bankhead Academy	2.70	OP22	Mugiemoss Mill	29.5
OP16	BP Dyce	3.10	OP111	Nazareth House	1.10
OP47	Braeside Infant School	1.04	OP112	Oakbank School	
OP90	Broadford Works	3.70	OP113	Park House, Westburn Rd.	0.79
OP36	Byron Park Nursery & Infant School	0.77	OP114	Pittodrie Park	6.00
OP91	Cattofield Reservoir	1.51	OP116	Smithfield School	2.27
OP93	Causewayend Primary School	0.69	OP117	St Machar Primary School	1.01
OP92	Citadel	0.15	OP119	St Peter's Nursery, Spital	0.09
OP94	Cornhill Hospital	6.04	OP23	Stoneywood Terrace	1.11
OP73	Craighill Primary School, Kincorth	0.86	OP121	Tillydrone Primary School	2.11
OP96	Croft House	0.52	OP123	Triple Kirks	0.14
OP97	Crown House	0.04	OP125	Urquhart Road Works	1.20
OP49	Cults Pumping Station	0.69	OP126	Victoria House	0.21
OP99	Denburn and Woolmanhill	1.90	OP127	Victoria Road School	0.67
OP100	Donside Paper Mill	10.0	OP128	VSA Gallowgate	
OP101	Dunbar Halls	1.23	OP130	Water Lane Grannary	0.06
OP18	Farburn Terrace Dyce	2.56	OP38	Woodend Hospital Annex	2.01
OP17	Former Carden School	0.37	OP131	Woodside Congregational Church	0.07
OP53	Kennerty Mill	0.10			

Highlighted sites are situated within Regeneration Areas

Table 2 : Brownfield Housing Sites with Planning Consent (but not effective in the 2007 Housing Land Audit)

Site	Units	Site	Units
86-92 Auchmill Road	20	BP Dyce (Part)	119
9-13 Broomhill Road	12	Broadford Works	398
1-7 Crombie Road	32	Copper Beech, Auchinyell	35
9 Duff Street	8	Dancing Cairns, Auchmill Road, Bucksburn	40
35 Froghall Road	19	Donside Paper Mill	278
393-395 Great Western Road	19	Double 2 Bar, 22 Balnagask Road	20
45-47 Holland Street	21	Elmbank Terrace	12
96-126 John Street	40	Farburn Terrace Dyce	64
11 Jopps Lane, Aberdeen	6	Former Cockers Roses Site, Lang Stracht	104
366 King Street	60	Froghall Terrace	140
24 Market Street	6	Mains of Dyce, Dyce	8
82-88 Middlefield Place	8	Mugiemoss Road	112
		Powis Lane, Aberdeen	Deleted: 41 Nelson Street
54 Park Road	174	Rutherford Church, 120 Rosemount Place	Deleted: 21
21 Polmuir Road	12	Seaforth Road	66
1 and 2 Springbank Terrace	9	Stockethill Church	32
343 Union Street, Aberdeen	9	Timmer Market, East North Street	53
1 Western Road	22	The Portals Bar, 17 Castle Street, Castlegate	7
Bimini, 69 Constitution Street	9		Deleted: 30
		TOTAL	918

Highlighted sites are situated within Regeneration Areas

Table 3 : Potential Brownfield Housing Numbers

Potential Source	Small & Large Site Potential	Indicative Density Range* Low Potential	Indicative Density Range* High Potential
Vacant and Derelict Land	2,130.05	2,330.1	3,889.9
Non Effective Housing Land	243.45	281.6	526.5
Industrial and Business Areas	153.9	66	123.75
Institutions	1,696.45	1,082.15	1,860.1
Redevelopment of Other Uses	1,350.4	1,202.25	2,159.1
Brownfield Urban Capacity Study SUB-TOTAL	5,574	4,962	8,559
Brownfield sites with planning consent		918	

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TOTAL UNITS*	6,492	5,880	9,477
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Includes brownfield sites with planning consent figures
 *Indicative Density Range (as set out in the Brownfield Capacity Study within the Technical Appendices)

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Appendix 2

Opportunity Sites

Site Reference	Site Name	Site Size	Policy	Other Factors
Bridge of Don and Grandhome				
OP1	Hill of Tramaud	16 ha	Green Belt	Landfill followed by reinstatement to uses acceptable to the Council.
OP2	Murcar	27.8 ha	Land Release Policy	Should include provision for a possible Park and Ride site. Southern half of site included in Murcar Development Framework 2008. <u>This site may be at risk of flooding. A flood risk assessment will be required to accompany any future development proposals for this site.</u>
OP3	Berryhill, Murcar	68.4 ha	Business and Industrial/ Green Space Network	Development Framework approved in 2008 covers this site and land to the north. Land available for development of Use Class 4, 5 and 6.
OP4	Findlay Farm, Murcar	16.4 ha	Specialist Employment Area	Opportunity to extend the Aberdeen Science and Energy Park.
OP5	Denmore Road Recycling Centre	0.7ha	New Community Facilities	Proposed civic amenity/ recycling centre. <u>The development should take into account the coherence of the surrounding green space network and provide robust linkages across the site.</u>
OP6	Dubford Community Facilities	2.46 ha	Residential/ <u>Urban Green Space</u>	Council owned site reserved for community centre, primary school, local shops, etc.
OP7	Balgownie Centre, Bridge of Don	2.25 ha	Residential	Former Aberdeen College building. Planning Brief available.
OP8	Balgownie Primary School	0.71 ha	Residential	Vacant Primary School. <u>The amenity space to the west of the</u>

				<u>site should be retained.</u>
OP9	Aberdeen College Gordon Centre	2.21 ha	Residential	Location suitable for residential development. <u>The woodland on site, particularly along the site's boundaries, should be retained.</u>
OP10	East Woodcroft North	2.2 ha	Land Release Policy	Council owned site identified for 60 homes.
OP11	Jesmond Drive, Bridge of Don	23.5 ha	Mixed Use	Planning Permission granted for 82 residential units.
OP12	Grandhome	323 ha	Land Release Policy/Green Space Network	Privately owned site in single ownership identified for 7000 homes and 5ha of employment land <u>(Class 4 uses). This site may be at risk of flooding. A flood risk assessment will be required to accompany any future development proposals for this site.</u>
OP13	Land at Persley	1.2 ha	Green Belt/Green Space Network	An opportunity for a small housing development with substantial landscaping and careful high quality design being required to secure landscape renewal.
OP25	Dubford	35.8 ha	Land Release Policy/Green Space Network	Opportunity for development of 550 homes. <u>This site may be at risk of flooding. A flood risk assessment will be required to accompany any future development proposals for this site.</u>
Dyce, Bucksburn and Woodside				
OP14	Argyll Road, Aberdeen Airport	2.30 ha	Aberdeen Airport	Planning approval granted for 200 bedroom hotel.
OP15	Bankhead Academy	2.70 ha	Residential	Former Bankhead Academy secondary school.
OP16	BP, Dyce (part) Centre	3.1 ha	Mixed Use	<u>Planning permission granted for 119 homes.</u> Parts of the site may be adversely affected by noise from flights. <u>This site is in Policy H2 Mixed Use Areas and the Council intends to bring</u>

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				forward the BP Headquarters Development Brief (April 2008) as Supplementary Guidance.
OP17	Former Carden School	0.37 ha	Residential	Part of Dyce PS deemed surplus to requirements.
OP18	Farburn Terrace, Dyce	3.08 ha	Mixed Use	Planning Permission granted for hotel, offices and flats. A Flood Risk Assessment will be required in order to assess its suitability for redevelopment.
OP20	Hopcroft	3.3 ha	Residential	This is an opportunity to provide housing (30 homes) near to an area where employment uses predominate.
OP22	Mugiemoos Mill, Mugiemoos Road, Bucksburn	29.5 ha	Mixed Use	Vacant paper mill site and adjoining industrial land. Redevelopment of the site will be subject of a Planning Brief, which will require to be prepared for the site. This site may be at risk of flooding. A Flood Risk Assessment will be required in order to assess its suitability for redevelopment.
OP23	Stoneywood Terrace, Dyce	1.11 ha	Residential	Lapsed planning permission for housing. Site subject to ownership constraints and aircraft noise.
OP24	Stoneywood	42.3 ha	Land Release Policy/Green Space Network/Urban Green Space	Opportunity for development of 500 homes in an area with existing employment. Masterplan required. This site may be at risk of flooding. A flood risk assessment will be required to accompany any future development proposals for this site. It should be noted that there are two sports pitches located to the north and south of the site.
OP26	Craibstone North and Walton Farm	20.0 ha	Land Release Policy/Green Space Network	Opportunity for development of 1.5ha of employment land in the Local Development Plan period 2007 - 2023 and 18.5ha of employment land or a higher education and research institute

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				<p><u>in the Future Growth period.</u></p> <p>Joint masterplan required with OP28 Rowett North. <u>This site may be at risk of flooding. A flood risk assessment will be required to accompany any future development proposals for this site.</u></p>
OP28	Rowett North	63.9 ha	Land Release Policy/Green Space Network/Airport Public Safety Zone	<p>Opportunity for development of 34.5ha of employment land. Joint masterplan required with OP26 Craibstone North and Walton Farm. <u>This site may be at risk of flooding. A flood risk assessment will be required to accompany any future development proposals for this site.</u></p>
OP29	Craibstone South	42.6 ha	Land Release Policy/Green Space Network	<p>Opportunity for 1000 homes. Joint masterplan required for this site, OP30 Rowett South and OP31 Greenferns Landward.</p>
OP30	Rowett South	106.85 ha	Land Release Policy/Green Space Network	<p>Opportunity for 1940 homes. Joint masterplan required for this site, OP29 Craibstone South and OP31 Greenferns Landward.</p>
OP31	Greenferns Landward	69.6 ha	Land Release Policy	<p>Opportunity for 1500 homes on Council owned land. Joint masterplan required for this site, OP30 Rowett South and OP29 Craibstone South. <u>Burnbrae Moss District Wildlife Site lies adjacent to the southern boundary of this site.</u></p>
OP32	Dyce Drive	108 ha	Specialist Employment/Green Space Network	<p>Planning Brief for site approved in 2004. <u>This site may be at risk of flooding. A flood risk assessment will be required to accompany any future development proposals for this site. The site lies within a pipeline notification zone.</u></p>
OP33	A96 Park & Ride	6.7 ha	Land for Transport	Land reserved for Park and Ride

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OP135	Woodside	19.1 ha	Land Release Policy/Green Space Network/Green Belt	Site capable of accommodating up to 300 homes, 50% to be affordable housing as per masterplan for Woodside Sports Park and Village. <u>Parts of the site may have a risk of flooding and development will have to be avoided in those areas. A Flood Risk Assessment will be required to support any development proposals for the site.</u>
Kingswells and Greenferns				
OP35	Auchmill Golf Course, Greenferns	3.7 ha	Green Belt/Green Space Network	Layout and replacement of holes at Auchmill Golf Course. The new holes must be available before the existing ones are taken out of use.
OP37	Greenfern Infant School	0.91 ha	Residential	Redundant School deemed surplus to requirements.
OP38	Woodend Hospital Annex, Lang Stracht	2.05 ha	Residential	Planning Permission granted for retail development and Fire Brigade Headquarters.
OP39	Greenferns	13.7 ha	Residential	This is an opportunity to provide 120 homes. This site has a masterplan which was approved in 2010.
OP40	West Hatton and Homefarm, Kingswells	50.0 ha	Land Release Policy/Green Space Network	Opportunity for a 50ha development of business land which will attract high quality businesses or be suitable for company headquarters.
OP41	Kingswells C	2.7 ha	Land Release Policy	Opportunity for development of 50 homes. This site is part of the Kingswells Development Framework which was approved in 2008.
OP42	Kingswells D and West Huxterstone	6.1 ha	Land Release Policy/Green Space Network	Opportunity for development of 120 homes. This site is part of the Kingswells Development Framework which was approved in 2008.
OP43	Maidencraig South East	29.8 ha	Land Release Policy/Green Space Network	Opportunity for development of 450 homes. A joint masterplan is required for this site and OP44 Maidencraig North East. <u>This site may be at risk of flooding. A</u>

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				<u>flood risk assessment will be required to accompany any future development proposals for this site.</u>
OP44	Maidencraig North East	22.8 ha	Land Release Policy/Green Space Network	Opportunity for development of 300 homes on a Council owned site. A joint masterplan is required for this site and OP43 Maidencraig South East.
OP45	Greenferns	60.4 ha	Land Release Policy/Green Space Network	Opportunity for development of 1350 homes and 10ha of employment land on a Council owned site. A Development Framework was approved for this site in 2010 however a masterplan is required. <u>This site may be at risk of flooding. A flood risk assessment will be required to accompany any future development proposals for this site.</u>
OP46	East Arnhall	1.0 ha	Land Release Policy	An opportunity for development of 1 ha of employment land. A masterplan with Aberdeenshire Council involvement would be desirable given that the site borders the Local Authority boundaries. <u>A flood risk assessment will be required. Site lies within a pipeline notification zone.</u>
Countesswells				
OP58	Countesswells	165.1 ha	Land Release Policy/Green Space Network	An opportunity for development of 3000 homes and 10 ha of employment land. Masterplan required.
Deeside				
OP47	Braeside Infant School	<u>1.04</u> ha	Residential	Former school site with potential to be redeveloped for residential use. <u>Development will have to respect residential amenity within and surrounding the area. The Council will seek the retention of the playpark in its current location to the south</u>

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				of site OP47.
OP49	Cults Pumping Station	0.69 ha	Residential	Redundant building which would provide a sustainable brownfield housing site with few apparent constraints or problems. Development will have to respect green linkages to the west of the site and the retention of the allotments to the east of the site.
OP50	Earlswells House	0.85 ha	Residential	Greenfield site identified in the Aberdeen Local Plan 2008 for 10 homes.
OP51	Friarsfield	29.2 ha	Residential	Greenfield site identified in the Aberdeen Local Plan 2008 for 280 homes. This site may be at risk of flooding. A flood risk assessment will be required to accompany any future development proposals for this site.
OP52	Hazledene	16.59 ha	Residential	Greenfield Site identified in the Aberdeen Local Plan 2008 for 150 homes.
OP53	Kennerty Mill	0.1 ha	Residential	A Flood Risk Assessment will be required in order to assess its suitability for redevelopment.
OP55	Milltimber Primary School	1.85 ha	Residential	The current Milltimber Primary School site is likely to become available in the future. This is due to the proposed development at Oldfold Farm providing a new school to accommodate the additional pupils generated by the development.
OP56	North Lasts Quarry	8.01 ha	Green Belt	Ongoing mineral extraction. Planning Permission granted in February 1997 to continue hard rock extraction. Permission given for 10 years with conditions on reinstatement. The site lies within a pipeline consultation zone and all development should conform to the terms of Policy B15 –

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				<u>Pipelines and Controls of Major Accident Hazards.</u>
OP57	Pinewood	10.0 ha	Residential	Greenfield Site identified in the Aberdeen Local Plan 2008 for 150 homes.
OP59	Peterculter East	2.1 ha	Land Release Policy	Opportunity for development of 25 homes.
OP60	Culter House Road	1.1 ha	Land Release Policy	Opportunity for development of 5 homes.
OP61	Edgehill Road	4.4 ha	Land Release Policy/Green Space Network	Opportunity for development of 5 homes.
OP62	Oldfold	48.9 ha	Land Release Policy	Opportunity for development of 550 homes and 5ha of employment land. A masterplan is required.
OP64	Craigton Road / <u>Airyhall Road</u>	4.1 Ha	Land Release Policy	Opportunity for development of 20 homes on a Council owned site.
OP65	North Garthdee Farm	3.1 ha	Land Release Policy/Green Space Network	Opportunity for development of 80 homes. Planning Brief required.
OP66	Grove Nursery, Hazlehead	5.9 ha	Green Belt	Indoor sports uses will be permitted on this site. Planning permission for such use may include provisions requiring restoration of the site to a use compatible with the objectives of the green belt at such time as the use for which planning permission is granted ceases to be operational.
OP67	Grove Nursery Recycling Centre, Hazlehead	1.5 ha	New Community Facilities	Site reserved for a recycling centre.
OP68	Skene Road, Hazlehead	49.7 ha	Green Belt/Green	Network Planning Permission granted for a phased cemetery

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			Space Network	development.
OP134	Peterculter Burn	7.4 ha	Land Release Policy	Site capable of accommodating 19 homes, a hydro electric scheme, fish pass, football pitch, changing facilities and car parking for Culter Youth Football Club and a new pathway opening up access to existing woodland. A flood risk assessment demonstrating acceptable consequences will be required together with a masterplan giving details of access and setting out timescales for implementation of the different stages of the overall development. These matters will be reflected in any grant of planning permission. A planning brief will be required for OP134 setting out (a) specific measures needed to avoid damage to, and enhance the District Wildlife Site, and (b) the requirement to provide a construction method statement that will avoid adverse effects on the qualifying interests of the River Dee SAC (Atlantic Salmon, Freshwater Pearl Mussel and Otter).
OP136	Loirsbank	0.82 ha	Residential	Planning permission granted for 8 houses.
Loirston and Cove				
OP69	Aberdeen Gateway/Moss-side/Mains of Cairnrobin	20.2 ha	Business and Industrial Land/Green Belt/ Land Release Policy	Planning Permission granted for a high quality Class 4 Business Use, subject to Section 75 legal agreement. A 2ha extension to the developable area at the north end of the site has been made. The northern part of the site has been reserved for Open Space; a full sized football pitch; a half sized football pitch and associated changing facilities

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OP70	Altens East and Doonies	2.9ha	Business and Industrial Land	Site reserved for waste facilities.
OP71	Blackhills Quarry, Cove	32.7 6ha	Green Belt	Planning permission granted in 1996 to continue hard rock extraction and processing, extend working area, continue manufacture of asphalt and bituminous macadam, etc. <u>Also includes area containing future mineral reserves.</u>
OP72	Cove	30ha	Residential	Cove brief needs re-visiting and a new Masterplan required incorporating housing, community uses and greenspace. <u>A waste license still applies over part of the site and a gas risk assessment and any necessary remediation will be required prior to development.</u>
OP73	Craighill Primary School, Kincorth	0.86ha	Residential	Vacant Primary School.
OP74	Den of Leggart	6.78ha	Residential	Housing opportunity for approximately 50 units.
OP75	Stationfields, Cove	9.8ha	Residential	Greenfield Site identified in the Aberdeen Local Plan 2008 for 150 homes. This site should be tied into a new Cove Masterplan.
OP76	Souter Head Road, Cove	3.0ha	Residential	Retail Opportunity. A retail and traffic impact assessment will be required. <u>A waste management license is in force over part of the site, and a gas risk assessment and any necessary remediation will be required prior to development.</u>
OP77	Loirston	119.2ha	Land Release Policy/ Green Space Network	Opportunity for development of 1500 homes and 11ha of employment land. <u>Potential to accommodate football or community stadium.</u>
OP78	Charleston	20.5ha	Land Release	Opportunity for development of 20.5ha of employment land.

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OP80	Calder Park	15 ha	Land Release Policy	New stadium and sports facilities. (Cove Rangers).
City Centre and Urban Areas				
OP19	Haudagain Triangle, Middlefield	4.34 ha	Residential/Land for Transport	Following road improvements in this area, land will become vacant and surplus. Proposal for retail park and urban green space.
OP21	Manor Walk, Middlefield	2.65 ha	Urban Green Space/Residential	Housing replacement following the junction improvements at the Haudagain.
OP34	Marchburn Infant School, Northfield	1.08 ha	Residential	Site is in one of the 7 Regeneration areas within the city and is earmarked for 35 new <u>Council</u> homes.
OP36	Byron Park Nursery and Infant School, Northfield	0.77 ha	Residential	Site is in one of the 7 Regeneration areas within the city and is earmarked for 28 new <u>Council</u> homes.
OP63	Aberdeen Market	0.33 ha	City Centre Business Zone	Opportunity for qualitative improvement to include better pedestrian access to The Green.
OP81	1 Western Road	0.07 ha	Residential	Capacity for approximately 22 units. Development on this site is constrained by marketability.
OP82	140 Causewayend	0.15 ha	Mixed Use	Proposed extensions for additional office space.
OP83	35 Froghall Road	0.62 ha	Mixed Use	Former workshop.
OP84	393-395 Great Western Road	0.21 ha	Residential	Capacity for approximately 19 units. Development on this site is constrained by ownership.
OP85	41 Nelson Street	0.06 ha	Mixed Use	Capacity for approximately 21 units. Development on this site is constrained by marketability.
OP86	82-88 Middlefield Place	0.1 ha	Residential	Capacity for 8 units. Development on this site has in the past been constrained by funding.
OP87	Aberdeen College, Gallowgate	1.74 ha	Existing Community Sites and Facilities	Aberdeen College is reviewing its estates strategy and proposes refurbishing the Tower and East blocks, subsequently

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				making the South block available for redevelopment.
OP88	Aberdon House	0.64 ha	Residential	Vacant care home. Part of Tillydrone regeneration area.
OP89	Balgownie Machine Centre	0.2 ha	Mixed Use	Former garden machinery centre. Site is Council owned. Land Reserved partially for Berryden Road Improvements.
OP90	Broadford Works, Maberley Street	3.6 ha	Mixed Use	Planning Brief advocates redevelopment of the site as an 'Urban Village'.
OP91	Cattofield Reservoir	1.51 ha	Residential	Former reservoir deemed surplus to requirements of Scottish Water. Planning Brief prepared May 2005.
OP92	Citadel	0.15 ha	City Centre Business Zone	Residential/Mixed use.
OP93	Causewayend Primary School	0.66 ha	Mixed Use	Former primary school deemed surplus to requirements.
OP94	Cornhill Hospital	6.04 ha	Existing Community Sites and Facilities	Former hospital site, redevelopment for mix of uses, residential, office/ business (Class 4), community uses. Within conservation area, substantial granite buildings. Planning Brief required.
OP95	Cotton Street	3.0 ha	Business and Industrial Land	Outline planning approval granted for new warehouses and offices. Contamination issues require to be addressed.
OP96	Croft House	0.52 ha	Residential	Former care home surplus to requirements, suitable for residential development.
OP97	Crown House	0.04 ha	Mixed Use	City centre location suitable for residential use should the building be vacated in the future.
OP98	Denburn Valley/ Belmont Street/Union Terrace	2.56 ha	Urban Green Space	Options for the future of the gardens are currently under consideration. Area covered by Urban Green Space and Green Space Network . Conservation Area 2. Listed Buildings. Tree

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				<u>Preservation Orders,</u>
OP99	Denburn and Woolmanhill	1.9 ha	Mixed Use	Prominent position contains Category A Listed Buildings and is within Conservation Areas. Mix of uses including healthcare, hotel, residential, small-scale retail, food and drink, further education, offices/ business (Class 4) and car parking. A Planning Brief has been prepared for the site. A Flood Risk Assessment will be required in order to assess its suitability for redevelopment. <u>Replacement accommodation close to the city centre is required for the two health practices currently using the site.</u>
OP100	Donside Paper Mill	10.0 ha	Mixed Use	Regeneration opportunity for a mixed use development. This site may be at risk of flooding. A Flood Risk Assessment will be required in order to assess its suitability for redevelopment.
OP101	Dunbar Halls of Residence, Don Street	1.64 ha	Residential	Conservation area, suitable for student accommodation. Planning Brief available.
OP102	Energy Futures Centre, South Beach	2.9.0 ha	Urban Green Space	Reserved for an Energy Futures Centre.
OP103	Frederick Street/East North Street Car Park	0.39 ha	Mixed Use	Noise and air pollution from major road adjacent to the site. Castlegate Study Area – to be updated.
OP104	Froghall Terrace	2.55 ha	Mixed Use	Industrial site and depot. Outline Planning Permission for residential development.
OP106	Hilton Nursery School	0.6 ha	Residential	Former nursery school now deemed surplus to requirements. Location suitable for residential development.
OP107	King Street/ Beach Esplanade	2.0 ha	New Community Facilities	Site is identified by Council resolution for a Mosque, community facilities and open

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				space. Until proposals for these uses are progressed, or if a decision is made not to pursue them, the existing open space use will be protected by Policy NE3 Urban Green Space.
OP108	Kittybrewster Depot	1.65 ha	Mixed Use	Owned by Scottish Water who are looking to promote the site for redevelopment. Land is reserved for the Berryden Improvement Programme.
OP109	Linksfield Academy	12.5 ha	Residential <u>and community uses</u>	Identified as potential site for the proposed 50m swimming pool. Former Academy site may have potential for housing (2.9ha).
OP110	Mile End Primary School	0.5ha	Residential	Vacant former primary school building replaced by 3Rs school on Midsocket Road. Site would be suitable for residential development.
OP111	Nazareth House	1.1 ha	Residential	Site has planning permission subject to a legal agreement for the conversion of existing buildings to form 47 flats and 5 town houses and erection of 40 new build flats with associated demolitions, car park and landscape works.
OP112	Oakbank School, Midsocket Road	3.62 ha	Residential	Planning Brief available if site is to be redeveloped.
OP113	Park House, Westburn Road	0.79 ha	Existing Community Sites and Facilities	Planning permission granted for a purpose-designed cancer support centre.
OP114	Pittodrie Park	6.00 ha	<u>Residential</u>	Proposed residential development.
OP115	Shore Porters Warehouse	0.02 ha	Mixed Use	Redundant warehouse. Problems with road noise and internal lighting. Residential will only be considered if suitable amenity can be demonstrated.
OP116	Smithfield Primary School	2.27 ha	Residential	School will become vacant on completion of new Manor Park School. Site would be suitable for residential development.

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OP117	St Machar Primary School	1.01 ha	Residential	Primary School is now vacant and surplus to requirements. Part of the Tillydrone regeneration area.
OP118	St Nicholas House	0.9ha	City Centre Business Zone	Site will become vacant when the City Council vacate in 2011.
OP119	St Peter's Nursery, Spital	0.09 ha	Mixed Use	School has been closed for over 10 years. Sensitive residential redevelopment is preferred. Is within a Conservation Area.
OP120	Former Summerhill Academy	3.3 ha	Residential	Former Secondary School and Education facility is now vacant and surplus to requirements.
OP121	Tillydrone Primary School	2.11 ha	Residential	Site of former Tillydrone Primary School. Part of the Tillydrone regeneration area.
OP122	Tivoli Theatre, Guild Street	0.06 ha	City Centre Business Zone	Leisure Use. A Listed. Beside busy Guild Street and next to transport interchange. The site may be at risk of flooding. A Flood Risk Assessment will be required in order to assess its suitability for redevelopment.
OP123	Triple Kirks, Schoolhill	0.14 ha	City Centre Business Zone	Office, retail, residential or hotel. Current Planning Permission for office use. A Listed prominent Aberdeen landmark.
OP124	Upper/ Basement Floors, 73-149 Union Street	0.35 ha	City Centre Business Zone	Retail use. Conservation Area 2. Some listed buildings. Potential opportunity to open up unused floors and link with existing used floor space.
OP125	Urquhart Road Works	1.06 ha	Mixed Use	Potential mixed use development. A Planning Brief has been prepared for the site.
OP126	Victoria House, West North Street	0.21 ha	Mixed Use	Vacant building in Aberdeen City Council ownership.
OP127	Victoria Road Primary School	0.67 ha	Mixed Use	Former Primary School recently vacated. The site would be suited for sensitive residential

				redevelopment.
OP128	VSA Gallowgate	0.08 ha	Mixed Use	Residential/Mixed use. <u>Listed building.</u>
OP129	The Waterfront, Torry	6.6 ha	Mixed Use	Planning Application submitted. See also Old Torry <u>Masterplan</u> Study. Former government research station. This site may be at risk of flooding. A Flood Risk Assessment will be required in order to assess its suitability for redevelopment.
OP130	Water Lane	0.06 ha	Mixed Use	Redundant granary building. Planning permission for conversion to 12 flats. A Flood Risk Assessment will be required in order to assess its suitability for redevelopment.
OP131	Woodside Congregational Church	0.07 ha	Residential	Vacant church building. Conditional Planning consent to form shop unit (Class 1) and 6 dwelling flats has since lapsed.
OP132	Bon Accord Masterplan	40.0 ha	City Centre Business Zone/Mixed Use	Masterplan prepared for major redevelopment in the City Centre.

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Appendix 3

Regeneration Areas – Potential Sites 2007-2016

Middlefield Regeneration Area	
Manor Walk	80
Smithfield Primary School	68
Northfield Regeneration Area	
Former Byron Park Nursery	28
Former Marchburn School	35
Tillydrone Regeneration Area	
Aberdon House	61
Donside Paper Mills	278
Former Tillydrone Primary School	63
Hayton Road	30
St Machar Primary School	96
Torry Regeneration Area	
1-7 Crombie Road	32
Double 2 Bar, 22 Balnagask Road	20
Torry Research Station, Greyhope Road	46
Victoria Road Primary School	64
Woodside Regeneration Area	
1 Western Road	22
Ex Balgownie Machine Centre	19
Kittybrewster Depot (Scottish Water)	157
Woodside Congregational Church	7
Totals	1,106
Structure Plan Allowances	500

Appendix 4

Infrastructure Requirements for Masterplan Zones

Nature of Contribution	Masterplan Zone
Cumulative Transport Infrastructure	
Contributions required in order to address the cumulative impact of development on the transport network. Possible issues to be resolved / schemes are listed in Supplementary Guidance and further detailed work is required to establish whether these are the most appropriate solutions for each development.	To be confirmed
Roads	
Direct road access from Dubford and Mundurno onto local road connecting to B999 with potential new intersection.	1. Murcar & Dubford
New spur from Murcar to A90 Murcar roundabout.	
New road accesses from Grandhome onto Parkway.	2. Grandhome
Improve Whitestripes Road and B997 to appropriate design standards for forecasted traffic volumes and enable sufficient access to AWPR (does not include further capacity improvements connecting the B977/B997 through Parkhill towards Dyce Drive).	
New road connection from Stoneywood development to A947 with new junctions.	3. Stoneywood
Access from employment sites onto new Dyce Drive link road.	4. Dyce Drive
Road connection from existing roundabout at A96 / Dyce Drive through masterplan area and to Kepplehills Road.	4. Newhills Expansion
Road access from Greenferns to Provost Rust Drive and Provost Fraser Drive.	5. Greenferns
New major junctions on A944 to access Maidencraig sites.	6. Maidencraig
New major junction from employment development to access A944.	7. Kingswells
New road links and major junctions at A944, with appropriate design standards to accommodate forecasted traffic volumes.	8. Countesswells
Upgrades to the local road network.	9. Friarsfield
New major junction connecting Oldfold to A93.	10. Oldfold

Nature of Contribution	Masterplan Zone
Road connections from Loirston to A956 through Industrial area to Souterhead Roundabout and using junction adjacent to Old Wellington Road (which could become a signalised junction).	11. Loirston
Public Transport and Walking and Cycling Infrastructure	
New developments to be served by comprehensive pedestrian and cycle network and frequent public transport services including new and extended services.	All sites
Secondary School Education (contributions set against residential development sites only)	
Possible additional secondary school capacity at Bridge of Don Academy.	1. Dubford
New secondary school within proposed development.	2. Grandhome
New secondary school within proposed development.	4. Newhills Expansion
Additional secondary school capacity at Northfield Academy.	5. Greenferns 6. Maidencraig
Additional secondary school capacity at Hazlehead Academy.	6. Maidencraig
New secondary school within proposed development.	8. Countesswells
New secondary school within proposed development.	11. Loirston
Primary School Education (contributions set against residential development sites only)	
Three to four new primary schools within proposed development.	2. Grandhome
Replacement primary school incorporating additional capacity.	3. Stoneywood
Three new primary schools within proposed development.	4. Newhills Expansion
One new primary school within proposed development.	5. Greenferns
Additional primary school capacity required.	6. Maidencraig
Two to three new primary schools within proposed development.	8. Countesswells
One new primary school within proposed development.	10. Oldfold
One new primary school within proposed development.	11. Loirston

Nature of Contribution	Masterplan Zone
Water	
Contributions required in order to provide appropriate infrastructure for water supply and waste water disposal. Scottish Water may explore the potential for addressing the cumulative impact of development on water related infrastructure.	Further details in the LDP Action Programme
Health (contributions set against residential development sites only)	
Extension to Oldmachar Medical Practice at Jesmond Road to accommodate two additional GP's. Extension at Bridge of Don Dental Clinic at Cairnfold Road to accommodate General Dental services for one additional dental chair. One new Community Pharmacy.	1. Dubford (and possible contribution from site at East Woodcroft with Grandhome Zone 2)
New 16 GP Health Centre to accommodate existing four GP Practice with 12 additional GP's. Two new six chair Dental Surgeries. Four new Community Pharmacies.	2. Grandhome
New 10 GP Health Centre (including land) to accommodate eight existing GP's with two additional GP's. Extension of Dyce Health Centre to accommodate two additional dental chairs. This facility could be included as part of the required new Health Centre, as specified above. One new Community Pharmacy.	3. Stoneywood
New 13 GP Health Centre (including land) to accommodate 6 existing GPs with seven additional GPs. New six chair Dental Surgery. This facility could be included as part of the required new Health Centre, as specified above. Three new Community Pharmacies.	4. Newhills Expansion
New six GP Health Centre (including land already identified) to accommodate four existing GPs with two additional GPs. Two additional dental chairs required in Health Centre, as specified above.	5. Greenferns
Extension at Kingswells Health Centre to accommodate two additional GP's. New two chair Dental facility either in the recommended extension to the Kingswells Health Centre, or on a new site.	6. Maidencraig 7. Kingswells

Nature of Contribution	Masterplan Zone
<p>New five GP Health Centre (including land). New four chair Dental Surgery (including land). This facility could be included as part of the required new Health Centre as specified above. Two new Community Pharmacies.</p>	8. Countesswells
<p>Extension to the existing Health Centre to support the General Medical Services for the increased population in the Cults community.</p>	9. Friarsfield
<p>Extension to Peterculter Health Centre to accommodate one additional GP. Extension of Peterculter Health Centre to accommodate two additional Dental Chairs. One new Community Pharmacy.</p>	10. Oldfold
<p>Extension to Cove Bay Health Centre to accommodate three additional new GPs. Extension at Cove Bay Health Centre to accommodate two additional Dental Chairs. One new Community Pharmacy.</p>	11. Loirston

Appendix 5

Existing Masterplans to be taken forward in the Local Development Plan.

Alongside developing masterplans for the sites released through the Local Development Plan a number of existing frameworks will also be brought forward. These are listed below.

- Balgownie Centre, Bridge of Don, Planning Brief (2005)
- Bon Accord Quarter Masterplan (2006)
- **BP Headquarters Complex Development Brief (April 2008)**
- Broadford Works, Maberly Street, Design Brief (2001)
- Cattofield Depot, Cattofield Place, Kittybrewster, Planning Brief (2005)
- Cove Masterplan and Charrette Report (2010)
- Dyce Drive, adjacent to Aberdeen Airport, Planning Brief (2004)
- Fire Station Site, North Anderson Drive, Planning Brief (2005)
- Forresterhill Development Framework (2008)
- Greenferns Masterplan and Development Framework (2010)
- Hillhead Campus, Don Street, Old Aberdeen, Planning Brief (2003)
- Kingswells Development Framework (2008)
- Mugiemoos Road, Bucksburn, Planning Brief (2007)
- Murcar Development Framework (2008)
- Oakbank, Midstocket Road, Design Brief (1999)
- Pinewood/Hazledene, Countesswells Road, Planning Brief (2004)
- Robert Gordon University Campus Garthdee (2009)
- Urquhart Road (105-107) (2010)

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Development Framework (2008)¶

Appendix 6

Supplementary Guidance

Aberdeen City and Shire Design Review Panel

Aberdeen Masterplanning Process

Affordable Housing

Air Quality

Archaeology and Planning

Bats and Development

Buffer Strips

Children's Nurseries and Sports facilities

City Centre Development Framework

Conversion of steadings

Dormer windows and roof extensions

Drainage Impact Assessments

Dwelling Extensions in Aberdeen City

Dwelling Extensions in Cove

Erection of Dwelling House Extensions Forward of the Building Line

Gypsy and Traveller sites

Harmony of Uses –

- Amusement Centres and Arcades
- Hot Food Take Aways
- Living/Working Above or Below the Business
- Liquor Licensed Premises
- Residential Developments in the City Centre
- Street Cafes

Hierarchy of Retail Centres

Infrastructure and Developer Contributions Manual

Landscape Strategy Part 2 – Landscape Guidelines

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Appendix 7

Schedule of Land owned by the Local Authority

The following table outlines land in the ownership of the planning authority, as required Section 15(3) of the Planning etc. (Scotland) Act 2006, which is affected by policies and proposals for development in the proposed Aberdeen Local Development Plan.

All site sizes are approximate.

Description of land owned by the planning authority.	Opportunity Site Reference. (Sites shown on Proposals Map. Details in Appendix 2 and Action Programme).
Proposed Greenfield Development under Aberdeen City Council ownership	
Altens East/Doonies. Site for a materials recycling facility/an aerobic digestion or in-vessel composting facility and/or a transfer station. Aberdeen City Council's ownership extends to 2.85ha. Grid Reference NJ963031.	OP70
Auchmill Golf Course, Greenferns. Layout and replacement of southern holes adjacent to Howes Road at Auchmill Golf Course. Aberdeen City Council's ownership extends to 4ha. Grid Reference is NJ893086.	OP35
Craigton Road, Pitfodels. Aberdeen City Council's ownership extends to 2.39ha. This includes the majority of land to the south of the site and a field to the east of the site. Grid Reference NJ907039.	OP64
East Woodcroft. Land North-East of Middleton Park. Western perimeter of the site meets Jesmond Drive, with the B997 meeting the East of the site. Aberdeen City Council's ownership of the site extends to 2.85ha. Grid Reference NJ928121.	OP10
Greenferns Landward. Land at Newhills, to the West of Bucksburn and approximately 800m North West of Bucksburn House. Aberdeen City Council's ownership of the site extends to 70ha. Grid Reference NJ880091.	OP31
Greenferns Strategic Housing Land Reserve. Land at Greenferns. Site is West of Northfield (Davidson Drive), North of Sheddocksley playing fields and South of Bucksburn House. Aberdeen City Council's ownership site extends to 77.4ha; this does not include land at Bucksburn House. Grid Reference NJ894083.	OP45

Deleted: Blackhills of Cairnrobbin. Land at Blackhills of Cairnrobbin. The site is South of Cove Road and West of the Leiths Quarry at Blackhills. The planning authority's ownership of the preferred site extends to 3.5ha. Grid Reference NO940999 ... [9]

Deleted: Forrit Brae, Playing Fields. Land is part of the OP30 Rowett development proposal. It is unlikely that development would be permitted on this site as it is currently a recreational ground. Grid Reference is NJ881105. ... [10]

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Description of land owned by the planning authority.	Opportunity Site Reference. (Sites shown on Proposals Map. Details in Appendix 2 and Action Programme).
Proposed Greenfield Development under Aberdeen City Council ownership	
Grove Nursery, Hazlehead. Land is identified as an opportunity site for sports/tennis centre and/or recreation and countryside uses and other uses appropriate to the rural character of the area. Part of the site will be identified for a recycling centre. Aberdeen City Council's ownership extends to the whole site, 7.4ha. Grid Reference NJ899054.	OP66 & OP67
Hazledene. Site identified for residential development of 150 homes in the 2008 Aberdeen Local Plan. Aberdeen City Council's ownership extends to 16.84ha. Grid Reference is NJ898048.	OP52
Loirston. Land at Loirston Loch. Site is West of Loirston Loch and East of the A90. Aberdeen City Council's ownership of the site extends to 26.85ha. Grid Reference NJ935012. Council ownership also extends to land within the Loirston site. Site is West of Wellington Circle and east of Redmoss Road. The land under Aberdeen City Council's ownership covers Calder Park and extends to 15.27ha. Grid Reference NJ941022.	OP77
Maidencraig North. Land at Sheddocksley/Maidencraig. Site is West of Sheddocksley (Lewis Road) and North of the Lang Stracht. The site extends 500m West of Lewis Road and Aberdeen City Council's ownership is 5.98ha in total. Grid Reference NJ886071.	OP44
Park House, 116-120 Westburn Rd. Former day care centre for people with learning difficulties. Aberdeen City Council's ownership extends to 0.79ha. Grid Reference NJ928069.	OP113
Pinewood. Site identified for residential development of 150 homes in the 2008 Aberdeen Local Plan. Aberdeen City Council owns the western part of the site which is 5.4ha. Grid Reference is NJ899044.	OP57
Woodside. Site identified for 300 residential homes and sports facilities. Aberdeen City Council's ownership is bounded by the railway to the south, an unnamed access road to the north, electricity sub station to the east and as far as the sports pavilion to the west. The total ownership extends to 3.92ha. Reference is NJ915092.	OP135
Proposed Brownfield Development under Aberdeen City Council ownership	
Aberdeen Beach South. Informal grass area to the south of the Amusement Park on Wellington Road. Grid Reference NJ954063.	OP102
Aberdon House. Former Elderly persons home on	OP88

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Description of land owned by the planning authority.	Opportunity Site Reference. (Sites shown on Proposals Map. Details in Appendix 2 and Action Programme).
Coningham Road, Tillydrone. Aberdeen City Council's ownership extends to 0.64ha. Grid Reference NJ934088.	
Balgownie Machine Centre. Derelict land and buildings on Great Northern Road. The site is west of, and beside the Kittybrewster Depot. Aberdeen City Council's ownership extends to 0.20ha. Grid Reference NJ931078.	OP89
Braeside Infant School on Braeside Place. Aberdeen City Council's ownership extends to 1.04ha. Grid Reference NJ911041.	OP47
Byron Park Nursery & Infant School (site of) on Springhill Road. Aberdeen City Council's ownership extends to 0.77ha. Grid Reference NJ890080.	OP36
Cove Two small parcels of land in the northern part of the site. Aberdeen City Council's ownership extends to 0.16ha. Grid Reference NJ944018.	OP72
Craighill Primary School, Kincorth bordered by Hetherwick Road, Gardner Road and Gardner Drive. Aberdeen City Council's ownership extends to 0.86ha. Grid Reference NJ930029.	OP73
Croft House accessed by Foresterhill Road and situated between Oldcroft Place and Oldcroft Terrace. Aberdeen City Council's ownership extends to 0.52ha. Grid Reference NJ914075.	OP96
Cults Pumping Station. Aberdeen City Council own the eastern part (allotments and car park) of the site to the north of the Cults Hotel and south of the Tennis Club. Ownership extends to 0.26ha. Grid Reference NJ895031.	OP49
Denburn and Woolmanhill. Aberdeen City Council owns the western part of this site, the Denburn car park. The eastern part of the site, Woolmanhill Hospital is not owned by the Council. Aberdeen City Council's ownership to the west extends to 0.77ha. Grid Reference NJ936064.	OP99
Denmore Road Car Park. Aberdeen City Council's ownership extends to 0.069ha. Grid Reference is NJ944113.	OP5
Former Balgownie Primary school on Tarbothill Road. Aberdeen City Council's ownership extends to 0.71ha. Grid Reference NJ936098.	OP8
Former Bankhead Academy on Bankhead Avenue. Aberdeen City Council's ownership extends to 2.7ha. Grid Reference NJ981102.	OP15
Former Carden School situated on Gordon Terrace, Dyce. Aberdeen City Council's ownership extends to 0.37ha. Grid Reference NJ890127.	OP17
Former Causewayend Primary School located near Mounthooly Roundabout on the A96, Causewayend. Aberdeen City Council's ownership extends to 0.69ha. Grid	OP93

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Description of land owned by the planning authority.	Opportunity Site Reference. (Sites shown on Proposals Map. Details in Appendix 2 and Action Programme).
Reference NJ939071.	
Former Linksfield Academy situated on King Street. The majority of the site has already been redeveloped; however 2.90ha of the site is in ACC ownership and yet to be redeveloped. Grid Reference NJ944081.	OP109
Former Mile End Primary school on Midstocket Road. Aberdeen City Council's ownership extends to 0.51ha. Grid Reference NJ921064.	OP110
Former St Peter's Nursery , Spital. Aberdeen City Council's ownership extends to 0.09ha. Grid Reference NJ939077.	OP119
Former Summerhill Academy building on Stronsay Drive. Aberdeen City Council's ownership extends to 3.28ha. Grid Reference NJ902066.	OP120
Frederick Street/East North Street. Currently a car park with potential for use as a site for housing. Aberdeen City Council's ownership extends to 0.39ha. Grid Reference NJ945065.	OP103
Greenfern Infants School , now redundant. Springhill Road meets the perimeter of the site to the east, Maidencraig Place to the south and Sheddocksley Road to the West. Aberdeen City Council's ownership extends to 0.91ha. Grid Reference NJ897069.	OP37
Haudagain Triangle. Land for road improvements and proposed retail use. Aberdeen City Council's ownership extends to the whole site, 4.34ha. Grid Reference is NJ912090.	OP19
Hilton Nursery School on Hilton Avenue. Aberdeen City Council's ownership extends to 0.61ha. Grid Reference NJ924083.	OP106
King Street/Beach Esplanade Land identified by Council resolution for a Mosque. Site is south of the River Don. Aberdeen City Council's ownership extends to 1.96ha. Grid Reference is NJ946092.	OP107
Kingswells Old Primary School. Site is on Fairley Road and is part of a site identified for residential development. Aberdeen City Council's ownership extends to 1ha. Grid Reference is NJ868064.	OP41
Manor Walk Area of ground to the north of Manor Walk. Aberdeen City Council's ownership extends to 1.92ha. Grid Reference NJ908089.	OP21
Marchburn Infant School (site of) on Marchburn Drive. Aberdeen City Council's ownership extends to 1.08ha. Grid Reference NJ901087.	OP34
Park House , 116-120 Westburn Rd. Former day care centre for people with learning difficulties. Aberdeen City Council's ownership extends to 0.79ha. Grid Reference NJ928069.	OP113

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Description of land owned by the planning authority.	Opportunity Site Reference. (Sites shown on Proposals Map. Details in Appendix 2 and Action Programme).
Pittodrie Park. Part of Aberdeen Football Clubs car park, north of Pittodrie. Aberdeen City Council's ownership extends to 0.19ha. Grid Reference NJ946077.	OP114
Smithfield Primary School located on Smithfield Drive. Aberdeen City Council's ownership extends to 2.27ha. Grid Reference NJ914084.	OP116
St Machar Primary School , former primary school located on Coningham Road, Tillydrone. Aberdeen City Council's ownership extends to 1.01ha. Grid Reference NJ934087.	OP117
St Nicholas House , Broad Street, Aberdeen. Aberdeen City Council's ownership covers the whole site and extends to 0.9ha. Grid Reference is NJ942063.	OP118
Stationfields, Cove. Land is identified as an opportunity site in the <u>2008 Aberdeen</u> Local Plan. Aberdeen City Council owns a small parcel of land located to the East of Coast Road. Grid Reference NJ953015.	OP75
Tillydrone Primary School (site of). Land is now vacant and is located on Harris Drive, Tillydrone. Aberdeen City Council's ownership extends to 2.11ha. Grid Reference NJ933087.	OP121
The Waterfront, Torry. Aberdeen City Council's site ownership extends to <u>1.74</u> ha. Grid Reference NJ954052.	OP129
Urquhart Road Works. Former Council depot located on Urquhart Road. Aberdeen City Council's ownership extends to 1.06ha. Grid Reference NJ949071.	OP125
Victoria House , West North Street. Aberdeen City Council's ownership extends to 0.21ha. Grid Reference NJ942067.	OP126
Victoria Road School , Victoria Road. Aberdeen City Council's ownership extends to 0.67ha. Grid Reference NJ954051.	OP127

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OP27 Land near Bucksburn School	80 homes	-	-	

Page 19: [2] Deleted		ACCPProfile	06/01/2012 16:57:00	
OP54 Malcolm Road	71 homes	-	-	

Page 19: [3] Deleted		ACCPProfile	06/01/2012 17:03:00	
OP133 Mid Anguston	8 homes	-	-	

Page 20: [4] Deleted		ACCPProfile	06/01/2012 17:15:00	
OP79 Blackhills of Cairnrobin	-	3.5ha employment		

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OP27	Land near Bucksburn School	2.4 ha	Land Release Policy/Green Space Network	Opportunity for development of 80 homes.	

Page 83: [6] Deleted		ACCPProfile	06/01/2012 16:57:00		
OP54	Malcolm Road	8ha	Land Release Policy	Site capable of accommodating 71 homes.	

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OP133	Mid Anguston, Peterculter	2.6 ha	Land Release Policy	Site capable of accommodating 8 homes.	

Page 87: [8] Deleted		ACCPProfile	06/01/2012 17:15:00		
OP79	Blackhills of Cairnrobin	3.5 ha	Land Release Policy	Opportunity for development of 3.5ha of employment land on this Council owned site.	

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Blackhills of Cairnrobin. Land at Blackhills of Cairnrobin. The site is South of Cove Road and West of the Leiths Quarry at Blackhills. The planning authority's ownership of the preferred site extends to 3.5ha. Grid Reference NO940999.			OP79		

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Forrit Brae, Playing Fields. Land is part of the OP30 Rowett development proposal. It is unlikely that development would be permitted on this site as it is currently a recreational ground. Grid Reference is NJ881105.			OP30		

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1. Introduction

Vision

1.1 Our aim is for Aberdeen in 2030 to be a sustainable city at the heart of a vibrant and inclusive North East of Scotland. This supports the Aberdeen City and Shire Structure Plan which sets out the vision for the area which is:-

“By 2030 Aberdeen City and Shire will be an even more attractive, prosperous and sustainable European city region and an excellent place to live visit and do business. We will be recognised for:-

- *our enterprise and inventiveness, particularly in the knowledge economy and in high-value markets;*
- *the unique qualities of our environment; and*
- *our high quality of life.*

We will have acted confidently and taken the courageous decisions necessary to further develop a robust and resilient economy and to lead the way towards development being sustainable, including dealing with climate change and creating a more inclusive society.”

1.2 The Aberdeen Local Development Plan provides a land use framework within which we can work towards this vision.

Aberdeen’s position in the National Planning Framework for Scotland

1.3 Aberdeen is Scotland’s third largest city and, together, with the rest of the North East, plays an important role in many aspects of the life of the country. This is reflected in Scotland’s second National Planning Framework (NPF2) which was approved by Scottish Ministers in June 2009. Its key aims for Scotland’s spatial development to 2030 are:-

- to contribute to a wealthier and fairer Scotland by supporting sustainable economic growth and improved competitiveness and connectivity;
- to promote a greener Scotland by contributing to the achievement of climate change targets and protecting and enhancing the quality of natural and built environments;
- to help build safer, stronger and healthier communities, by promoting improved opportunities and a better quality of life; and
- to contribute to a smarter Scotland by supporting the development of the knowledge economy.

1.4 NPF2 identifies a number of developments considered essential to the delivery of the spatial strategy. In Aberdeen it highlights improvements to Aberdeen Airport, including access, terminal facilities and parking.

1.5 NPF2 also recognises that Aberdeen has a key role as a driver of economic activity and says that the primary aim for Aberdeen and Aberdeenshire is to grow and diversify the economy, making sure the region has enough people, homes, jobs and facilities to maintain and improve its quality of life.

1.6 It highlights the need for Aberdeen to be well connected to Edinburgh and Glasgow, its wider regions and the rest of the world, including reducing journey times, confirming the Government's commitment to construction of the Aberdeen Western Peripheral Route, and ensuring good domestic and international air links which are vital to the region's economy.

1.7 NPF2 acknowledges the importance of working to strengthen our role as Scotland's northern gateway, building on our considerable science and research expertise and broadening our economic base. There should be a focus on:-

- improving the quality of the environment in the city centre and developing cultural and recreational facilities to create a more vibrant social scene;
- attracting more tourists to the city and expanding the service sector, including financial services;
- recognising the role of Aberdeen harbour;
- capitalising on the city's role as a regional media centre which provides a base from which to build a larger creative sector;
- developing knowledge economy links based on the expertise associated with the energy and offshore industries and the universities here; and
- developing the Energetica project by also seeking to build on the energy sector and offshore strengths of the region, diversifying into new renewable and clean energy technologies to consolidate our position as a global energy hub.

1.8 Planning authorities must take NPF2 into account when preparing development plans and it is a material consideration in determining planning applications.

Aberdeen City and Shire Structure Plan

1.9 The strategy for the growth of the north east is set out in the Aberdeen City and Shire Structure Plan. The main aims of the Structure Plan are to:-

- grow and diversify the regional economy;
- tackle climate change;
- ensure the area has enough people, homes and jobs to support the level of services and facilities needed to maintain and improve the quality of life;

- protect valuable resources including the built and natural environment;
- create sustainable communities; and
- make most efficient use of the transport network.

1.10 It sets a target of increasing the population of the city region to 480,000 by 2030 and achieving an annual housebuilding rate of 3,000 per year by 2020.

1.11 The Structure Plan promotes three growth areas which will be the focus for development over the period up to 2030. These growth areas are Aberdeen City, the Huntly-Aberdeen-Laurencekirk transport corridor, and the Aberdeen - Peterhead transport corridor. Development on brownfield sites is strongly encouraged and allowances are also made for the priority areas for regeneration within the city. Significant allowances are also made for development on greenfield sites. The Structure Plan housing allowances and employment land allocations are set out in Table 1 below. The Local Development Plan shows how these allowances and allocations will be met.

Table 1 Structure Plan Housing and Employment Land Figures

	Housing Allowances			Employment Land Allocations	Employment Land: Strategic Reserve
	2007-2016	2017-2023	2024-2030	2007-2023	2024-2030
Brownfield	4,000	3,000	3,000	105 hectares	70 hectares
Regeneration Areas	500	2,000	2,500		
Greenfield	12,000	5,000	4,000		
Total	16,500	10,000	9,500	105 hectares	70 hectares

Notes:-

- The housing allowances are in addition to all sites included in the Effective Land Supply 2007 and greenfield sites identified in the Aberdeen City Local Plan 2008 but not included in the 2007 Housing Land Audit, see Table 2 below, (Aberdeen City and Aberdeenshire Councils publish an annual Housing Land Audit which determines the extent and status of the housing land supply in the North East).
- Employment land allocations are in addition to sites already identified in the Aberdeen Local Plan 2008 (see Table 3).
- Strategic Reserve Land is land identified for possible future development (but subject to review in future Plans).

Table 2 Housing Sites Allocated in the 2008 Aberdeen Local Plan

OP11 Jesmond Drive	40	OP136 Loirsbank Road*	10
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OP20 Hopecroft	30	OP57 Pinewood	150
OP39 Greenferns	120	OP74 Den of Leggart	50
OP50 Earlswells House	10	OP75 Stationfields, Cove	150
OP51 Friarsfield/Morkeu	280	Charleston, Cove	200
OP52 Hazledene	150	Old Skene Road	25

Note

* The Loirsbank Road site has been reduced in size from that shown in the 2008 Aberdeen Local Plan and given an allocation of 8 houses.

Table 3 Employment Land from the Aberdeen Local Plan 2008

OP3 Berryhill, Murcar	68ha	Peterseat	11.6ha
OP4 Findlay Farm, Murcar	17ha	Altens East and Doonies	16ha
OP32 Dyce Drive	108ha gross	Stoneywood *	20ha

Note

* The Stoneywood site is a housing proposal in this Plan, see Table 6.

Aberdeen Local Development Plan – Working towards the vision

1.12 The Plan sets out how we aim to work towards our vision for Aberdeen. It shows which land is being allocated to meet the city’s development needs over the next 10-20 years and it sets out the planning policies we will apply in promoting the sustainable growth of the city over this period.

1.13 We have taken account of, and been informed by, many other plans and strategies in preparing this Plan. These include the Scottish Government’s planning policies as set out in the National Planning Framework 2, Scottish Planning Policy, Designing Places, Designing Streets, Scotland River Basin District River Basin Management Plan and various Circulars. We have also considered the Nestrans Regional Transport Strategy and Delivery Plan, our own Local Transport Strategy, the North East Scotland River Basin Area Management Plan, the ACSEF Economic Action Plan and the Aberdeen City and Shire Housing Need and Demand Assessment.

1.14 The Plan contains a spatial strategy which explains our overall view of where development should go and the principles behind that. We have identified future development sites and the scale of development we expect to see on each of the identified sites. We have also specified what developers need to do when designing and delivering development, emphasising the need for masterplans, drawn up with local community involvement, for all the major sites. Our policies set out the requirements for different types of development and explain what uses are acceptable in different areas. More information and advice is often contained in Supplementary Guidance. This can relate to specific sites or to specific types of development. We have also prepared an Action Programme which sets out what actions are needed for the

policies and proposals in the Plan to be delivered, who is responsible for delivering them and the expected timescale for doing this. The Action Programme will be monitored and updated regularly and published every two years.

How to use the Plan

1.15 All development, whether on brownfield or greenfield sites, must comply with policies which seek to achieve the objectives of creating a sustainable city. The Local Development Plan contains different types of policies:

- Map based policies – which apply to a specific area on the Proposals Map.
- City wide policies – which apply to all new development proposals.
- Topic policies – which apply to a certain type of development.

1.16 It is important to remember that development proposals will be assessed against a number of policies within the Plan so the Local Development Plan must be carefully considered as a whole. Reference should also be made to appropriate Supplementary Guidance as well as national policy and the Structure Plan.

2. The Spatial Strategy

Overview

2.1 Our strategy promotes the city centre as the commercial, economic, social, civic and cultural heart of Aberdeen. The maintenance of a vibrant city centre and the enhancement of its fine buildings and open spaces is vital to Aberdeen's future prosperity and to sustaining its attractiveness as a place to live and visit. A strong and thriving city centre is a key attribute in delivering the wider strategic aims of the Aberdeen City and Shire Structure Plan and our policies and proposals seek to enhance its role as a key commercial centre.

2.2 Regeneration of city centre sites and other brownfield sites throughout the existing built-up area for appropriate uses will be encouraged as an important part of the Plan's strategy. Brownfield sites are expected to contribute 7,000 units towards our housing requirements over the period to 2023 with a further 2,500 new homes being provided within the seven designated priority areas for regeneration (Middlefield, Cummings Park, Northfield, Tillydrone, Woodside, Seaton and Torry). The Plan identifies specific brownfield housing sites and explains the potential for others to come forward. Sites are also identified for other uses which complement existing communities.

2.3 Redevelopment of previously used sites makes a huge contribution to the overall sustainability aims of the Plan, but we also recognise that the city needs to expand beyond its existing developed edges to maintain and enhance our employment and housing opportunities, to retain our young people and to attract others to invest and live here. A mixture of house types and employment opportunities to encourage a balanced population structure is important if we are to be able to offer a wide range of services and facilities which underpin Aberdeen's role as a major hub within the north east.

2.4 Aberdeen is to accommodate at least half of the new housing and employment land needed to meet the strategic needs of the North East over the next 20 years as set out in the Structure Plan. Greenfield sites for 21,000 homes and 175ha of employment land are required up to 2030. This will reinforce the city's important role as a regional centre which makes a significant contribution to the wider Scottish economy. The planned expansion around existing suburban communities is, therefore, essential and provides opportunities for exciting new ways of delivering development guided by detailed masterplans prepared in consultation with local communities. This growth will be required to deliver enhanced accessibility to existing and enhanced greenspaces and greenspace networks.

2.5 New development, whether in greenfield or brownfield locations, will have to be of the best standard to deliver opportunities for people to enjoy a high quality of life

within an attractive, sustainable and safe environment. Connections between these new development areas and other parts of the city are also important.

2.6 In determining the best locations for greenfield development we explored a number of 'Directions for Growth' and gave careful and detailed consideration to environmental, topographical and accessibility issues. We sought to offer a choice of development locations in different parts of the city and aimed to contain development within the Aberdeen Western Peripheral Route. Our sites were also subjected to a Strategic Environmental Assessment (SEA) and the Environmental Report is available along with this Plan. Development proposals must take account of the mitigation measures highlighted in the SEA. We have reviewed our green belt to ensure that the boundaries reflect the long term development strategy for the city and further information on this is available in our Technical Appendix.

2.7 The following paragraphs in this part of the Plan set out our approach to each of the elements of the spatial strategy.

City Centre

2.8 The City Centre plays a major role in the commercial, economic, social, civic and cultural life of Aberdeen and the wider North East. It is an important regional centre providing a focus for employment and business interaction, it offers access to a wide range of goods and services, and it is a place where many people meet socially and choose to live and visit.

2.9 It is vital for the future prosperity of Aberdeen that the City Centre is enhanced and promoted as a safe, attractive, accessible and well connected place which contributes to an improved quality of life. The Local Development Plan supports the delivery of this vision within a framework of securing sustainable development. This will be achieved through applying policies which positively promote what can happen, and where, in tandem with a City Centre Development Framework which has been prepared as Supplementary Guidance. The Framework identifies Union Street as the spine of the City Centre linking a number of different character areas each of which has its own qualities, attributes, opportunities and challenges. In addition, a Business Improvement District Project has been proposed in Aberdeen City Centre.

2.10 The Framework identifies the principles which will guide and co-ordinate development and investment, taking into account our aims for each of the different character areas and how to enhance linkages between each of them. It also identifies the role played by existing or required masterplans in the city centre area and specifies some of the key projects needed to achieve our aims. It sets out a programme for delivering these, either independently or, more effectively, in combination with each other.

2.11 The Plan reinforces the role of the City Centre as a regional centre. The City Centre Business Zone (shown on the Proposals Map) contains most of the centre's shopping floorspace and this is where most new development of this nature is to be directed. A specific policy for Union Street seeks to enhance its vitality and viability in recognition of its key location at the heart of the City Centre. Appropriate pedestrian priority measures are currently under consideration for part of Union Street. There are other areas within the City Centre Business Zone where retailing is the dominant or primary use (such as the Bon Accord, St Nicholas, Trinity and Union Square shopping centres) and areas where it is not so strongly represented, but nevertheless remains important.

Policy C1 - City Centre Development – Regional Centre

Development within the City Centre must contribute towards the delivery of the vision for the City Centre as a major regional centre as expressed in the City Centre Development Framework. As such the City Centre is the preferred location for retail, commercial and leisure development serving a city-wide or regional market.

Proposals for new retail, commercial, leisure and other city centre uses shall be located in accordance with the sequential approach referred to in the Retailing section of the Plan and in the relevant Supplementary Guidance: Hierarchy of Retail Centres.

Policy C2 – City Centre Business Zone and Union Street

The City Centre Business Zone is the preferred location for major retail developments as defined in Policy RT1. Where sites are not available in the City Centre Business Zone, then sites elsewhere in the City Centre may be appropriate.

Proposals for a change of use from retail (Class 1 of the Use Classes Order) to other uses within the City Centre Business Zone will only be acceptable if :

- 1) the proposal is in Union Street it must accord with the Union Street Frontages Supplementary Guideline .
- 2) in other parts of the City Centre Business Zone it can be demonstrated that there is a lack of demand for continued retail use of the premises (applicants may be required to demonstrate what efforts have been made to secure a new retail use since the property became vacant) and how the new use contributes to the wider aims for city centre enhancement; and
 - the proposed new use must enhance or adequately maintain daytime vitality, and an active street frontage; and
 - the alternative use does not conflict with the amenity of the neighbouring area.

Proposals to use basement and upper floor levels for retail, residential, and other

appropriate purposes will be encouraged in principle.

Brownfield Sites

2.12 Sites are required for 7,000 homes on brownfield sites to meet the requirements of the Structure Plan up to 2023. Brownfield sites are normally found within the existing built-up area and are sites which have previously been developed. The identified sites are listed in Appendix 1, Table 1 and are shown on the Proposals Map.

2.13 Redevelopment in the existing urban area can play an important part in regenerating areas, remove local eyesores, bring land and buildings back into effective use and reduce the need for car based travel. Brownfield development may present difficulties, such as land assembly or site preparation but these are likely to be outweighed by its inherent sustainability - it recycles land, it can reduce pollution by encouraging use of public transport and help to maintain local services such as schools or local shops. Planning briefs or masterplans may be required for larger brownfield sites or sites in sensitive locations and where appropriate, an assessment of contamination of brownfield sites will be required prior to the granting of planning permission.

2.14 Developers will need to provide the necessary infrastructure and developer contributions as required by Policy I1 and, where necessary, using the criteria for calculating developer contributions as set out in the Infrastructure and Developer Contributions Manual. The precise level of infrastructure requirements and developer contributions will need to be agreed with the Council, and other statutory agencies, through the masterplanning and planning application process. The level of provision or contribution required will be commensurate to the scale and impact of the development proposed.

2.15 Appendix 1, Table 1 shows the brownfield sites identified through the Brownfield Urban Capacity Study that have been assessed as suitable for potential future housing development. Included within Appendix 1, Table 2 are the brownfield sites with planning consent, which were not effective in the 2007 Housing Land Audit. Therefore these sites have not already been included within the Effective Land Supply 2007 housing numbers from the Structure Plan. Appendix 1, Table 3 shows the total number of units that it is thought brownfield sites could accommodate in Aberdeen. Sites that have been included within both the Brownfield Urban Capacity Study and the planning consent tables have not been double-counted for the purposes of calculation in Appendix 1, Table 3.

2.16 As shown in Table 1, the Structure Plan states that we are required to identify land to accommodate 7,000 units between 2007 and 2023. It also requires us to maintain an up to date Brownfield Urban Capacity Study to add to the supply of

brownfield opportunities. Appendix 1, Table 3 illustrates that there are sites within Aberdeen with the potential to accommodate between 4,962 units to 8,559 units depending on the density of development. Added to this are 918 units from the Housing Land Audit, which are brownfield sites that have received planning consent for development since 2007 (the base date for the Structure Plan). Therefore the overall total number of potential units identified for brownfield sites range from 5,880 to 9,477. This includes sites within the regeneration areas.

2.17 Alongside the brownfield sites identified above for housing, sites exist that are capable of accommodating other uses, such as for business, retail and leisure. Some of these sites (for example Cotton Street, Aberdeen College at Gallowgate) have been identified in the 2008 Aberdeen Local Plan and the Main Issues Report. These are shown in Appendix 2 along with other opportunity sites suitable for a variety of uses. This gives further detail and particulars of each site and its capabilities. All opportunity sites are shown on the Proposals Map. The list of brownfield sites is not exhaustive. It is not thought reasonable to try and identify brownfield sites too far ahead in the future as sites tend to become available or get redeveloped all the time – sometimes unpredictably. For this reason, brownfield sites for the first Structure Plan phase only have been identified, although the sites identified should be able to cover the second phase as well.

Regeneration Areas

2.18 The Structure Plan makes allowance for sites for 2,500 homes up to 2023 within the priority areas for regeneration (Middlefield, Cummings Park, Northfield, Tillydrone, Woodside, Seaton and Torry) to assist with the Community Plan’s aim to improve quality of life opportunities in these areas. We have identified sites which meet the allowance of 500 homes for the period up to 2016, (see Appendix 3). Given that the level of demolition and subsequent rebuilding has not been as expected, we intend to review the opportunities within regeneration areas in the next Local Development Plan. Any review will take into account work already undertaken in the preparation of Masterplans for the areas.

Greenfield Development

2.19 Sites have been identified to meet the requirements of the Structure Plan on greenfield sites - this includes both the 17,000 homes up to 2023 and 175 hectares of employment land up to 2030. Many of these opportunities have a mixture of uses. These are in addition to sites allocated in the 2008 Aberdeen Local Plan which have not yet been developed. The broad geographical distribution of these sites is shown in Table 4.

Table 4 Greenfield Development Allowances and Allocations

Housing Allowances	2007-2016	2017-2023	2024-2030	Total
Bridge of Don/Grandhome	3,210	2,100	2,300	7,610
Dyce/Bucksburn/Woodside	3,300	1,200	740	5,240
Kingswells and Greenferns	1,520	350	400	2,270
Countesswells	2,150	850	0	3,000
Deeside	554	150	0	704
Loirston and Cove	1,100	400	0	1,500
Total	11,834	5,050	3,440	20,328
Structure Plan Allowances	12,000	5,000	4,000	21,000

Employment Land (hectares)	2007-2023	2024-2030	Total
Bridge of Don/Grandhome	5	27	32
Dyce/Bucksburn	36	18.5	54.5
Kingswells and Greenferns	61		61
Countesswells	10		10
Deeside	5		5
Loirston and Cove	13	20.5	33.5
Total	130	66.5	196
Structure Plan Allocations	105	70	175

2.20 The new sites are identified in the Tables 5-10 below on an area-by-area basis and are shown on the Proposals Map. Detailed masterplans must be prepared for most of these sites before they can be developed. In some cases it will be appropriate for a single masterplan to be prepared for a number of neighbouring sites, (see Figure 1 Masterplan Zones below).

2.21 We have allocated more employment land within the time frame 2007- 2023 than required by the Structure Plan. It is important to take account of factors that will reduce the overall actual developable area of employment land such as strategic landscaping, the presence of pylons or other uses within zoned sites and land required for transportation. This level of allocation is necessary to ensure that we meet the Structure Plan target of making 60 hectares of land available to businesses at all times in a range of places and to ensure that at least 20 hectares of the allocation is of a standard that will attract high quality businesses or be suitable for company headquarters. This is important in order to create a wide range of business and industrial areas that will give Aberdeen City a competitive business advantage.

Land Release

2.22 The principle of development on greenfield allocations will be assessed against the following land release policy.

Policy LR1 – Land Release Policy

Part A - Phase 1 Release Development: Housing 2007 – 2016; and Employment 2007 – 2023

Housing and employment development on sites allocated in Phase 1 will be approved in principle within areas designated for housing or employment. Development on an allocated site or in close proximity to an allocation that jeopardises the full provision of the allocation will be refused.

Part B - Phase 2 Release Development: Housing 2017 – 2023; and Employment 2024 - 2030

Housing and employment development on sites allocated in Phase 2 are safeguarded for future development and will be released by a review of the Local Development Plan. Development on a site allocated in Phase 2 or in close proximity to an allocation that jeopardises the full provision of the allocation will be refused.

For housing developments, if the Housing Land Audit highlights that there is less than a 5 year supply of housing land, Supplementary Guidance may be prepared in conjunction with the Strategic Development Planning Authority to release allocations from Phase 2. Once released, sites will be assessed under the provisions of Part A of this Policy.

Part C - Phase 3 Housing 2024 - 2030

These sites are safeguarded for residential development for the period 2024 to 2030 to be released by a review of the Local Development Plan. Development on a site allocated for housing in Phase 3, or in close proximity to a housing allocation, that jeopardises the full provision of the allocation will be refused.

The detailed phasing of greenfield housing and employment sites is set out in Tables 5 to 10.

2.23 In order to help deliver mixed communities, and assist in the provision of employment land, large sites should include a mix of housing, employment and other uses. This will improve the delivery of employment land for new or expanding businesses, support economic growth and deliver sustainable communities.

Delivery of Mixed Use Communities

Policy LR2 - Delivery of Mixed Use Communities

Mixed use developments will be required to service employment land along with the associated phases of the housing development. This means that the road, water, gas and electricity infrastructure will need to be considered for the whole

site.

Directions for Growth

Bridge of Don / Grandhome

2.24 Significant land allocations have been made to the area north of the River Don to support the Energetica Corridor concept promoted by Aberdeen City and Shire Economic Future. The Energetica concept seeks to improve the economy and promote the energy industry along the Aberdeen to Peterhead growth corridor. The Plan allocates sites for more than 7,000 homes in this area and 32ha of employment land (in addition to more than 75ha of land already zoned here in the 2008 Aberdeen Local Plan). Proposed road schemes which will provide benefits to this area include the Aberdeen Western Peripheral Route, the Third Don Crossing and Haudagain roundabout improvements. An Energetica Design Guide will be brought forward and adopted as Supplementary Guidance alongside the Plan in due course.

Table 5 Development at Bridge of Don and Grandhome

Sites	Local Development Plan period		Future Growth
	2007 – 2016	2017 – 2023	2024 – 2030
OP2 Murcar			27 ha employment
OP10 East Woodcroft North	60 homes		
OP12 Grandhome	2,600 homes	2,100 homes	2,300 homes
	5ha employment		
OP25 Dubford	550 homes		
Housing Total	3,210 homes	2,100 homes	2,300 homes
Employment Land Total	5ha		27ha

Notes

OP2 - The masterplan to be prepared for OP2 Murcar will need to take into account any masterplan or framework for OP3 Berryhill so that the developments dovetail together in a coherent manner.

Dyce, Bucksburn and Woodside

2.25 Substantial land allocations have been made in the Dyce/Bucksburn A96 corridor close to Aberdeen Airport, which is one of the gateways to the Energetica corridor. The proposed AWPR will provide benefits to this area with a junction proposed at the A96. In addition, a Park and Ride site is already proposed in this area along with a new access road into the Dyce Drive area. The proximity of housing and employment land allocations opens up the opportunity for people to live close to places of work.

Table 6 Development at Dyce, Bucksburn and Woodside

Sites	Local Development Plan period		Future Growth
	2007 – 2016	2017 – 2023	2024 – 2030
OP24 Stoneywood	500 homes	-	-
OP26 Craibstone North and Walton Farm	1.5 ha employment		18.5 ha employment or higher education and research
OP28 Rowett North	34.5 ha employment		
OP29 Craibstone South	750 homes	250 homes	
OP30 Rowett South	1,000 homes	700 homes	240 homes
OP31 Greenferns Landward	750 homes	250 homes	500 homes
OP135 Woodside	300 homes		
Housing Total	3,300 homes	1,200 homes	740 homes
Employment Land Total	36 ha		18.5 ha

Notes

- Combined Masterplan required for OP26 and OP28.
- Combined Masterplan required for OP29, OP30 and OP31.
- Dyce Drive Planning Brief and Indicative Masterplan was approved as Supplementary Guidance in March 2004. It covers a section of this site and further land to the north.
- The 1.5 ha of employment land at OP26 relates to Walton Farm and the rest of the site is identified for employment development or a higher education and research institute suitable for the relocation of the Scottish Agricultural College, Craibstone.
- A masterplan which reflects the contents of the ‘Woodside Sports Village Indicative Masterplan’ required for OP135.

Kingswells and Greenferns

2.26 More than 50 hectares of employment land allocations have been made to the west of the city in the Kingswells area which will provide employment opportunities in a part of the city where there is little employment land. The main housing sites are at Maiden Craig (750 homes) on the A944 corridor and at Greenferns (1,350 homes plus 10ha employment land), which is close to the Northfield, Middlefield and Cummings Park priority areas for regeneration. The proposed AWPR will provide benefits to this area with junctions proposed to the north and south-west of Kingswells.

Table 7 Development at Kingswells and Greenferns

Sites	Local Development Plan period		Future Growth
	2007 – 2016	2017 – 2023	2024 – 2030
OP40 West Hatton and Home Farm, Kingswells	50 ha employment		-
OP41 Kingswells C	50 homes	-	-
OP42 Kingswells D and West Huxterstone	120 homes	-	-
		-	-
OP43 Maidencraig South East	450 homes	-	-
OP44 Maidencraig North East	300 homes	-	-
OP45 Greenferns	600 homes	350 homes	400 homes
	10 ha employment		-
OP46 East Arnhall	1 ha employment		
Housing Total	1,520 homes	350 homes	400 homes
Employment Land Total	61 ha		-

Notes

- Masterplan required for OP40
- Combined Masterplan required for OP43 and OP44
- Masterplan required for OP45

Countesswells

2.27 A large new community is proposed for Countesswells to the west of the city. This area will benefit from being close to the employment sites proposed for Kingswells. This development would include 10ha of employment land plus appropriate community facilities.

Table 8 Development at Countesswells

Sites	Local Development Plan period		Future Growth
	2007 – 2016	2017 – 2023	2024 – 2030
OP58 Countesswells	2,150	850	-
	10 ha employment		
Housing Total	2,150 homes	850 homes	-
Employment Land Total	10 ha		-

Notes

- Masterplan required for OP58

Deeside

2.28 Relatively limited development is proposed along the Deeside corridor with only one major site identified at Oldfold. There are significant transport and educational capacity infrastructure constraints in the area which restrict the scale of future development. The Oldfold development includes an opportunity to redevelop Milltimber Primary School.

Table 9 Development at Deeside

Sites	Local Development Plan period		Future Growth
	2007 – 2016	2017 – 2023	2024 – 2030
OP59 Peterculter East	25 homes	-	-
OP60 Culter House Road	5 homes	-	-
OP61 Edgehill Road	5 homes	-	-
OP62 Oldfold	400 homes	150 homes	-
	5 ha employment		-
OP64 Craigton Road / Airyhall Road	20 homes	-	-
OP65 North Garthdee Farm	80 homes	-	-
OP134 Peterculter Burn	19 homes	-	-
Housing Total	554 homes	150 homes	0 homes
Employment Land Total	5 ha		-

Notes

- Masterplan required for OP62.
- North Garthdee Farm requires a planning brief.
- A planning brief will be required for OP134 setting out (a) specific measures needed to avoid damage to, and enhance the District Wildlife Site, and (b) the requirement to provide a construction method statement that will avoid adverse effects on the qualifying interests of the River Dee SAC (Atlantic Salmon, Freshwater Pearl Mussel and Otter).

Loirston and Cove

2.29 Loirston is considered suitable for a new community stadium and a site has been identified to accommodate this as part of a mixed use area. The site can also accommodate 1,500 homes and 11ha of employment land. It benefits from being close to a major junction with the Aberdeen Western Peripheral Route.

Table 10 Development at Loirston and Cove

Sites	Local Development Plan period		Future Growth
	2007 – 2016	2017 – 2023	2024 – 2030
OP69 (part)	2ha employment		

OP77 Loirston	1,100 homes	400 homes	-
	11 ha employment		-
OP78 Charlestown	-		20.5ha employment
Housing Total	1,100 homes	400 homes	-
Employment Land Total	13 ha		20.5ha

Notes - Masterplan required for OP77

3. Delivering Sustainable Communities

3.1 This Section of the Plan sets out our policies for ensuring that new development contributes to achieving our vision of a sustainable city and how we will meet the objectives and targets in the Structure Plan.

Delivering Infrastructure, Transport and Accessibility

3.2 The delivery of supporting infrastructure is important in mitigating the impact of development and helping to create balanced, accessible and sustainable communities. This can be delivered either through the direct provision of the required infrastructure, or through financial contributions made by the developer.

3.3 Information relating to infrastructure requirements and developer contributions is set out in three parts:

- 1) Appendix 4 of this Plan
- 2) The Action Programme
- 3) The Infrastructure and Developer Contributions Manual, which is Supplementary Guidance to this Plan.

3.4 From an early stage in the preparation of this Plan, the Council has worked in close partnership with a wide range of agencies through the Future Infrastructure Requirements for Services Group to establish the infrastructure requirements to support development. The infrastructure requirements identified are based on the latest evidence available. Developers should take into account the likely requirement for a contribution when preparing and costing proposals. We would encourage developers to discuss this with us at an early stage as there may be circumstances where development imposes additional pressures and requires more extensive contributions to those identified in the Local Development Plan and Action Programme. The Action Programme will be updated on an ongoing basis and revised versions will be formally published on the Council's website every two years. The provision of infrastructure is fundamental to the deliverability of a development proposal and in many circumstances development will not be allowed to proceed if the infrastructure and service improvement requirements can not be met.

3.5 We will consider whether the provision of necessary infrastructure either on or off-site can be achieved through the use of conditions attached to the grant of planning permission. Where this can not be achieved we will seek a fair and proportionate financial contribution towards supporting infrastructure through a Planning or other legal agreement. If a Planning or other legal agreement is required it will be sought in an appropriate, transparent and equitable manner and will need to be negotiated and agreed with the Council before a decision notice on a planning application can be issued.

Policy I1 – Infrastructure Delivery and Developer Contributions

Development must be accompanied by the infrastructure, services and facilities required to support new or expanded communities and the scale and type of developments proposed. Where development either individually or cumulatively will place additional demands on community facilities or infrastructure that would necessitate new facilities or exacerbate deficiencies in existing provision, the Council will require the developer to meet or contribute to the cost of providing or improving such infrastructure or facilities.

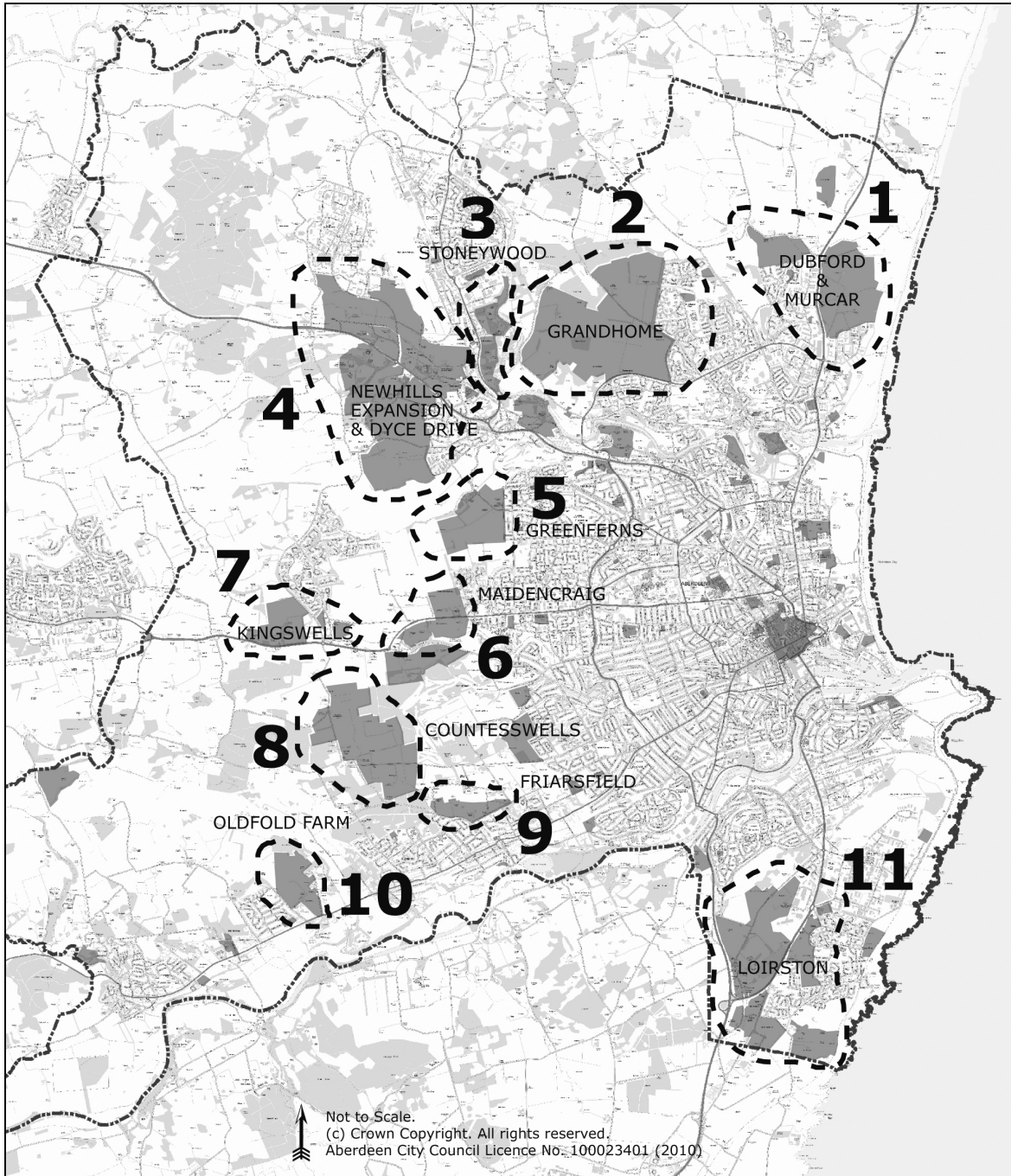
Infrastructure requirements relating to Masterplan Zone sites and other allocated sites outwith the Masterplan Zones are set out in Appendices 4 and 5. Actions for delivering such infrastructure are described in the Local Development Plan Action Programme. Infrastructure requirements and the level of developer contributions for other development will be assessed using the criteria set out in the Infrastructure and Developer Contributions Manual. The precise level of infrastructure requirements and developer contributions will need to be agreed with the Council, and other statutory agencies. The level of provision or contribution required will relate to the development proposed either directly or to the cumulative impact of development in the area and be commensurate to its scale and impact.

Masterplans will be expected to reflect the infrastructure requirements and developer contributions identified and should include a Delivery Statement setting out details of how the proposed development, and supporting infrastructure, will be delivered.

New infrastructure will either be provided by the developer or through financial contributions.

3.6 We have identified eleven Masterplan Zones, shown in Figure 1 below, within which developers will be expected to work together to prepare Masterplans for each zone, and coordinate the planning and delivery of associated infrastructure requirements. The infrastructure requirements for greenfield development sites in the Masterplan Zones are set out in Appendix 4. Other allocated sites outwith the Masterplan Zones will also be required to make a fair and appropriate contribution commensurate in scale and kind with the development proposed to mitigate the impact of development. See appendix 5. Any development which is not listed will need to provide infrastructure requirements and developer contributions on the basis of the criteria set out in Supplementary Guidance – Infrastructure and Developer Contributions Manual.

Figure 1 Masterplan Zones



Note - Some of the sites shown above are proposed for uses other than residential and employment land, for example sports facilities, mineral extraction and cemeteries. It also shows the allocations yet to be implemented from the 2008 Aberdeen Local Plan. The large site shown in the City Centre relates to the Bon Accord Masterplan area.

	Masterplan Zone	Sites included
1	Dubford and Murcar	OP2 Murcar OP25 Dubford
2	Grandhome	OP10 East Woodcroft OP12 Grandhome
3	Stoneywood	OP24 Stoneywood
4	Newhills Expansion and Dyce Drive	OP26 Craibstone North and Walton Farm OP28 Rowett North OP29 Craibstone South OP30 Rowett South OP31 Greenferns Landward
5	Greenferns	OP45 Greenferns
6	Maidencraig	OP43 Maidencraig South East OP44 Maidencraig North East
7	Kingswells	OP40 West Hatton and Home Farm, Kingswells OP41 Kingswells C OP42 Kingswells D and West Huxterstone
8	Countesswells	OP58 Countesswells
9	Friarsfield	OP51 Friarsfield
10	Oldfold Farm	OP62 Oldfold
11	Loirston	OP77 Loirston OP78 Charlestown OP79 Blackhills of Cairnrobin

3.7 Good transport connections are essential to the economic prosperity of Aberdeen and the quality of life of people living and working in the City. This Plan seeks to address the link between land use and transport and to ensure that both existing and future communities have access to a comprehensive and effective transport network.

3.8 The Plan takes account of the Aberdeen Local Transport Strategy (LTS) which was adopted in March 2008, as well as the Regional and National Transport Strategies. The LTS presents Aberdeen City Council's vision for transport in the City and sets out a comprehensive list of actions and policies for transport up to 2012. The LTS includes aims to ensure the provision of an integrated and accessible transport system, minimise the environmental impact of transport and to integrate with and support sustainable development, health and social inclusion.

3.9 Transport projects required to support the delivery of new housing and employment growth have been identified. This includes new and improved public transport services and walking and cycling infrastructure as well as new roads. These will need to be reflected in any review of the Local Transport Strategy.

3.10 This Plan also includes land use related policies that will help to deliver proposals in the LTS and, in turn, shape future travel behaviour. The Transport and Accessibility Supplementary Guidance document sets out further details on many of the transport policies and issues identified.

3.11 The continued rise in travel by single occupancy vehicles is a major contributor to increasing carbon dioxide emissions, and is accelerating climate change and worsening traffic congestion with major financial implications to the economy. A very significant change in travel patterns and travel behaviour is necessary and such a change will not be achieved unless new homes are accompanied by a commensurate increase in local services, employment opportunities and investment in walking, cycling and public transport facilities. Modal shift from private vehicles is necessary in order to free road capacity for the efficient movement of goods. Proposals which enhance opportunities for freight transport by sea or rail without encouraging modal shift to private vehicles will be viewed favourably.

3.12 The development of new communities should include integrated public transport and walking and cycling infrastructure to ensure that sustainable modes of travel provide an attractive alternative to the car. Transport infrastructure requirements relating to the Masterplan Zones are set out in the accompanying Action Programme. More detailed assessments will need to be undertaken and agreed with the Council and key agencies at the masterplanning, pre-application and planning application stages in order to determine the impact of development and the precise range of transport measures and developer contributions required to support development.

The Transport Framework

3.13 A thorough assessment of the transport issues associated with future growth in the City has been undertaken and this is known as the Transport Framework. The Transport Framework was carried out in two key stages. Part A helped to identify the most sustainable locations for growth and to establish the minimum level of services and infrastructure likely to be required to support each development. The transport infrastructure identified has been included in the list of infrastructure requirements set out in the Action Programme.

3.14 Part B involved more detailed analysis of the cumulative impact of development proposed across the North East and the likely scale of transport interventions required to support this amount of development. This has involved transport modelling to test the transport impact of development. As a result, a number of possible schemes have been identified which could be considered to address the cumulative impact of development across the region. These are listed in the Infrastructure and Developer Contributions Manual. However, these schemes do not represent definitive solutions and further detailed assessment is required to determine the most appropriate strategy.

Land for Transport

3.15 The Regional Transport Strategy and Local Transport Strategy have identified a range of transport schemes to meet the objectives of the Local and Regional Transport Strategies. These schemes are proposed in order to address existing transport issues and will not be subject to developer contributions. That will not preclude developer contributions towards the cost of accelerating the implementation of a scheme or providing an enhanced solution. They will play a vital role in supporting the economic vitality of the City. Some transport schemes may be subject to approval from the Scottish Government.

Policy T1 – Land for Transport

Land has been safeguarded for the transport projects listed below and these are highlighted on the Proposals Map.

- Improved rail services;
- A96 Park and Ride/Choose / Dyce Drive Link Road;
- Berryden Corridor;
- South College Street improvements;
- Haudagain roundabout improvements;
- The Third Don Crossing; and
- Aberdeen Western Peripheral Route.

Transport infrastructure required to facilitate new development will also be supported in principle, including walking and cycling facilities, new and extended public transport services, and new and improved roads.

A number of existing transport land uses are protected under this policy. The Council will explore opportunities to incorporate complementary uses within certain transport facilities, for example a crèche and/or shop at Park and Ride/Choose sites, on the condition that adequate justification is provided.

Managing the Transport Impact of Development

3.16 We must have sufficient information to take a reasoned decision in assessing the transport impact of new development, and in particular the number of single occupancy vehicle trips generated. Information we require includes:

- the transport related impacts of the development;
- the availability and quality of types of transport that are currently available; and
- proposed measures to ensure that a reasonable choice of transport modes will be available.

Opportunities for low or no car households will be encouraged in appropriate circumstances where it can be demonstrated that the proposed development will not have an adverse impact on residential amenity.

Policy T2 – Managing the Transport Impact of Development

New developments will need to demonstrate that sufficient measures have been taken to minimise the traffic generated.

Transport Assessments and Travel Plans will be required for developments which exceed the thresholds set out in the Transport and Accessibility Supplementary Guidance. Planning conditions and/or legal agreements may be imposed to bind the targets set out in the Travel Plan and set the arrangements for monitoring, enforcement and review.

Maximum car parking standards are set out in Supplementary Guidance on Transport and Accessibility and detail the standards that different types of development should provide.

Promoting High Quality Design

3.17 Scottish Government policies ‘Designing Places’, ‘Designing Streets’ and ‘A Policy on Architecture for Scotland’ have all been published with the aim of raising design quality and form the basis for the architecture and placemaking policy in Aberdeen.

3.18 Well designed places will be respected in years to come as areas where people can live and work and spend recreational time. Places should be designed to support the development of a community and leave a positive legacy. Good design brings benefits for the developer in increasing sales values, rental returns, providing a competitive investment and reducing public opposition to development. For the public, good design can reduce energy consumption, increase safety, provide health benefits, create civic pride and foster social inclusion.

3.19 Development must promote good architecture, foster excellence in design, involve the community, ensuring value for money and sustainable development is achieved. The design of new development will be based on an understanding of its context and respond to its location, both in terms of landscape fit and design quality. Existing historic context will inform development where appropriate. This does not mean pastiche or imitation buildings are required. Well proportioned and detailed contemporary architecture can be designed to fit most contexts and this is always preferable to a poor pastiche. This does not preclude using historically informed design in authentic materials, where this would complement the adjacent buildings or streetscape.

3.20 A number of sites will be released for development through this Plan and alongside new masterplans for these sites a number of existing frameworks will also be brought forward. These are listed in Appendix 5.

3.21 The skyline contributes significantly to the character of the City. Tall or large scale buildings can add to and positively enhance the identity of the City if well designed. However, they can have a detrimental effect if due consideration is not given to their context, form and massing. We have prepared Supplementary Guidance on this issue.

3.22 The design review process is highlighted in the Structure Plan as a measure to improve design quality. The Aberdeen City and Shire Design Review Panel will provide advice on design issues for masterplans and planning applications for significant developments. Referral of a project to the Panel is encouraged as early as possible in the planning process. The outcome of the design review process will be a material consideration in the determination of relevant planning applications. Design Statements should be submitted in accordance with Planning etc (Scotland) Act 2006 and be central to promoting high quality development.

Policy D1 - Architecture and Placemaking

To ensure high standards of design, new development must be designed with due consideration for its context and make a positive contribution to its setting. Factors such as siting, scale, massing, colour, materials, orientation, details, the proportions of building elements, together with the spaces around buildings, including streets, squares, open space, landscaping and boundary treatments, will be considered in assessing that contribution.

To ensure that there is a consistent approach to high quality development throughout the City with an emphasis on creating quality places, the Aberdeen Masterplanning Process Supplementary Guidance will be applied.

The level of detail required will be appropriate to the scale and sensitivity of the site. The full scope will be agreed with us prior to commencement.

Landmark or high buildings should respect the height and scale of their surroundings, the urban topography, the City's skyline and aim to preserve or enhance important views.

Policy D2 - Design and Amenity

In order to ensure the provision of appropriate levels of amenity the following principles will be applied:

1. Privacy shall be designed into higher density housing.
2. Residential development shall have a public face to a street and a private face to an enclosed garden or court.
3. All residents shall have access to sitting-out areas. This can be provided by balconies, private gardens, terraces, communal gardens or other means acceptable to the Council.
4. When it is necessary to accommodate car parking within a private court, the parking must not dominate the space: as a guideline no more than 50% of any court should be taken up by parking spaces and access roads. Underground or decked parking will be expected in high density schemes.
5. Individual flats or houses within a development shall be designed to make the most of opportunities offered by the site for views and sunlight. Repeated standard units laid out with no regard for location or orientation are not acceptable.
6. Development proposals shall include measures to design out crime and design in safety.
7. External lighting shall take into account residential amenity and minimise light spillage into adjoining areas and the sky.

Development deemed to have an influence on public realm in the City Centre, Town, District or Neighbourhood Centres will make an agreed contribution to art or other enhancement of the public realm.

Sustainable and Active Travel

3.23 This Plan takes account of the Scottish Government's recent publication *Designing Streets*, and supports the creation of sustainable communities, accessible by a range of transport modes, including viable alternatives to private vehicles. We will prepare detailed guidance to ensure that the principles of *Designing Streets* are implemented through new development and any proposals which affect the existing transport network. Streets and spaces are as important as buildings. There should be space for informal social interaction. Pedestrian movement and public transport routes will be the priority. Descriptors for new street types are included in the *Transport and Accessibility Supplementary Guidance*, distinguishing between roads and streets by function, movement and contribution to place.

3.24 Achieving a well integrated and sustainable transport system can be significantly assisted by protecting and improving links, suitable for non-motorised use, between residential, employment, recreation and other facilities, making it quick, convenient

and safe for people to travel by walking or cycling. It is particularly important that any new development takes into account permeability, maintaining and enhancing any connections which help to facilitate active and sustainable travel.

Policy D3 - Sustainable and Active Travel

New development will be designed in order to minimise travel by private car, improve access to services and promote healthy lifestyles by encouraging active travel. Development will maintain and enhance permeability, ensuring that opportunities for sustainable and active travel are both protected and improved. Access to, and movement within and between, new and existing developments will prioritise transport modes in the following order - walking, cycling, public transport, car and other motorised vehicles.

Street layouts will reflect the principles of Designing Streets and will meet the minimum distances to services as set out in Supplementary Guidance on Transport and Accessibility, helping to achieve maximum levels of accessibility for communities to employment, essential services and areas of recreation.

Existing access rights, including core paths, rights of way and paths within the wider network will be protected and enhanced. Where development proposals impact on the access network, the principle of the access must be maintained through the provision of suitable alternative routes.

Built Heritage

3.25 Aberdeen is known as the Granite City. Granite has unified many periods and styles of architecture to give the City its distinct identity, but its use has declined due to high cost and changing building construction. As a consequence, the existing granite heritage should be conserved and the use of granite in new development should be encouraged.

Policy D4 - Aberdeen's Granite Heritage

The City Council will encourage the retention of granite buildings throughout the City, even if not listed or in a conservation area. Conversion and adaptation of redundant granite buildings will be favoured. Within conservation areas, neither conservation area consent nor planning permission will be given for the demolition or part removal of granite buildings (excepting those buildings that make an insignificant contribution to the character of the conservation area). Consent will not be given for the demolition of granite-built garden or other boundary walls in conservation areas. Where a large or locally significant granite building that is not listed or in a conservation area is demolished, the City Council will expect the original granite to be used on the principal elevations of the replacement building.

The City Council will seek to retain original setted streets and granite pavements in conservation areas, and elsewhere if they contribute significantly to a sense of place. Where the opportunities occur, greater use will be made of granite in resurfacing historic streets in the City Centre.

The City Council will seek to retain coach houses and other large granite-built outbuildings adjoining rear lanes in conservation areas and conversion to appropriate new uses will be encouraged.

3.26 The City's listed buildings and conservation areas also add to Aberdeen's identity. Each conservation area is different and has its own distinctive character. We will produce guidance in the form of Conservation Area Appraisals for all conservation areas, and update the guidance as necessary. We will also protect any site designated within the inventory of gardens and design landscapes in Scotland. Duthie Park is currently the only site within this inventory.

Policy D5 - Built Heritage

Proposals affecting Conservation Areas or Listed Buildings will only be permitted if they comply with Scottish Planning Policy. In relation to development affecting archaeological resources further details are set out in Supplementary Guidance on Archaeology and Planning.

Planning permission for development that would have an adverse effect on the character or setting of a site listed in the inventory of gardens and design landscapes in Scotland or in any addition to the inventory will be refused unless:

1. the objectives of designation and the overall integrity and character of the designated area will not be compromised; or
2. any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, economic and strategic benefit of national importance.

In both cases mitigation and appropriate measures shall be taken to conserve and enhance the essential characteristics, aesthetics, archaeological and historical value and setting of the site.

Landscape

3.27 Natural topography and landscape play an important role in determining future development layout of the City. Landscape character within Aberdeen ranges from rural, to informal and formal open spaces, which add to Aberdeen's unique setting. Maintaining and managing aspects of Aberdeen's unique landscape setting is critical.

Policy D6 - Landscape

Development will not be acceptable unless it avoids:

1. significantly adversely affecting landscape character and elements which contribute to, or provide, a distinct 'sense of place' which point to being either in or around Aberdeen or a particular part of it;
2. obstructing important views of the City's townscape, landmarks and features when seen from busy and important publicly accessible vantage points such as roads, railways, recreation areas and pathways and particularly from the main city approaches;
3. disturbance, loss or damage to important recreation, wildlife or woodland resources or to the physical links between them;
4. sprawling onto important or necessary green spaces or buffers between places or communities with individual identities, and those which can provide opportunities for countryside activities.

Development should avoid significant adverse impacts upon existing landscape elements, including linear and boundary features or other components, which contribute to local amenity, and provide opportunities for conserving, restoring or enhancing them.

Further guidance is available in our Supplementary Guidance: Landscape Strategy Part 2 – Landscape Guidelines.

Supporting Business and Industrial Development

3.28 Maintaining a ready supply of employment land in the right places is vital to Aberdeen retaining its position as a competitive and sustainable business location. If a ready supply of employment land is not maintained, then it is unlikely that the housing population targets set by the Structure Plan will be achieved. Therefore, in accordance with the Aberdeen City and Shire Structure Plan, a phased, large allocation of employment land has been identified. This will ensure that the planning system does not act as a constraint to economic development.

3.29 In addition to the provision of new sites it is important to safeguard from other development pressures the supply of existing industrial and business land throughout the City. This is particularly important for sites situated in strategic locations, i.e., close to or beside Aberdeen Airport, Aberdeen Harbour (including land suitable for harbour-related uses) and the City Centre and, sites with good accessibility and visibility to main roads and rail links.

3.30 It is recognised that support facilities such as shops, hotels, leisure and sports uses, crèches and children’s nurseries can make an important contribution to the City’s employment areas. Such facilities are already present on a number of the City’s employment areas and the Plan supports the provision of these uses, where appropriate, within employment areas. Bad neighbour uses should be located so that they do not adversely affect the amenity of adjoining users.

3.31 In order to meet the requirements of the Aberdeen Waste Strategy, sites are required for energy recovery facilities and other new waste management facilities. It is considered that industrial sites have the potential to accommodate these facilities subject to the considerations identified in Policy R3 – Waste Management Facilities.

Policy BI1 - Business and Industrial Land

Aberdeen City Council will support the development of the business and industrial land allocations set out in this Plan. Industrial and business uses (Class 4 Business, Class 5 General Industrial and Class 6 Storage or Distribution) in these areas, including already developed land, shall be retained. The expansion of existing concerns and development of new business and industrial uses will be permitted in principle within areas zoned for this purpose.

Where business and industrial areas are located beside residential areas we will restrict new planning permissions to Class 4 Business. Buffer zones will be required to separate these uses and safeguard residential amenity. Conditions may be imposed regarding noise, hours of operation and external storage.

New business and industrial land proposals shall make provision for areas of recreational and amenity open space, areas of strategic landscaping, areas of wildlife value and footpaths, in accordance with the Council’s Open Space Strategy, Open Space Supplementary Guidance and approved planning briefs/masterplans.

Ancillary facilities that support business and industrial uses may be permitted where they enhance the attraction and sustainability of the city’s business and industrial land. Such facilities should be aimed primarily at meeting the needs of businesses and employees within the business and industrial area.

Bad neighbour uses should either be located together in single industrial areas or within one part of a larger estate.

Specialist Employment Areas

3.32 In order to maintain and promote a strong and diverse economy, the Plan identifies a number of Specialist Employment Areas at Bridge of Don, Dyce Drive, Anderson Drive and Poynerook.

3.33 The City currently has two specialist technology parks both located at Bridge of Don. The parks are an essential component of Scottish Enterprise's Economic Development Strategy. The Aberdeen Science and Energy Park, located adjacent to the Aberdeen Exhibition and Conference Centre, is a centre for research and development, product development and technology led oil, gas, energy and renewable energy development. The Aberdeen Science and Technology Park, located at Balgownie, Bridge of Don, is divided into three separate campuses and has also proved to be a successful location.

Policy BI2 - Specialist Employment Area

In areas that are identified as Specialist Employment Areas on the Proposals Map, only Class 4 Business uses shall be permitted. The exception being, proposals at the Aberdeen Science and Energy Park for a mix of Class 4 Business and Class 5 General Industrial which will be considered on their merits.

Activities associated with research, design and development of new or existing technologies, products, processes or services of a high technology nature, together with related educational/training facilities are encouraged in these areas.

Ancillary facilities aimed primarily at meeting the needs of businesses and employees within the business and industrial area may be permitted where they enhance the attraction and sustainability of the specialist employment area for business investment.

The Aberdeen Exhibition and Conference Centre is reserved for exhibition centre purposes and uses compatible with the exhibition centre and the park & ride facility.

West End Office Area

3.34 The West End Office Area is a prestigious, high quality office location on the edge of the City Centre, readily accessible by public transport and which also provides off street car-parking and space for expansion. The area contains a mix of other uses, including schools, hotels, flats and a hospital. It is to be subject to a proposed Conservation Area Appraisal. We will encourage and promote the continual development of this area.

Policy B13 - West End Office Area

In this area (shown on the Proposals Map), applications for change of use for office purposes will be given favourable consideration.

Applications for change of use of properties to residential use will also be encouraged, subject to a satisfactory residential environment being established and that the continued operation of existing uses is not prejudiced. The creation of new residential buildings, where considered acceptable, on the rear lanes of properties requires that a safe means of pedestrian and vehicular access be provided.

Where there is scope to provide access to properties from rear lanes this will only be considered acceptable if satisfactory traffic management measures are in place, or can be provided by the developer, along the rear lanes. In their absence, proposals will be expected to contribute to the future implementation of satisfactory traffic management measures in rear lanes.

The development of associated front gardens to car parks and driveways, and the subsequent erosion of associated landscaping, will not be permitted. The reinstatement and restoration of car parks to front gardens will be encouraged by the Council.

Aberdeen Airport and Aberdeen Harbour

3.35 Aberdeen Airport and Harbour are vital hubs which provide a service for the region as a whole. Land within the airport operational area and the harbour port boundary should be maintained for their respective related activities. This could include administrative offices, warehousing, car parking and possibly hotels. In order to preserve the amenity of residents, we will maintain the night-time ban on helicopter movements except for emergency situations.

3.36 Public Safety Zones are areas of land at the ends of the airport runway within which development is restricted in order to control the number of people on the ground at risk in the event of an aircraft accident on take-off or landing.

3.37 The Harbour Board Operational Area will be subject to a Masterplan which will provide detailed guidance in respect of land uses, policies, proposals, access and connectivity within it and the adjoining areas. The masterplan will also include guidance on how to avoid adverse effects upon qualifying interests of the River Dee SAC which runs through the harbour, and also upon Bottlenose dolphins, which frequently occur in the outer harbour and mouth, and are a qualifying feature of the Moray Firth SAC and a European Protected Species.

Policy BI4 - Aberdeen Airport and Aberdeen Harbour

Within the operational land applying to Aberdeen Airport and Aberdeen Harbour there will be a presumption in favour of uses associated with the airport and harbour respectively.

Public Safety Zones have been established for Aberdeen Airport (shown on the Proposals Map) where there is a general presumption against certain types of development as set out in Scottish Governments Circular 8/2002. Due regard will be paid to the safety, amenity impacts on and efficiency of uses in the vicinity of the Airport and Harbour.

Pipelines and Major Accident Hazards

3.38 Aberdeen contains a number of pipelines associated with the oil and gas industry. Whilst they are subject to the stringent controls under existing health and safety legislation, it is also a requirement of EU Council Directive 96/82/EC (Seveso II) to control the kinds of development permitted in the vicinity of these installations. For this reason, we have been advised by the Health and Safety Executive of consultation distances for these installations. Land within these consultation distances is shown by the pipeline notification areas on the Proposals Map. The Council will also consult the owners/operators of such installations where relevant planning applications are received.

Policy BI5 - Pipelines and Controls of Major Accident Hazards

In determining planning applications for development within consultation distances for hazardous installations, the City Council will take full account of the advice from the Health and Safety Executive and will seek to ensure that any risk to people's safety is not increased.

Meeting Housing and Community Needs

3.39 Our vision for Aberdeen as a place which offers a high quality of life requires us to create sustainable communities in which amenity is maintained to a high level and for a wide choice of housing styles and types to be made available for everyone.

Policy H1 - Residential Areas

Within existing residential areas (H1 on the Proposals Map) and within new residential developments, proposals for new residential development and householder development will be approved in principle if it:

1. does not constitute over development;
2. does not have an unacceptable impact on the character or amenity of the surrounding area;
3. does not result in the loss of valuable and valued areas of open space. Open space is defined in the Aberdeen Open Space Audit 2010;
4. complies with Supplementary Guidance on Curtilage Splits; and
5. complies with Supplementary Guidance on House Extensions.

Within existing residential areas, proposals for non-residential uses will be refused unless:

1. they are considered complementary to residential use; or
2. it can be demonstrated that the use would cause no conflict with, or any nuisance to, the enjoyment of existing residential amenity.

Policy H2 - Mixed Use Areas

Applications for development or change of use within Mixed Use Areas must take into account the existing uses and character of the surrounding area and avoid undue conflict with the adjacent land uses and amenity. Where new housing is proposed, a satisfactory residential environment should be created which should not impinge upon the viability or operation of existing businesses in the vicinity. Conversely, where new industrial, business or commercial uses are permitted, development should not adversely affect the amenity of people living and working in the area.

Density

3.40 In the interests of sustainability and efficient use of land, higher density developments are generally encouraged. Higher densities also have the benefit of helping to maintain the vitality and viability of local services and facilities, allow for the effective provision of public transport, enhance the economic viability of development and increase energy efficiency.

3.41 A minimum density of 30 dwellings per hectare (net) has been set by the Structure Plan for all developments over one hectare. How attractive a place feels is a

matter of the design and it will be for the masterplan or planning application to determine which areas could accommodate higher or lower densities, providing an overall density of 30 dwellings per hectare is achieved.

3.42 The density of existing development should not dictate that of new housing by stifling change or requiring replication of existing style or form. If done well, imaginative design and layout of development can lead to a more efficient use of land without compromising the local environment.

Policy H3 - Density

The City Council will seek an appropriate density of development on all housing allocations and windfall sites. All residential developments of over one hectare must:

1. meet a minimum density of 30 dwellings per hectare (net). Net dwelling density includes those areas which will be developed for housing and directly associated uses, including access roads within the site, garden ground and incidental open space;
2. have consideration of the site's characteristics and those of the surrounding area;
3. create an attractive residential environment and safeguard living conditions within the development; and
4. consider providing higher densities in the City Centre, around local centres, and public transport nodes.

Housing Mix

3.43 It is important in the development of new communities to achieve a good mix of size and type of dwellings. Such an approach helps to create mixed and inclusive communities offering a choice of housing and lifestyle and can assist the urban design process. The character of the area, site characteristics, the market and housing need will dictate different mixes on different sites across Aberdeen. Although a mix is desirable on all sites, there may be reasons why this cannot be achieved on smaller sites. As a consequence, Policy H4 applies only to sites of larger than 50 units. This policy does not apply to supported housing developments, student housing, or to other specialised housing such as sheltered housing for the elderly.

Policy H4 - Housing Mix

Housing developments of larger than 50 units are required to achieve an appropriate mix of dwelling types and sizes, in line with a masterplan, reflecting the accommodation requirements of specific groups, in particular families and older people. This mix is in addition to affordable housing contributions.

Affordable Housing

3.44 A Housing Need and Demand Assessment (HNDA) has been undertaken for Aberdeen City and Shire to assess future housing requirements for each housing market area to ensure that land is identified to fully meet requirements including affordable housing need.

3.45 Consistent with this strategy an estimate of annual housing need has been calculated. The level of annual need is 30% of the total housing requirement for Aberdeen. This estimate of net annual housing need depends greatly on the economy and the housing market. If affordability were to improve in the Aberdeen HMA the current affordable housing stock, including forecast new build projects, would remain insufficient to meet arising need. This suggests that need in the Aberdeen HMA is particularly chronic. The evidence presented in the HNDA justifies the inclusion of an affordable housing policy to help address housing need.

3.46 The provision of affordable housing should not jeopardise the delivery of housing as this would be counter productive and would increase affordability constraints and have other knock on impacts on the local economy. Therefore, affordable housing requirements must be realistic and taking into consideration the provisions of Planning Advice Note 02/2010 – Affordable Housing and Housing Land Audits which sets a benchmark of 25% and Structure Plan affordable housing targets. To ensure viability of development, the requirement has been set at 25% for all areas of the City.

3.47 In Aberdeen small sites, those capable of accommodating up to four dwellings, contribute only a small proportion of the land supply. Therefore a threshold of five units has been set for affordable housing contributions.

Policy H5 - Affordable Housing

Housing developments of five units or more are required to contribute no less than 25% of the total number of units as affordable housing. Further guidance on the provision of affordable housing from new developments is available in Supplementary Guidance on Affordable Housing.

Gypsies and Travellers

3.48 Gypsies and Travellers are a distinct ethnic group. The lack of suitable, secure accommodation underpins many of the inequalities that Gypsy and Traveller communities experience. It also often leads to Gypsies and Travellers using public and private land to set up unauthorised encampments. Establishing new permanent and transit sites can help to alleviate some of the problems Gypsies and Travellers face. In January 2008, Craigforth Consultancy & Research was commissioned by Aberdeen City, Aberdeenshire and Moray Councils to carry out an Accommodation Needs Assessment of Gypsies and Travellers in the Grampian area. For Aberdeen the report recommended a reduction in the size of the existing site at Clinterty and the development of another smaller site. In addition, it recommended the development of 1-2 small informal sites, and the provision of privately developed sites. Policy H6 and H7 and Supplementary Guidance will seek to deliver new permanent or transit sites solely for the use of Gypsies and Travellers.

3.49 The five Masterplan Zones identified in Policy H7 with the potential to create 1,500 or more houses are each expected to contribute towards the provision of these sites for Gypsies and Travellers. Of these five Masterplan Zones, we have identified three which we consider most appropriate for on-site provision, although all five will have to contribute towards the requirement. The three preferred sites offer opportunities for sites to be distributed to the north, west and south of the City, thereby offering a choice of locations. Where on-site provision is not made, a financial contribution will be required.

Policy H6 - Gypsy and Traveller Caravan Sites

Sites for Gypsies and Travellers should provide a residential environment and follow the same principle as mainstream housing developments. Applications for permanent or transit sites for Gypsies and Travellers will be supported in principle if:

1. Access to local services and schools can be provided.
2. The development can be made compatible with the character and appearance of the surrounding area.
3. The development makes provision for essential infrastructure such as water, sewage disposal and electricity. Provision of electricity and heat through sustainable means will be encouraged.
4. It can be demonstrated that the site will be properly managed.

Policy H7 - Gypsy and Traveller Requirements for New Residential Developments

Sites listed below are required, as a part of the 25% affordable housing contribution, to make contributions towards the provision of sites for Gypsies and Travellers. The contribution will be for small sites of six pitches, with a net area of approximately 0.5ha.

Site

- Grandhome
- Newhills Expansion (Craibstone, Rowett South and Greenferns Landward)
- Countesswells
- Greenferns
- Loirston

Within Grandhome, the Newhills Expansion and Loirston sites, the provision must be provided on-site. Further guidance on the delivery of sites for Gypsies and Travellers is contained within Supplementary Guidance.

Housing and Aberdeen Airport

3.50 The airport is a noisy neighbour. To avoid conflict with neighbouring uses residential development within close proximity to it is not acceptable. Planning Advice Note PAN 1/2011 and the accompanying Technical Advice Note on the assessment of noise set out Scottish Government guidance on planning and noise, while the Environmental Noise (Scotland) Regulations 2006 provide the basis for minimising noise disturbance at Aberdeen Airport through the Aberdeen Airport Noise Action Plan.

Policy H8 - Housing and Aberdeen Airport

Applications for residential development under or in the vicinity of aircraft flight paths, where the noise levels are in excess of 57dB LAeq (using the summer 16-hour dB LAeq measurement) will be refused, due to the inability to create an appropriate level of residential amenity, and to safeguard the future operation of Aberdeen Airport.

Community Facilities

3.51 It is important that all sectors of the community enjoy access to a wide range of facilities which support and enhance health, safety and the overall quality of life by providing essential services, resources and opportunities. The Local Development Plan has a role to play in guiding the providers of services and facilities on the overall

strategy for new development throughout the City and by outlining where and how facilities might be provided within the context of creating and enhancing sustainable communities. Further details can be found in the infrastructure section.

3.52 When existing facilities fall out of use, the possibility of using the premises for alternative community uses, for which there is a demonstrable local need, should be explored. In these cases the character of the original building should be retained where it is considered to be of architectural merit and an important townscape feature.

3.53 A need has been identified for new General Practice health centres in various areas of the City and specialised health centres in the City Centre and regeneration priority areas in particular. These are to be supported in principle.

3.54 The importance of the Foresterhill complex as the main focus for the development of acute healthcare services and associated medical education in the North East of Scotland is recognised. Expansion within this complex over the lifetime of the Plan is welcomed in principle, so as to increase the range of facilities on site and the level of medical service provision to serve the City and wider city region.

3.55 Not all the areas designated under Policy CF1 are entirely in institutional use, and in assessing any proposed changes of use or new developments, regard will need to be given to impacts on the character of an area as a whole and on the vitality of any residential community.

Policy CF1 – Existing Community Sites and Facilities

This policy applies to both land zoned as CF1 and to health, education and other community facilities in other Local Development Plan zonings.

Existing healthcare sites shall be used primarily for healthcare and/or related medical and educational purposes.

Existing nursery, primary, secondary and special school land and properties shall be used for mainly educational purposes.

Existing further education and research institute sites shall be used mainly for these purposes.

Proposals for new or extended uses of these types on these sites will be supported in principle. Where land or buildings become surplus to current or anticipated future requirements, alternative uses which are compatible with adjoining uses and any remaining community uses, will be permitted in principle. Large sites or sites in sensitive locations will be subject to a Planning Brief or Masterplan.

Where a CF1 area contains uses other than that for which the area has been

designated and these uses make a positive contribution to the character and community identity of the area, any proposals for development or changes of use, whether or not for the community use recognised in the designation, will be opposed if a likely result would be significant erosion of the character of the area or the vitality of the local community.

Policy CF2 - New Community Facilities

Proposals for new community facilities shall be supported, in principle, provided they are in locations convenient to the community they serve and are readily accessible, particularly to public transport, pedestrians and cyclists.

Recycling centres shall be located on easily accessible sites and shall not be detrimental to residential amenity.

In significant greenfield and brownfield developments, where a likely need is identified through the masterplanning process, sites shall be reserved for new community facilities.

Any new emergency services facilities must locate where they can meet statutory response time requirements. In examining potential locations there shall be a preference for sites within the existing built-up area or within identified future development areas where there is no detrimental impact on residential amenity and where good access for emergency vehicles is available to the primary road network. Joint developments with other agencies providing community facilities should be investigated. Opportunity sites are identified on the Proposals Map.

Proposals for private children's nurseries or sports facilities shall also be subject to the Supplementary Guidance on Private Children's Nurseries and Sports Facilities respectively.

Supporting Retail Centres

The City Centre and the Network and Hierarchy of Centres

3.56 Retailing is a major activity in the City Centre and, as the region's main shopping destination, it is important to maintain and improve the visitor experience on offer to maintain Aberdeen's strength and competitiveness. New shopping floorspace has been provided in recent years at Union Square and by an extension to the Bon Accord Centre, and further improvements will be encouraged to consolidate and enhance Aberdeen's position as one of the UK's leading retail destinations. The guidance and direction given in the City Centre Development Framework will enhance that role.

3.57 The city's network of shopping centres has been classified into a hierarchy and the role of each centre in the hierarchy has been set out (see Supplementary Guidance: Hierarchy of Retail Centres). A sequential approach to assessing retail proposals will be taken in accordance with this hierarchy and in line with Scottish Planning Policy.

3.58 Existing local shops outside the defined centres play an important role in helping maintain sustainable communities.

3.59 Local shops and other places of work are to be provided in all new major development areas to encourage more sustainable travel patterns. Sites will be identified through the masterplanning process.

Policy RT1 - Sequential Approach and Retail Impact

All retail, commercial, leisure and other development appropriate to town centres should be located in accordance with the hierarchy and sequential approach as set out below and detailed in Supplementary Guidance: Hierarchy of Retail Centres:-

Tier 1 - Regional centre

Tier 2 - Town centres

Tier 3 - District centres

Tier 4 - Neighbourhood Centres

Retail Parks

Proposals serving a catchment area that is city-wide or larger shall be located in the City Centre, preferably in the City Centre Business Zone.

Proposals serving a catchment area of a size similar to that of a town centre or district centre shall be located in a town centre or a district centre. They may also be located in the City Centre Business Zone.

Proposals serving a catchment area of a size similar to that of a neighbourhood centre shall be located in a neighbourhood centre. They may also be located in any retail location that is in the first, second or third tiers of the hierarchy.

Proposals for development on an edge-of-centre site will not be supported unless:

- the proposal is one that would have been appropriately located in the retail location to which it relates; and
- in the retail location to which it relates no suitable site for the proposal is available or is likely to become available in a reasonable time.

In all cases, proposals shall not detract significantly from the vitality or viability of any first, second, third or fourth tier retail location listed in the Supplementary Guidance: Hierarchy of Retail Centres, and shall accord with all other relevant policies of the Local Development Plan, including those relating to design, access and amenity. A Retail Impact Assessment may be required.

This policy applies to proposals for new development and to proposals to extend existing development.

In significant new development areas that are more than 800m walking distance from shopping facilities, permission may be granted for the establishment of a new neighbourhood centre. Developers may be required to reserve land for this purpose.

Retail Impact Assessments should be undertaken where a retail or leisure development over 2,500sqm gross floorspace outwith a defined regional or town centre is proposed which is not in accordance with the development plan.

A restriction may be imposed on the amount of comparison goods floorspace allowed within convenience shopping developments outside the city centre or other town centres. Retail Parks are appropriate for large bulky comparison goods if city centre/town centre sites are not available and the site is easily accessible by public transport.

Policy RT2 - Out of Centre Proposals

Retail, commercial, leisure and other development appropriate to town centres, when proposed on a site that is out-of-centre, will be refused planning permission if it does not satisfy all of the following requirements:

1. No other suitable site in a location that is acceptable in terms of policy RT1 is available or is likely to become available in a reasonable time.
2. There will be no significant adverse effect on the vitality or viability of any retail location listed in Supplementary Guidance: Hierarchy of Retail Centres.
3. There is, in qualitative or quantitative terms, a proven deficiency in provision of the kind of development that is proposed.
4. The proposed development would be easily and safely accessible by a choice of means of transport using a network of walking, cycle and public transport routes which link with the catchment population. In particular, the proposed development would be easily accessible by regular, frequent and convenient public transport services and would not be dependent solely on access by private car.
5. The proposed development would have no significantly adverse effect on travel patterns and air pollution.

Policy RT3 - Town, District and Neighbourhood Centres

Proposals for changes of use from retail to non-retail use in town, district and neighbourhood centres will only be allowed if:

1. the proposed alternative use makes a positive contribution to the vitality and viability of the shopping centre; and
2. the proposed alternative use will not undermine the principal retail function of the shopping centre or the shopping development in which it is located; and
3. the applicants can demonstrate a lack of demand for continued retail use of the premises (applicants may be required to demonstrate what efforts have been made to secure a new retail use since the property became vacant); and
4. the proposed use caters for a local need; and
5. the proposed use retains or creates a live and attractive shop frontage.

Policy RT4 - Local Shops

Local shops not located in any of the identified retail hierarchy also fulfil an important role in serving the communities around them. Proposals to change these into other uses will only be allowed if:

1. the applicants can demonstrate a lack of demand for continued retail use of the premises (applicants may be required to demonstrate what efforts have been made to secure a new retail use since the property became vacant); or
2. the proposed new use caters for a local need; and
3. the alternative use does not conflict with the amenity of the neighbouring area.

Note - Proposals for a change of use where lack of demand is a factor (Policies RT3 and RT4) should provide evidence that the property has been actively marketed for six months or more and should provide a statement(s) from prospective occupiers explaining their reasons for the property being unsuitable for retail use.

Policy RT5 - Retail Development Serving New Development Areas

Masterplans for sites allocated for major greenfield residential development should allocate land for retail and related uses at an appropriate scale to serve the convenience shopping needs of the expanded local community. Sites should be in accessible locations for walking, cycling and public transport. Masterplans should indicate the delivery mechanism and timescale for the provision of retail uses.

Proposals for retail development which serves a wider catchment area will be subject to a sequential test and retail impact assessment in accordance with Policy

RT1. When approval is given for large convenience shops a condition may be imposed to restrict the proportion of non-convenience retail floorspace.

Protecting and Enhancing the Natural Environment

3.60 A high quality natural environment and access to good quality open spaces play an important role in making Aberdeen a place where people want to live, work and invest. The natural environment and open spaces are important for landscape, natural heritage and wider social, health, economic and environmental reasons, such as adapting to climate change and helping to improve air quality

The Green Space Network

3.61 Scottish Planning Policy states that development plans should identify and promote green networks where this will add value to the provision, protection, enhancement and connectivity of open space and habitats around cities. Green space networks provide opportunities to connect our inner urban areas with their surrounding rural environments.

3.62 By encouraging connectivity between habitats, green networks can improve the viability of species and the health of previously isolated habitats and ecosystems. A healthy and resilient natural environment will help us to adapt to climate change. A well-planned increase in woodland cover can substantially enhance the landscape of Aberdeen, improve biodiversity and amenity and help to absorb CO₂. The development of path networks and other passive recreational facilities and attractions contributes to a more sustainable transport network and expands the range of recreational opportunities close to the city, helping to encourage active travel and healthier lifestyles.

3.63 Green Space Network (NE1 on the Proposals Map) is a strategic network of woodland and other habitats, active travel and recreation routes, greenspace links, watercourses and waterways, providing an enhanced setting for development and other land uses and improved opportunities for outdoor recreation, nature conservation and landscape enhancement. The Green Space Network, which overlays Open Space, Green Belt, Natural Heritage and other policies, indicates where greenspace enhancement projects could be focused.

3.64 Aberdeen's Green Space Network is largely comprised of:

- Designated Natural Heritage Sites, as set out in Policy NE8.
- Connectivity between habitats.
- Lochs, ponds, wetlands and other watercourses.

- Woodland, hedgerows and individual trees, especially veteran trees.
- Open Spaces defined in Aberdeen's Open Space Audit 2010.
- Opportunities for physical activity and access to the outdoors.

Policy NE1 – Green Space Network

The City Council will protect, promote and enhance the wildlife, recreational, landscape and access value of the Green Space Network. Proposals for development that are likely to destroy or erode the character or function of the Green Space Network will not be permitted. Where major infrastructure projects or other developments necessitate crossing the Green Space Network, such developments shall take into account the coherence of the network. In doing so measures shall be taken to allow access across roads for wildlife and for access and outdoor recreation purposes.

Masterplanning of new developments should determine the location and extent of the Green Space Network within these areas.

Development which has any impact on existing wildlife habitats, or connections between them, or other features of value to natural heritage, open space, landscape and recreation must be mitigated through enhancement of Green Space Network.

Green Belt

3.65 The aim of the green belt is to maintain the identity of Aberdeen and the communities within and around the city by defining their physical boundaries clearly, avoiding coalescence and urban sprawl, maintaining the landscape setting and providing access to open space. The green belt directs planned growth to the most appropriate locations and supports regeneration.

3.66 The Aberdeen City and Shire Structure Plan requires both Aberdeen City Council and Aberdeenshire Council to review the boundaries of the green belt as part of the process of preparing their Local Development Plans. A review of the green belt has been carried out and the review document has been published alongside this Plan.

Policy NE2 – Green Belt

No development will be permitted in the green belt for purposes other than those essential for agriculture, woodland and forestry, recreational uses compatible with an agricultural or natural setting, mineral extraction or restoration or landscape renewal.

The following exceptions apply to this policy:

1. Proposals for development associated with existing activities in the green belt will be permitted but only if all of the following criteria are met:
 - a) the development is within the boundary of the existing activity.
 - b) the development is small-scale.
 - c) the intensity of activity is not significantly increased.
 - d) any proposed built construction is ancillary to what exists.
2. Essential infrastructure, such as electronic communications infrastructure and electricity grid connections, transport proposals identified in the Local Development Plan, such as the Aberdeen Western Peripheral Route, as well as roads planned through the masterplanning of new housing and employment allocations, which cannot be accommodated other than in the green belt.
3. Buildings in the green belt which have a historic or architectural interest or traditional character that contributes to the landscape setting of the city will be permitted to undergo a change of use to private residential use or to a use which makes a worthwhile contribution to the amenity of the green belt, providing it has been demonstrated that the building is no longer suitable for the purpose for which it was originally designed. (See Supplementary Guidance on The Conversion of Steadings and other Non-residential Vernacular Buildings in the Countryside).
4. Proposals for extensions of existing buildings as part of a conversion or rehabilitation scheme will be permitted in the green belt provided:
 - a) the original building remains visually dominant;
 - b) the design of the extension is sympathetic to the original building in terms of massing, detailing and materials; and
 - c) the siting of the extension relates well to the setting of the original building.

Urban Green Space

3.67 Government policy states that open space should only be used for other purposes under exceptional circumstances. The Local Development Plan reflects that advice and sets out details on the exceptions which may apply in Aberdeen.

3.68 We completed our first full Open Space Audit in 2010 and the results of this are being used to prepare an Open Space Strategy, which will provide a strategic

framework for protecting, creating, connecting, and improving open spaces. The Open Space Strategy recognises the contribution that good quality open space can make towards stronger communities and healthier lifestyles, making Aberdeen a more attractive place.

Policy NE3 – Urban Green Space

Permission will not be granted to use or redevelop any parks, playing fields, sports pitches, woods, allotments or all other areas of urban green space (including smaller spaces not identified on the Proposals Map) for any use other than recreation or sport, unless an equivalent and equally convenient and accessible area for public access is laid out and made available in the locality by the applicant for urban green space purposes. In all cases, development will only be acceptable provided that:

1. There is no significant loss to the landscape character and amenity of the site and adjoining areas;
2. Public access is either maintained or enhanced;
3. The site is of no significant wildlife or heritage value;
4. There is no loss of established or mature trees;
5. Replacement green space of similar or better quality is located in or immediately adjacent to the same community, providing similar or improved benefits to the replaced area and is as accessible to that community, taking into account public transport, walking and cycling networks and barriers such as major roads;
6. They do not impact detrimentally on lochs, ponds, watercourses or wetlands in the vicinity of the development; and
7. Proposals to develop playing fields or sports pitches should also be consistent with the terms of Scottish Planning Policy.

Note - Only larger areas of Urban Green Space are zoned as NE3 on Proposals Map

Open Space Provision in New Development

3.69 The Open Space Audit 2010 found that much of the City's open space, particularly within more recent development, is poor quality amenity grassland. This Plan aims to ensure that new open space provided as part of residential development is more useful, publicly desirable types of open space, such as natural areas, green corridors, play space and allotments. Supplementary Guidance on Open Space shows the provision of certain types of open space expected in each area of the City appropriate to the local need. Rather than provide minimum standards for open space based solely on quantity, the Supplementary Guidance is also based on the quality and accessibility of open space.

3.70 The Open Space Audit also showed an uneven distribution of major and neighbourhood open spaces. Information from the Audit should be applied in the masterplanning process so as to ensure open space is provided that is of the appropriate scale, type and with the necessary facilities for the local area.

Policy NE4 - Open Space Provision in New Development

The City Council will require the provision of at least 2.8 hectares per 1,000 people of meaningful and useful public open space in new residential development. The nature of the provision is set out in Supplementary Guidance on Open Space.

Communal or public open space should be provided in all residential developments, including those on brownfield sites.

Where it is not possible to increase the amount of open space in areas of the city where the Open Space Audit has shown that the provision of open space is low, developer contributions from brownfield or other types of development may be sought to enhance the quality of nearby open spaces.

Where the small scale of a proposal means that only a small area of green space can be provided, an addition or improvement to existing areas may be sought.

The Open Space Audit and Strategy will provide details of any improvements that may be required to open spaces and the linkages between them.

Trees and Woodlands

3.71 The protection and enhancement of tree and woodland cover contributes to the aims of sustainable development. Single trees, groups of trees, hedgerows and woodlands throughout the Aberdeen all provide important benefits such as a healthier living environment, shade and shelter and habitats for urban wildlife.

3.72 We will protect and enhance Aberdeen's trees and woodland with the aim of doubling the existing tree cover of the City. Where trees are considered to be at risk from development or construction, we may require information and safeguarding measures in accordance with standards as set out in Supplementary Guidance on Protecting Trees and Woodlands.

Policy NE5 - Trees and Woodlands

There is a presumption against all activities and development that will result in the loss of or damage to established trees and woodlands that contribute significantly to nature conservation, landscape character or local amenity, including ancient and semi-natural woodland which is irreplaceable.

Appropriate measures should be taken for the protection and long term management of existing trees and new planting both during and after construction. Buildings and services should be sited so as to minimise adverse impacts on existing and future trees and tree cover.

Native trees and woodlands should be planted in new development.

Where trees are affected by a development proposal the City Council may make Tree Preservation Orders.

A tree protection plan for the long term retention of trees should be submitted and agreed with the Council before development commences on site.

See Supplementary Guidance on both protecting trees and woodlands and the trees and woodland strategy for Aberdeen for more information.

Flooding and Drainage

3.73 Development proposals should avoid areas susceptible to flooding and promote sustainable flood risk management. We will consider development proposals in consultation and with advice from other key stakeholders such as the Scottish Environment Protection Agency particularly in relation to proposals for new development in areas of medium to high risk as outlined in the Risk Framework of Scottish Planning Policy. We will safeguard the storage capacity of functional floodplains, and development in the functional floodplain will only be permitted where a specific location is essential for operational reasons. All development proposals should take proper account of possible climatic change and consider coastal protection, flood defence and land drainage issues on potential development locations. The ultimate responsibility for avoiding or managing flood risk lies with land and property owners.

3.74 The Indicative River and Coastal Flood Map (Scotland) (www.sepa.org.uk/flooding) provides an indication of areas potentially at risk from flooding. Flooding from all watercourses, coastal areas which are potentially at risk from storm and tidal surges and rising sea levels brought about by climate change, along with other sources such as rising groundwater, surface water and drainage systems will be considered.

3.75 Flood risk and other environmental damage can be managed by minimising changes in the volume and rate of surface water run-off from development sites through the use of Sustainable Urban Drainage Systems (SUDS). SUDS can also free up capacity in water management infrastructure. SUDS should be incorporated into all development, other than alterations or extensions to dwellings or other small scale extensions and should be designed in accordance with CIRIA C697: The SUDS Manual. Developers are required to demonstrate that long term maintenance is in place for SUDS. Further detail is given in the Supplementary Guidance on SUDS. In some circumstances developments may be required to adapt to flood risk by incorporating water resistant materials and forms of construction in line with the guidance set out in PAN 69: Planning and Building Standards Advice on Flooding.

3.76 Policy NE8 Natural Heritage sets out how development proposals should address watercourses, and our position on culverting. Where culverts are unavoidable, they should be designed to maintain existing flow conditions and aquatic life. Any proposals for new culverts should have a demonstrable neutral impact on flood risk and be linked to long term maintenance arrangements to ensure they are not the cause of flooding in the future.

3.77 Policy NE6 seeks to achieve satisfactory disposal of sewage and thereby maintain and improve standards of environmental quality, public health and amenity. Assessment of the adverse effects on the environment should include water sources/resources and groundwater. Developers will be required to demonstrate that their proposals for foul drainage conform to the standards set out in the Sewers for Scotland Manual Second Edition (2007) and The SUDS Manual (C697).

Policy NE6 - Flooding and Drainage

Development will not be permitted if:

1. it would increase the risk of flooding:-
 - a) By reducing the ability of the functional flood plain to store and convey water;
 - b) Through the discharge of additional surface water; or
 - c) By harming flood defences.
2. it would be at risk itself from flooding;
3. adequate provision is not made for access to waterbodies for maintenance; or
4. it would result in the construction of new or strengthened flood defences that would have a significantly damaging effect on the natural heritage interests within or adjacent to a watercourse.

Applicants will be required to provide an assessment of flood risk where a development is likely to result in a material increase in the number of buildings at risk of flooding or where it has been indicated in the opportunity sites schedule

that one will be prepared. Windfall sites may also require a flood risk assessment.

Where more than 10 homes or greater than 100m² floorspace is proposed, the developer will be required to submit a Drainage Impact Assessment (see Supplementary Guidance on Drainage Impact Assessments). Surface water drainage associated with development must:

1. be the most appropriate available in terms of SUDS; and
2. avoid flooding and pollution both during and after construction.

Connection to the public sewer will be a pre-requisite of all development where this is not already provided. Private wastewater treatment systems in sewered areas will not be permitted. In areas not served by the public sewer, a private sewer treatment system for individual properties will be permitted provided that the developer demonstrates that there will be no adverse effects on the environment, amenity and public health.

Coastal Planning

3.78 Aberdeen City's coastline is an important environmental, social and economic asset which needs to be protected and enhanced. It has been classified into two types of area: (1) developed coast, and (2) undeveloped coast. These are shown on the Proposals Map.

3.79 Local authorities will be involved in new powers relating to regional marine spatial planning under the Marine (Scotland) Act 2010. Supplementary Guidance will be developed as and when these new powers are introduced.

3.80 Terrestrial planning law extends to the mean low water mark of ordinary spring tides, whereas, marine spatial planning extends up to the mean high water mark. Integrated Coastal Zone Management will be used to address the areas and issues that are common between terrestrial planning and marine spatial planning.

Policy NE7 - Coastal Planning

Development will be permitted in the developed coastal areas only where it is demonstrated that a coastal location is necessary. Development will only be permitted in undeveloped coastal areas if it can be demonstrated that:

1. There is no other suitable site including the re-use of brownfield land; and
2. It respects the character, natural and historic environment, plus, the recreational value in the surrounding area; or
3. There is an overriding environmental benefit.

In all cases:

1. Development will not be permitted in areas at risk from coastal erosion and flooding.
2. Public access to and along the coast will be protected and promoted wherever possible.
3. Development proposals will be required to demonstrate through appropriate marine-noise modelling, that adverse impacts on Bottlenose Dolphins and Atlantic Salmon are avoided.

Natural Heritage

3.81 The protection, preservation and enhancement of the natural heritage (both sites and species) are important aims of this Plan.

3.82 We will take a broader approach to protecting natural heritage than just conserving designated or protected sites and species, and will consider ecosystems and natural processes rather than individual sites. The cumulative effect of incremental changes due to development will be considered when assessing planning applications.

3.83 The River Dee is a Special Area of Conservation (SAC) (an international designation) and includes that part of the harbour through which the river flows. This is the only Natura site within the Plan area. However allocations within the Plan area also have the potential to impact on the bottlenose dolphin, a qualifying interest for the Moray Firth SAC and European Protected Species. These dolphins are frequently present offshore and at the mouth of the harbour and in the outer harbour. National designations are also present in the Plan area and include Sites of Special Scientific Interest. Local designations include Local Nature Reserves, District Wildlife Sites and Sites of Interest to Natural Science, with the latter two soon to be reclassified as Local Nature Conservation Sites or Landscape Areas. Our Nature Conservation Strategy includes a list of all designations.

3.84 We will help to achieve the EU Water Framework Directive's aim of good ecological status of our water environment and the associated River Basin Management Plan.

Policy NE8 - Natural Heritage

Development that, taking into account any proposed mitigation measures, has an adverse effect on a protected species or an area designated because of its natural heritage value will only be permitted where it satisfies the relevant criteria in Scottish Planning Policy. These are International Designations, National Designations, Local Designations and European Protected Species and Species protected under the Wildlife and Countryside Act 1981.

In all cases of development at any location: -

1. Applicants should submit supporting evidence for any development that may have an adverse effect on a protected species demonstrating both the need for the development and that a full range of possible alternative courses of action has been properly examined and none found to acceptably meet the need identified.
2. An ecological assessment will be required for a development proposal on or likely to affect a nearby designated site or where there is evidence to suggest that a habitat or species of importance (including those identified in the UK and Local Biodiversity Action Plans) exists on the site.
3. No development will be permitted unless steps are taken to mitigate negative development impacts. All proposals that are likely to have a significant effect on the River Dee SAC will require an appropriate assessment which will include the assessment of a detailed construction method statement addressing possible impacts on Atlantic Salmon, Freshwater Pearl Mussel and Otter. Development proposals will only be approved where the appropriate assessment demonstrates that there will be no adverse affect on site integrity, except in situations of overriding public interest.
4. Natural heritage beyond the confines of designated sites should be protected and enhanced.
5. Where feasible, steps to prevent further fragmentation or isolation of habitats must be sought and opportunities to restore links which have been broken will be taken.
6. Measures will be taken, in proportion to the opportunities available, to enhance biodiversity through the creation and restoration of habitats and, where possible, incorporating existing habitats.
7. There will be a presumption against excessive engineering and culverting; natural treatments of floodplains and other water storage features will be preferred wherever possible; there will be a requirement to restore existing culverted or canalised water bodies where this is possible; and the inclusion of SUDS. Natural buffer strips will be created for the protection and enhancement of water bodies, including lochs, ponds, wetlands, rivers, tributaries, estuaries and the sea. Supplementary Guidance will be developed on buffer strips.

Access and Informal Recreation

3.85 Access to the outdoors for informal recreation contributes to everyday quality of life. Increased levels of physical activity outdoors can contribute to improved health and well-being, while access to high quality areas for outdoor recreation can help the city to attract and retain people. Well-managed access can also assist land management and contribute to an appreciation of the wider environment. It is therefore important that accessible, welcoming and well managed access to and between Aberdeen’s recreational areas and the surrounding countryside is protected and enhanced. This will facilitate opportunities for recreation and physical activity as well as active, sustainable travel.

Policy NE9 – Access and Informal Recreation

New development should not compromise the integrity of existing or potential recreational opportunities including access rights, core paths, other paths and rights of way. Core Paths are shown on the Proposals Map. Wherever appropriate, developments should include new or improved provision for public access, permeability and/or links to green space for recreation and active travel.

Further guidance is available in the Infrastructure and Developer Contributions Manual, Supplementary Guidance on Transport and Accessibility, and Open Space Supplementary Guidance.

Air Quality

3.86 New developments may increase the emission of pollutants that are harmful to human health and impact on quality of life. In contrast, well designed developments can actively help to enhance air quality, manage exposure and reduce overall emissions.

3.87 As part of our statutory duties under the UK Environment Act 1995 we undertake the monitoring and assessment of seven key pollutants recognised to impact on health. In Aberdeen only levels of nitrogen oxides and fine particulate matter are of concern. Where national objectives and European limits of these pollutants have been exceeded we are required to designate Air Quality Management Areas. Based on the monitoring and modelling work undertaken, we have declared three Air Quality Management Areas (AQMAs):

1. Parts of the City Centre (including Union Street, Market Street, Virginia Street, Commerce Street, and parts of Holburn Street, Guild Street and King Street);
2. Anderson Drive (incorporating the whole of Anderson Drive and the area around the Haudagain roundabout); and
3. Wellington Road (from the Queen Elizabeth II Bridge to Balnagask Road).

3.88 The air quality problem in Aberdeen is predominantly a result of emissions from road vehicles (causing around 90% of all NO₂ emissions within the City Centre) and this is reflected in the locations of the AQMAs. A draft Air Quality Action Plan (2010) for the three AQMAs has been prepared and recommends a wide range of initiatives, including walking, cycling and public transport improvements.

3.89 The Local Development Plan seeks to minimise the traffic generated from new developments and this may have positive benefits for air quality. Air Quality Supplementary Guidance sets out the likely circumstances in which applicants must submit an assessment of the potential impact of particular types of development on existing and future air quality, particularly in and around AQMAs. The Guidance also provides advice on the process of air quality assessment and how mitigation measures will be assessed and implemented.

Policy NE10 - Air Quality

Planning applications for development which has the potential to have a detrimental impact on air quality will not be permitted unless measures to mitigate the impact of air pollutants are proposed and can be agreed with the Planning Authority. Such planning applications should be accompanied by an assessment of the likely impact of development on air quality and any mitigation measures proposed (see Air Quality Supplementary Guidance).

Using Resources Sustainably

Minerals

3.90 The future development of the city will require significant mineral resources. Ensuring that minerals are available within the city to support the level of growth envisioned by the Structure Plan avoids the need to transport minerals over long distances, driving down construction costs and supporting jobs in the city. Hard rock, for the laying of roads, continues to be quarried at Blackhills (south of Cove) and North Lasts (north of Peterculter). Sand and gravel extraction has also taken place in the north of the city in the recent past.

3.91 Mineral extraction can significantly impact on the amenity of communities and the local environment. This Plan identifies and safeguards the sites at Blackhills and North Lasts Quarries, steering mineral extraction to the least sensitive areas with workable mineral deposits.

Policy R1 - Minerals

Mineral extraction proposals are acceptable in principle, provided that:

1. there is no significant impact on the character and amenity of the surrounding landscape or residential properties/local communities or on the ecology of the area.
2. sufficient information has been submitted with a planning application to enable a full assessment of the likely effects of development, together with proposals for appropriate control, mitigation and monitoring. (The main considerations are set out in Scottish Planning Policy and advice set out in Planning Advice Notes 50 and 64).
3. where necessary, an appropriate buffer distance has been agreed with the Planning Authority, through consultation with local communities, taking account of the specific circumstances of the proposal.
4. restoration will take place concurrently with excavation where possible. After excavation ceases, restoration will be completed in the shortest time practicable and the proposals accompanied either by an appropriate financial bond or supported by an industry guarantee scheme (such as the Quarry Products Association's Restoration Guarantee Scheme). The proposed after use will add to the cultural, recreational or environmental assets of the area.

Degraded and Contaminated Land

3.92 We are responsible for the implementation of contaminated land legislation. With assistance from SEPA we have powers to designate land as contaminated and require remediation to take place in accordance with our Contaminated Land Inspection Strategy. We maintain a public register, which contains specified information about contaminated land.

3.93 The Environmental Act 1995 applies the "polluter pays" principle, which allocates responsibility for the cost of remediation of contaminated land among polluters, landowners and taxpayers. It should be borne in mind that land can also become contaminated through the mitigation of pollution from elsewhere. Reference should be made to Planning Advice Note 33 Development of Contaminated Land.

Policy R2 - Degraded and Contaminated Land

The City Council will require that all land that is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use. This may involve undertaking site investigations and risk assessments to identify any actual or possible significant risk to public health or safety, or to the environment, including possible pollution of the water environment, that could arise from the proposals. Where there is potential for

pollution of the water environment the City Council will liaise with SEPA.

Waste as a Resource

3.94 National planning policy requires planning authorities to provide for new waste management installations in their development plans and assist in implementing the national Zero Waste Plan's objectives in relation to sustainable waste management. Paramount is the waste hierarchy, favouring prevention over reuse, recycling/composting, recovery and finally disposal. A development strategy should guide waste facilities to the most sustainable locations. By 'sustainable location' national policy means locations close to the source of waste arisings (i.e. proximity principle), well linked to transport networks, supporting green jobs strategies and taking advantage, where possible, of industrial land.

3.95 Composting, transfer stations, materials recycling facilities, anaerobic digestion, mechanical and biological and thermal treatment plants represent the principal options to meet future needs. With operational control regulated by SEPA, development planning issues focus on aspects such as location, visual impact, transport and supporting Government policy.

3.96 Our Waste Strategy was approved in 2010. In order to reduce the amount of waste going to landfill, we are likely to require the development of a number of new waste infrastructure facilities. In addition, we want to introduce organic waste collection (for food and garden waste) for all households by 2013. In order to meet the proximity principle, this will require the development of a new organic waste treatment facility in the City.

3.97 Policies outlining the criteria used to identify appropriate locations of other facilities required in Aberdeen are outlined below.

Policy R3 - New Waste Management Facilities

Proposals for waste management facilities within the City must comply with the waste hierarchy. Applications for waste management facilities will be supported provided they:

1. conform to the Zero Waste Plan and Aberdeen Waste Strategy;
2. meet a clear need for the development to serve local and/or regional requirements for the management of waste;
3. represent the Best Practicable Environmental Option for that waste stream;
4. will not compromise health and safety;
5. minimizes the transport of waste from its source; and

Applicants must submit:-

- a) sufficient information with the application to enable a full assessment to be made of the likely effects of the development, together with proposals for appropriate control, mitigation and monitoring; and
- b) a design statement in support of the application, where the development would have more than a local visual impact; and
- c) land restoration, after-care and after-use details (including the submission of bonds or a commitment to negotiating a legally binding method for dealing with these details).

Waste management facilities that are proposed on Business and Industrial Land (BI1) will normally require to be located in a building. This will depend upon the nature of the operations involved.

Inappropriate neighbouring developments that may compromise the operation of waste management facilities including those listed in Policy R4 will not be approved.

3.98 In order to implement the Aberdeen Waste Strategy, the following municipal waste management facilities are required: Materials Recycling Facility – a building where recyclable materials are recovered from the waste stream; an anaerobic digestion or in-vessel composting facility to reduce the amount of waste going to landfill by creating either energy and/or compost; and a new transfer station (where collected materials are transferred to other vehicles or facilities for processing). Policy R4 outlines the sites considered suitable for the municipal waste management facilities needed to implement the Aberdeen Waste Strategy. Additional facilities will be required to deal with non-municipal waste.

Policy R4 - Sites for New Waste Management Facilities

The following sites will be safeguarded for waste related uses:

Altens East/Doonies (OP70) - materials recycling facility/an anaerobic digestion or in-vessel composting facility/and or a transfer station.

Sclattie Quarry, Bucksburn – transfer station (planning permission granted).

Denmore Road, Bridge of Don (OP5) - a recycling centre to replace the facility on Scotstown Road. The Scotstown Road facility should be turned over to urban green space in order to replace that lost on Denmore Road.

Grove Nursery at Hazlehead Park (OP67) – recycling centre to serve the west of the city.

3.99 Residual waste (waste that is not recycled or composted) will continue to be collected. We should view even residual waste as a resource and attempt to derive value from it in the form of energy capture. The means by which residual waste will be treated will be determined through a Best Practicable Environmental Option analysis which will consider all available technologies, including incineration, gasification and pyrolysis of waste. More detailed guidance on the location for strategic waste facilities will be produced by the Strategic Development Planning Authority which is preparing Supplementary Guidance on regional waste facilities.

Policy R5 - Energy from Waste

Applications for energy from waste recovery facilities should be accompanied by an environmental assessment in terms of the Environmental Impact Assessment (Scotland) Regulations 1999. This should set out, amongst other things, whether the proposal complies with Policy R3. Consideration should also be given to:

1. The treatment of residues from any plant;
2. SEPA's Thermal Treatment of Waste Guidelines;
3. Connection to the electricity grid and the ability to provide heat and power to neighbouring uses; and
4. Supplementary guidance on Regional Waste Facilities.

Industrial sites with the potential for connection to the electricity grid and with potential users of heat or power are likely to be suitable locations for energy from waste.

3.100 Landfill is the option of last resort. The remaining landfill for active wastes within Aberdeen at Hill of Tramaud will close in 2011 and no further landfill sites are proposed in Aberdeen. Short to medium term landfill requirements will be fulfilled

through the export of waste elsewhere in Scotland. We accept this is an undesirable activity producing adverse environmental and social consequences. It is imperative therefore, that alternatives to landfill are developed as soon as possible. In the medium to long term, it may be necessary to landfill very small quantities of the city's municipal waste. In the meantime, any proposals for landfill will be subject to Policy R3 and other development plan policies and guided by the Supplementary Guidance on Regional Waste Facilities.

3.101 All developments should provide enough space for the storage and collection of waste – specifically recyclables, composting and residual waste – and access to such facilities. Planning conditions are already imposed on proposals likely to generate a significant amount of waste e.g. public houses, restaurants, medium to large-scale retail outlets and offices. However, more could be done at the design stage to ensure that adequate provision is made for such facilities.

Policy R6 - Waste Management Requirements for New Development

Housing developments should have sufficient space for the storage of residual, recyclable and compostable wastes. Flatted developments will require communal facilities that allow for the separate storage and collection of these materials. Recycling facilities should be provided in all new superstores or large supermarkets and in other developments where appropriate. Details of storage facilities and means of collection must be included as part of any planning application for development which would generate waste.

Further details are set out in Supplementary Guidance on Waste Management.

Low and Zero Carbon Buildings

3.102 Reducing the emissions of greenhouse gases is a key policy at international, national, regional and local level. The Climate Change (Scotland) Act 2009 creates a legal framework for the delivery of greenhouse gas emissions reductions in Scotland. Section 72 of that Act requires planning authorities to include policies in their LDPs to ensure that all new buildings avoid a specified and rising proportion of the projected greenhouse gas emissions from their use through the installation and operation of low and zero-carbon generating technologies. Scottish Planning Policy (SPP) reaffirms this specific legislative requirement, which aligns closely with the SPP recommendation that development plans require the siting, design and layout of all new development to limit likely greenhouse gas emissions.

3.103 Scottish Building Standards set mandatory minimum carbon reduction standards for new buildings. In 2007, the Sullivan Report for the Scottish Government recommended staged improvements in energy standards for new buildings beyond 2007 standards - 30% by 2010, 60% by 2013, net zero carbon by 2016/17 and total life

zero carbon by 2030. A 30% improvement applies from October 2010 and Scottish Ministers have given a commitment to further review in 2013 and 2016. Assuming Building Standards revisions will follow the rising proportions of carbon emissions specified in the Sullivan Report recommendations, the Aberdeen City and Shire Structure Plan (2009) target for all new buildings to be carbon neutral by 2016 will be satisfied through the Building Standards system.

3.104 The Climate Change (Scotland) Act 2009 requires this Plan to specify how a proportion of the mandatory Building Standards carbon reduction standard should be met through the installation and operation of low and zero carbon generating technologies (LZCGTs), using naturally occurring resources or weather systems to produce energy. Policy R7 specifies the minimum proportion of the mandatory carbon reduction standard to be met by the installation and operation of LZCGTs. The aim of this policy is to ensure that half of the improvements to the building standards are met through LZCGTs.

Policy R7 - Low and Zero Carbon Buildings

All new buildings, in meeting building regulations energy requirements, must install low and zero-carbon generating technology to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards. This percentage requirement will be increased as specified in Supplementary Guidance.

This requirement does not apply to:

1. Alterations and extensions to buildings;
2. Change of use or conversion of buildings;
3. Ancillary buildings that are stand-alone having an area less than 50 square metres;
4. Buildings which will not be heated or cooled, other than by heating provided solely for the purpose of frost protection; or
5. Buildings which have an intended life of less than two years.

Compliance with this requirement will be demonstrated by the submission of a low carbon development statement. Further guidance is contained in Supplementary Guidance on Low and Zero Carbon Buildings.

Renewable and Low Carbon Energy Developments

3.105 The development of all types of renewable heat and energy generating technologies, on all scales, is supported in principle. A positive approach to renewable development will help to meet the Scottish Government's target for 80% of Scotland's electricity to be generated from renewable sources by 2020 and 11% of heat demand to be met by renewable sources.

3.106 Much of the onshore renewable energy capacity in the North East of Scotland will come from large scale developments, such as wind farms, which are more difficult to accommodate in urban locations than in more rural locations. However, there will be a range of energy technologies that are more suited to urban locations. These range from single wind or hydro turbines through to gas or biomass fired Combined Heat and Power systems, ground source heat pumps, and devices which can be mounted on existing buildings (some of which are classed as permitted development). Supplementary Guidance on appropriate technologies will be provided through masterplans and the forthcoming low carbon city energy strategy.

Policy R8 - Renewable and Low Carbon Energy Developments

The development of renewable and low carbon energy schemes is supported and applications will be supported in principle if proposals:

1. Do not cause significant harm to the local environment, including landscape character and the character and appearance of listed buildings and conservation areas.
2. Do not negatively impact on air quality.
3. Do not negatively impact on tourism.
4. Do not have a significant adverse impact on the amenity of dwelling houses.

For wind energy developments, proposals will also need to meet the following specific requirements and ensure that:

1. Development does not give rise to electro-magnetic interference to aviation communication, other telecommunications installations, or broadcasting installations.
2. Development does not result in a significant cumulative effect on landscape and natural heritage.
3. Free standing wind turbines are set back from roads and railways a distance greater than the height of the turbine.
4. Turbines are 10 rotor diameters from residential properties.

Appropriate conditions (along with a legal agreement under Section 75, where necessary) will be applied, relating to the removal of wind turbine(s) and associated equipment, and to the restoration of the site, whenever the consent expires or the project ceases to operate for a specific period.

Communications Infrastructure

3.107 The expansion of the electronic communications network including telecommunications, broadband and digital infrastructure is supported. The Council is keen to facilitate this expansion whilst at the same time minimising any environmental impacts. Any such proposals must take into account guidance in Scottish Planning Policy (SPP), PAN62 – Radio Telecommunications and policies in this Plan including but

not limited to Policy D5 – Built Heritage, Policy D6 – Landscape, Policy H1 – Residential Areas and Policy H2 – Mixed Use Areas.

4 Monitoring and Review

4.1 Monitoring is a crucial component of implementation of the Plan and will be carried out regularly. We will continually update data and review land use decisions, implementation, and assumptions, in order to identify the impact of the Plan, emerging problems and opportunities, or changing objectives.

4.2 In monitoring the Plan, we will be able to see whether and how the policies of the Plan and Supplementary Guidance are working through, for example, analysis of Development Management Sub Committee and appeal decisions.

4.3 The Local Development Plan and the accompanying Supplementary Guidance will be updated to reflect any changes to our policy approach. The Action Programme will be updated to reflect progress with individual development proposals and actions for delivering and implementing planning policies. When appropriate we will undertake a review of the Local Development Plan.

5. Glossary

Accessibility

The relative ease, convenience and cost with which a location or service can be accessed. A term used when comparing two or more locations or when considering a change in travel to one particular location or travel by different types of transport to a location.

Affordable Housing

Housing made available at a cost below full market value, to meet an identified need. It includes social rented housing, subsidised low cost housing for sale (discounted, shared ownership or shared equity) and low cost housing without subsidy (entry level housing for sale). Private rented accommodation available at lower cost than market rents, (mid-market rent), should also be considered within the affordable housing category.

Brownfield Land

Brownfield land is defined as land which has previously been developed. The term may include vacant or derelict land; land occupied by redundant or unused buildings; and developed land within the settlement boundary where further intensification of use is considered acceptable. Existing areas of landscaped or amenity urban green space such as private and public gardens, sports and recreation grounds, woodlands etc shall not be considered as brownfield sites for new development. The grounds of redundant institutions (such as schools or hospitals) shall not be considered as brownfield land.

Carbon Neutral

Development that limits the amount of energy used and creates as much renewable energy as it uses each year for heating and electrical appliances.

City Centre Business Zone

The area containing the highest concentration of shopping floorspace in the city centre.

Comparison Goods

Non-food items including clothing, footwear, household goods, furniture and electrical goods which purchasers compare on the basis of price and quality before buying.

Convenience Goods

Goods bought for consumption on a regular basis (e.g. food, drink, newspapers etc).

District Centres

Groups of shops outwith the city centre, usually containing at least one food supermarket or superstore and non-retail services. These may take a variety of forms.

Edge-of-Centre

A location within easy walking distance of one of the retail locations named in the Hierarchy of Retail Centres Supplementary Guidance under the headings regional centre, town centres, district centres, superstores and neighbourhood centres, and providing parking facilities that serve the retail location as well as the development, thus enabling one trip to serve several purposes. In defining edge-of-centre, regard shall be had to the following:

- an easy walking distance to the principal retail frontage of the retail location (reflecting poor weather and shoppers encumbered with shopping etc);
- the presence of intervening barriers to pedestrian movement, including the need to cross roads, the presence of over- or underpasses and significant gradients;
- whether a site is intervisible with part of the principal retail frontage of the retail location; and
- the extent of intervening non-retail uses between the site and the retail location.

In the special case of the city centre business zone, “edge-of-centre” means any part of the city centre (as defined on the Proposals Map) outwith the city centre business zone.

Effective Land Supply

Sites which have no constraints and are available for development.

Energetica

Aberdeen City and Shire’s flagship concept to consolidate the region as a global all-energy hub, attract new high value investment and support the export drive of indigenous business and industry. Central to Energetica is a 30-mile corridor between Aberdeen and Peterhead which will create a concentration of energy technology companies, housing and leisure facilities and offer a tremendous opportunity for powerful growth, diversification and continued prosperity building on the solid knowledge and technology developed around the oil and gas industry. Source: ‘A Future to Look Forward To - An update on the work of ACSEF’, June 2010. ACSEF: Aberdeen City & Shire Economic Future.

Greenhouse Gas emissions

Greenhouse gas emissions are the gasses produced from human activity, which include: water vapour, carbon dioxide, methane, nitrous oxide and ozone.

Informal Recreation

Pursuits such as walking, cycling, horse riding, bird watching and picnicking requiring a pathway, countryside or open space land use.

Neighbourhood Centres

Primarily convenience shopping facilities serving a local catchment area (i.e. the majority of customers living within 800m walking distance). Gross floorspace of these developments would normally be in the range of 500-2000sqm.

Nestrans

The transport partnership for Aberdeen City and Shire. Its Board is made up of Councillors from Aberdeen City and Aberdeenshire Councils, as well as non-Councillor members appointed by the Minister for Transport.

Out-of-centre

A location that is neither within nor on the edge of any of the locations listed in the Hierarchy of Retail Centres Supplementary Guidance under the following headings: regional centre, town centres, district centres and neighbourhood centres.

Public Transport Nodes

These are areas where the highest concentrations of activity emerge naturally along principle routes or points of convergence.

Retail Impact Assessment

A study which assesses the likely effect a new development will have on existing shops.

Retail Park

A grouping of three or more retail warehouses with associated car parking.

Retail Warehouses

Large single level stores specializing in the sale of household goods (such as carpets, furniture and electrical goods), clothing, leisure goods and bulky DIY items, catering mainly for car-borne customers and often in out-of-centre locations.

Sequential Approach

In applying the sequential approach to locating major shopping proposals in Aberdeen, the city centre will assume primacy. Proposals should firstly explore all city centre development opportunities followed by edge of centre development opportunities.

Supermarkets

Single level service stores selling mainly food with a trading floorspace of between 500 and 2500 square metres (under 1500 square metres for all supermarkets) with dedicated car parks.

Superstores

Usually single level self-service stores selling mainly food or food and non-food goods, usually with at least 2500 square metres trading floorspace and with dedicated car parking.

Transport Assessment

An assessment of the amount of traffic and other transport requirements expected to be generated by a proposed development, the impact on the transportation system and measures to mitigate the impact on that system.

Transport Plan

A plan detailing the strategy and actions by which the travel demands of a development are to be reduced particularly as a result of measures not directly covered by other policies in the Local Development Plan such as flexi-time working, subsidies for public transport etc.

Use Classes Order

The Town and Country Planning (Use Classes) (Scotland) Order 1997

Class 1. Shops

Use –

- (a) for the retail sale of goods other than hot food;
- (b) as a post office;
- (c) for the sale of tickets;
- (d) as a travel agency;
- (e) for the sale of cold food for consumption off the premises;
- (f) for hairdressing;
- (g) for the direction of funerals;
- (h) for the display of goods for sale;
- (i) for the hiring out of domestic or personal goods or articles;
- (j) as a launderette or dry cleaners; or
- (k) for the reception of goods to be washed, cleaned or repaired;

where the sale, display or service is principally to visiting members of the public.

Class 2. Financial, professional and other services

Use for the provision of –

- (a) financial services;
- (b) professional services; or
- (c) any other services (including use as a betting office);

where it is appropriate to provide in a shopping area and where the services are provided principally to visiting members of the public.

Class 3. Food and drink

Use for the sale of food or drink for consumption on the premises.

Class 4. Business

Use –

- (a) as an office, other than a use within class 2 (financial, professional and other services);
- (b) for research and development of products or processes; or
- (c) for any industrial process;

being a use which can be carried on in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

Class 5. General industrial

Use for the carrying on of an industrial process other than one falling within class 4 (business).

Class 6. Storage or distribution

Use for storage or as a distribution centre.

Class 7. Hotels and hostels

Use as a hotel, boarding house, guest house, or hostel where no significant element of care is provided, other than premises licensed for the sale of alcoholic liquor to persons other than residents or to persons other than persons consuming meals on the premises and other than a use within class 9 (houses).

Class 8. Residential institutions

Use –

- (a) for the provision of residential accommodation and care to people in need of care other than a use within class 9 (houses);
- (b) as a hospital or nursing home; or
- (c) as a residential school, college or training centre.

Class 9. Houses

Use –

- (a) as a house, other than a flat, whether or not as a sole or main residence, by –

- (i) a single person or by people living together as a family
 - (ii) not more than 5 residents living together including a household where care is provided for residents;
- (b) as a bed and breakfast establishment or guesthouse, where at any one time not more than two bedrooms are, or in the case of premises having less than 4 bedrooms 1 bedroom is, used for that purpose.

Class 10. Non-residential institutions

Use, not including residential use –

- (a) as a crèche, day nursery or day centre;
- (b) for the provision of education;
- (c) for the display of works of art (otherwise than for sale or hire);
- (d) as a museum;
- (e) as a public library or public reading room;
- (f) as a public hall or exhibition hall; or
- (g) for, or in connection with, public worship or religious instruction, or the social or recreational activities of a religious body.

Class 11. Assembly

Use as a –

- (a) cinema;
- (b) concert hall;
- (c) bingo hall or casino;
- (d) dance hall or discotheque; or
- (e) swimming bath, skating rink, gymnasium or area for other indoor or outdoor sports or recreation, not involving motorized vehicles or firearms.

Vitality and Viability

Vitality is a reflection of how busy a centre is at different times and in different parts. Viability is a measure of its capacity to attract on-going investment and adaption to changing needs.

Appendix 1

Brownfield Sites

Table 1 : Brownfield Sites with potential for housing /planning consents

No.	Site	Size (ha)	No.	Site	Size (ha)
OP81	1 Western Road	0.07	OP120	Former Summerhill Academy	3.3
OP82	140 Causewayend	0.15	OP103	Frederick Street/East North Street	0.23
OP83	35 Froghall Road	0.62	OP104	Froghall Terrace	2.75
OP84	393-395 Great Western Road	0.21	OP37	Greenfern Infant School	0.91
			OP105	Hillhead Halls	9.90
OP86	82-88 Middlefield Place	0.10	OP106	Hilton Nursery School	0.61
OP87	Aberdeen College, Gallowgate	1.74	OP108	Kittybrewster Depot	1.65
OP9	Aberdeen College, Gordon Centre	2.21	OP109	Linksfield Academy (part)	2.90
OP88	Aberdon House	0.64	OP21	Manor Walk	2.65
OP7	Balgownie Centre	2.25	OP34	Marchburn Infant School	1.08
OP89	Balgownie Machine Centre	0.20	OP110	Mile End Primary	0.51
OP8	Balgownie Primary	0.71	OP55	Milltimber Primary School	1.85
OP15	Bankhead Academy	2.70	OP22	Mugiemoss Mill	29.5
OP16	BP Dyce	3.10	OP111	Nazareth House	1.10
OP47	Braeside Infant School	1.04	OP112	Oakbank School	3.74
OP90	Broadford Works	3.70	OP113	Park House, Westburn Rd.	0.79
OP36	Byron Park Nursery & Infant School	0.77	OP114	Pittodrie Park	6.00
OP91	Cattofield Reservoir	1.51	OP116	Smithfield School	2.27
OP93	Causewayend Primary School	0.69	OP117	St Machar Primary School	1.01
OP92	Citadel	0.15	OP119	St Peter's Nursery, Spital	0.09
OP94	Cornhill Hospital	6.04	OP23	Stoneywood Terrace	1.11
OP73	Craighill Primary School, Kincorth	0.86	OP121	Tillydrone Primary School	2.11
OP96	Croft House	0.52	OP123	Triple Kirks	0.14
OP97	Crown House	0.04	OP125	Urquhart Road Works	1.20
OP49	Cults Pumping Station	0.69	OP126	Victoria House	0.21
OP99	Denburn and Woolmanhill	1.90	OP127	Victoria Road School	0.67
OP100	Donside Paper Mill	10.0	OP128	VSA Gallowgate	0.08
OP101	Dunbar Halls	1.23	OP130	Water Lane Grannary	0.06
OP18	Farburn Terrace Dyce	2.56	OP38	Woodend Hospital Annex	2.01
OP17	Former Carden School	0.37	OP131	Woodside Congregational Church	0.07
OP53	Kennerty Mill	0.10			

Highlighted sites are situated within Regeneration Areas

Table 2 : Brownfield Housing Sites with Planning Consent (but not effective in the 2007 Housing Land Audit)

Site	Units	Site	Units
86-92 Auchmill Road	20	BP Dyce (Part)	119
9-13 Broomhill Road	12	Broadford Works	398
1-7 Crombie Road	32	Copper Beech, Auchinyell	35
9 Duff Street	8	Dancing Cairns, Auchmill Road, Bucksburn	40
35 Froghall Road	19	Donside Paper Mill	278
393-395 Great Western Road	19	Double 2 Bar, 22 Balnagask Road	20
45-47 Holland Street	21	Elmbank Terrace	12
96-126 John Street	40	Farburn Terrace Dyce	64
11 Jopps Lane, Aberdeen	6	Former Cockers Roses Site, Lang Stracht	104
366 King Street	60	Froghall Terrace	140
24 Market Street	6	Mains of Dyce, Dyce	8
82-88 Middlefield Place	8	Mugiemoss Road	112
		Powis Lane, Aberdeen	6
54 Park Road	174	Rutherford Church, 120 Rosemount Place	9
21 Polmuir Road	12	Seaforth Road	66
1 and 2 Springbank Terrace	9	Stockethill Church	32
343 Union Street, Aberdeen	9	Timmer Market, East North Street	53
1 Western Road	22	The Portals Bar, 17 Castle Street, Castlegate	7
Bimini, 69 Constitution Street	9		TOTAL 918

Highlighted sites are situated within Regeneration Areas

Table 3 : Potential Brownfield Housing Numbers

Potential Source	Small & Large Site Potential	Indicative Density Range* Low Potential	Indicative Density Range* High Potential
Vacant and Derelict Land	2,130.05	2,330.1	3,889.9
Non Effective Housing Land	243.45	281.6	526.5
Industrial and Business Areas	153.9	66	123.75
Institutions	1,696.45	1,082.15	1,860.1
Redevelopment of Other Uses	1,350.4	1,202.25	2,159.1
Brownfield Urban Capacity Study SUB-TOTAL	5,574	4,962	8,559
Brownfield sites with planning consent		918	

TOTAL UNITS*	6,492	5,880	9,477
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Includes brownfield sites with planning consent figures

*Indicative Density Range (as set out in the Brownfield Capacity Study within the Technical Appendices)

Appendix 2

Opportunity Sites

Site Reference	Site Name	Site Size	Policy	Other Factors
Bridge of Don and Grandhome				
OP1	Hill of Tramaud	16 ha	Green Belt	Landfill followed by reinstatement to uses acceptable to the Council.
OP2	Murcar	27.8 ha	Land Release Policy	Should include provision for a possible Park and Ride site. Southern half of site included in Murcar Development Framework 2008. This site may be at risk of flooding. A flood risk assessment will be required to accompany any future development proposals for this site.
OP3	Berryhill, Murcar	68.4 ha	Business and Industrial/ Green Space Network	Development Framework approved in 2008 covers this site and land to the north. Land available for development of Use Class 4, 5 and 6.
OP4	Findlay Farm, Murcar	16.4 ha	Specialist Employment Area	Opportunity to extend the Aberdeen Science and Energy Park.
OP5	Denmore Road Recycling Centre	0.7ha	New Community Facilities	Proposed civic amenity/ recycling centre. The development should take into account the coherence of the surrounding green space network and provide robust linkages across the site.
OP6	Dubford Community Facilities	2.46 ha	Residential/ Urban Green Space	Council owned site reserved for community centre, primary school, local shops, etc.
OP7	Balgownie Centre, Bridge of Don	2.25 ha	Residential	Former Aberdeen College building. Planning Brief available.
OP8	Balgownie Primary School	0.71 ha	Residential	Vacant Primary School. The amenity space to the west of the

				site should be retained.
OP9	Aberdeen College Gordon Centre	2.21 ha	Residential	Location suitable for residential development. The woodland on site, particularly along the site's boundaries, should be retained.
OP10	East Woodcroft North	2.2 ha	Land Release Policy	Council owned site identified for 60 homes.
OP11	Jesmond Drive, Bridge of Don	23.5 ha	Mixed Use	Planning Permission granted for 82 residential units.
OP12	Grandhome	323 ha	Land Release Policy/Green Space Network	Privately owned site in single ownership identified for 7000 homes and 5ha of employment land (Class 4 uses). This site may be at risk of flooding. A flood risk assessment will be required to accompany any future development proposals for this site.
OP13	Land at Persley	1.2 ha	Green Belt/Green Space Network	An opportunity for a small housing development with substantial landscaping and careful high quality design being required to secure landscape renewal.
OP25	Dubford	35.8 ha	Land Release Policy/Green Space Network	Opportunity for development of 550 homes. This site may be at risk of flooding. A flood risk assessment will be required to accompany any future development proposals for this site.
Dyce, Bucksburn and Woodside				
OP14	Argyll Road, Aberdeen Airport	2.30 ha	Aberdeen Airport	Planning approval granted for 200 bedroom hotel.
OP15	Bankhead Academy	2.70 ha	Residential	Former Bankhead Academy secondary school.
OP16	BP, Dyce (part) Centre	3.1 ha	Mixed Use	Planning permission granted for 119 homes. Parts of the site may be adversely affected by noise from flights. This site is in Policy H2 Mixed Use Areas and the Council intends to bring

				forward the BP Headquarters Development Brief (April 2008) as Supplementary Guidance.
OP17	Former Carden School	0.37 ha	Residential	Part of Dyce PS deemed surplus to requirements.
OP18	Farburn Terrace, Dyce	3.08 ha	Mixed Use	Planning Permission granted for hotel, offices and flats. A Flood Risk Assessment will be required in order to assess its suitability for redevelopment.
OP20	Hopecroft	3.3 ha	Residential	This is an opportunity to provide housing (30 homes) near to an area where employment uses predominate.
OP22	Mugiemoss Mill, Mugiemoss Road, Bucksburn	29.5 ha	Mixed Use	Vacant paper mill site and adjoining industrial land. Redevelopment of the site will be subject of a Planning Brief, which will require to be prepared for the site. This site may be at risk of flooding. A Flood Risk Assessment will be required in order to assess its suitability for redevelopment.
OP23	Stoneywood Terrace, Dyce	1.11 ha	Residential	Lapsed planning permission for housing. Site subject to ownership constraints and aircraft noise.
OP24	Stoneywood	42.3 ha	Land Release Policy/Green Space Network/Urban Green Space	Opportunity for development of 500 homes in an area with existing employment. Masterplan required. This site may be at risk of flooding. A flood risk assessment will be required to accompany any future development proposals for this site. It should be noted that there are two sports pitches located to the north and south of the site.
OP26	Craibstone North and Walton Farm	20.0 ha	Land Release Policy/Green Space Network	Opportunity for development of 1.5ha of employment land in the Local Development Plan period 2007 - 2023 and 18.5ha of employment land or a higher education and research institute

				in the Future Growth period. Joint masterplan required with OP28 Rowett North. This site may be at risk of flooding. A flood risk assessment will be required to accompany any future development proposals for this site.
OP28	Rowett North	63.9 ha	Land Release Policy/Green Space Network/Airport Public Safety Zone	Opportunity for development of 34.5ha of employment land. Joint masterplan required with OP26 Craibstone North and Walton Farm. This site may be at risk of flooding. A flood risk assessment will be required to accompany any future development proposals for this site.
OP29	Craibstone South	42.6 ha	Land Release Policy/Green Space Network	Opportunity for 1000 homes. Joint masterplan required for this site, OP30 Rowett South and OP31 Greenferns Landward.
OP30	Rowett South	106.85 ha	Land Release Policy/Green Space Network	Opportunity for 1940 homes. Joint masterplan required for this site, OP29 Craibstone South and OP31 Greenferns Landward.
OP31	Greenferns Landward	69.6 ha	Land Release Policy	Opportunity for 1500 homes on Council owned land. Joint masterplan required for this site, OP30 Rowett South and OP29 Craibstone South. Burnbrae Moss District Wildlife Site lies adjacent to the southern boundary of this site.
OP32	Dyce Drive	108 ha	Specialist Employment/Green Space Network	Planning Brief for site approved in 2004. This site may be at risk of flooding. A flood risk assessment will be required to accompany any future development proposals for this site. The site lies within a pipeline notification zone.
OP33	A96 Park & Ride	6.7 ha	Land for Transport	Land reserved for Park and Ride

OP135	Woodside	19.1 ha	Land Release Policy/Green Space Network/ Green Belt	Site capable of accommodating up to 300 homes, 50% to be affordable housing as per masterplan for Woodside Sports Park and Village. Parts of the site may have a risk of flooding and development will have to be avoided in those areas. A Flood Risk Assessment will be required to support any development proposals for the site.
Kingswells and Greenferns				
OP35	Auchmill Golf Course, Greenferns	3.7 ha	Green Belt/ Green Space Network	Layout and replacement of holes at Auchmill Golf Course. The new holes must be available before the existing ones are taken out of use.
OP37	Greenfern Infant School	0.91 ha	Residential	Redundant School deemed surplus to requirements.
OP38	Woodend Hospital Annex, Lang Stracht	2.05 ha	Residential	Planning Permission granted for retail development and Fire Brigade Headquarters.
OP39	Greenferns	13.7 ha	Residential	This is an opportunity to provide 120 homes. This site has a masterplan which was approved in 2010.
OP40	West Hatton and Homefarm, Kingswells	50.0 ha	Land Release Policy/Green Space Network	Opportunity for a 50ha development of business land which will attract high quality businesses or be suitable for company headquarters.
OP41	Kingswells C	2.7 ha	Land Release Policy	Opportunity for development of 50 homes. This site is part of the Kingswells Development Framework which was approved in 2008.
OP42	Kingswells D and West Huxterstone	6.1 ha	Land Release Policy/Green Space Network	Opportunity for development of 120 homes. This site is part of the Kingswells Development Framework which was approved in 2008.
OP43	Maidencraig South East	29.8 ha	Land Release Policy/Green Space Network	Opportunity for development of 450 homes. A joint masterplan is required for this site and OP44 Maidencraig North East. This site may be at risk of flooding. A

				flood risk assessment will be required to accompany any future development proposals for this site.
OP44	Maidencraig North East	22.8 ha	Land Release Policy/Green Space Network	Opportunity for development of 300 homes on a Council owned site. A joint masterplan is required for this site and OP43 Maidencraig South East.
OP45	Greenferns	60.4 ha	Land Release Policy/Green Space Network	Opportunity for development of 1350 homes and 10ha of employment land on a Council owned site. A Development Framework was approved for this site in 2010 however a masterplan is required. This site may be at risk of flooding. A flood risk assessment will be required to accompany any future development proposals for this site.
OP46	East Arnhall	1.0 ha	Land Release Policy	An opportunity for development of 1 ha of employment land. A masterplan with Aberdeenshire Council involvement would be desirable given that the site borders the Local Authority boundaries. A flood risk assessment will be required. Site lies within a pipeline notification zone.
Countesswells				
OP58	Countesswells	165.1 ha	Land Release Policy/Green Space Network	An opportunity for development of 3000 homes and 10 ha of employment land. Masterplan required.
Deeside				
OP47	Braeside Infant School	1.04 ha	Residential	Former school site with potential to be redeveloped for residential use. Development will have to respect residential amenity within and surrounding the area. The Council will seek the retention of the playpark in its current location to the south

				of site OP47.
OP49	Cults Pumping Station	0.69 ha	Residential	Redundant building which would provide a sustainable brownfield housing site with few apparent constraints or problems. Development will have to respect green linkages to the west of the site and the retention of the allotments to the east of the site.
OP50	Earlswells House	0.85 ha	Residential	Greenfield site identified in the Aberdeen Local Plan 2008 for 10 homes.
OP51	Friarsfield	29.2 ha	Residential	Greenfield site identified in the Aberdeen Local Plan 2008 for 280 homes. This site may be at risk of flooding. A flood risk assessment will be required to accompany any future development proposals for this site.
OP52	Hazledene	16.59 ha	Residential	Greenfield Site identified in the Aberdeen Local Plan 2008 for 150 homes.
OP53	Kennerty Mill	0.1 ha	Residential	A Flood Risk Assessment will be required in order to assess its suitability for redevelopment.
OP55	Milltimber Primary School	1.85 ha	Residential	The current Milltimber Primary School site is likely to become available in the future. This is due to the proposed development at Oldfold Farm providing a new school to accommodate the additional pupils generated by the development.
OP56	North Lasts Quarry	8.01 ha	Green Belt	Ongoing mineral extraction. Planning Permission granted in February 1997 to continue hard rock extraction. Permission given for 10 years with conditions on reinstatement. The site lies within a pipeline consultation zone and all development should conform to the terms of Policy B15 –

				Pipelines and Controls of Major Accident Hazards.
OP57	Pinewood	10.0 ha	Residential	Greenfield Site identified in the Aberdeen Local Plan 2008 for 150 homes.
OP59	Peterculter East	2.1 ha	Land Release Policy	Opportunity for development of 25 homes.
OP60	Culter House Road	1.1 ha	Land Release Policy	Opportunity for development of 5 homes.
OP61	Edgehill Road	4.4 ha	Land Release Policy/Green Space Network	Opportunity for development of 5 homes.
OP62	Oldfold	48.9 ha	Land Release Policy	Opportunity for development of 550 homes and 5ha of employment land. A masterplan is required.
OP64	Craigton Road / Airyhall Road	4.1 Ha	Land Release Policy	Opportunity for development of 20 homes on a Council owned site.
OP65	North Garthdee Farm	3.1 ha	Land Release Policy/Green Space Network	Opportunity for development of 80 homes. Planning Brief required.
OP66	Grove Nursery, Hazlehead	5.9 ha	Green Belt	Indoor sports uses will be permitted on this site. Planning permission for such use may include provisions requiring restoration of the site to a use compatible with the objectives of the green belt at such time as the use for which planning permission is granted ceases to be operational.
OP67	Grove Nursery Recycling Centre, Hazlehead	1.5 ha	New Community Facilities	Site reserved for a recycling centre.
OP68	Skene Road, Hazlehead	49.7 ha	Green Belt/Green	Network Planning Permission granted for a phased cemetery

			Space Network	development.
OP134	Peterculter Burn	7.4 ha	Land Release Policy	Site capable of accommodating 19 homes, a hydro electric scheme, fish pass, football pitch, changing facilities and car parking for Culter Youth Football Club and a new pathway opening up access to existing woodland. A flood risk assessment demonstrating acceptable consequences will be required together with a masterplan giving details of access and setting out timescales for implementation of the different stages of the overall development. These matters will be reflected in any grant of planning permission. A planning brief will be required for OP134 setting out (a) specific measures needed to avoid damage to, and enhance the District Wildlife Site, and (b) the requirement to provide a construction method statement that will avoid adverse effects on the qualifying interests of the River Dee SAC (Atlantic Salmon, Freshwater Pearl Mussel and Otter).
OP136	Loirsbank	0.82 ha	Residential	Planning permission granted for 8 houses.
Loirston and Cove				
OP69	Aberdeen Gateway/Moss-side/Mains of Cairnrobin	20.2 ha	Business and Industrial Land/Green Belt/ Land Release Policy	Planning Permission granted for a high quality Class 4 Business Use, subject to Section 75 legal agreement. A 2ha extension to the developable area at the north end of the site has been made. The northern part of the site has been reserved for Open Space; a full sized football pitch; a half sized football pitch and associated changing facilities

OP70	Altens East and Doonies	2.9ha	Business and Industrial Land	Site reserved for waste facilities.
OP71	Blackhills Quarry, Cove	32.76ha	Green Belt	Planning permission granted in 1996 to continue hard rock extraction and processing, extend working area, continue manufacture of asphalt and bituminous macadam, etc. Also includes area containing future mineral reserves.
OP72	Cove	30ha	Residential	Cove brief needs re-visiting and a new Masterplan required incorporating housing, community uses and greenspace. A waste license still applies over part of the site and a gas risk assessment and any necessary remediation will be required prior to development.
OP73	Craighill Primary School, Kincorth	0.86ha	Residential	Vacant Primary School.
OP74	Den of Leggart	6.78ha	Residential	Housing opportunity for approximately 50 units.
OP75	Stationfields, Cove	9.8ha	Residential	Greenfield Site identified in the Aberdeen Local Plan 2008 for 150 homes. This site should be tied into a new Cove Masterplan.
OP76	Souter Head Road, Cove	3.0ha	Residential	Retail Opportunity. A retail and traffic impact assessment will be required. A waste management license is in force over part of the site, and a gas risk assessment and any necessary remediation will be required prior to development.
OP77	Loirston	119.2ha	Land Release Policy/ Green Space Network	Opportunity for development of 1500 homes and 11ha of employment land. Potential to accommodate football or community stadium.
OP78	Charleston	20.5ha	Land Release	Opportunity for development of 20.5ha of employment land.

			Policy	
OP80	Calder Park	15 ha	Land Release Policy	New stadium and sports facilities. (Cove Rangers).
City Centre and Urban Areas				
OP19	Haudagain Triangle, Middlefield	4.34 ha	Residential/ Land for Transport	Following road improvements in this area, land will become vacant and surplus. Proposal for retail park and urban green space.
OP21	Manor Walk, Middlefield	2.65 ha	Urban Green Space/Residential	Housing replacement following the junction improvements at the Haudagain.
OP34	Marchburn Infant School, Northfield	1.08 ha	Residential	Site is in one of the 7 Regeneration areas within the city and is earmarked for 35 new Council homes.
OP36	Byron Park Nursery and Infant School, Northfield	0.77 ha	Residential	Site is in one of the 7 Regeneration areas within the city and is earmarked for 28 new Council homes.
OP63	Aberdeen Market	0.33 ha	City Centre Business Zone	Opportunity for qualitative improvement to include better pedestrian access to The Green.
OP81	1 Western Road	0.07 ha	Residential	Capacity for approximately 22 units. Development on this site is constrained by marketability.
OP82	140 Causewayend	0.15 ha	Mixed Use	Proposed extensions for additional office space.
OP83	35 Froghall Road	0.62 ha	Mixed Use	Former workshop.
OP84	393-395 Great Western Road	0.21 ha	Residential	Capacity for approximately 19 units. Development on this site is constrained by ownership.
OP85	41 Nelson Street	0.06 ha	Mixed Use	Capacity for approximately 21 units. Development on this site is constrained by marketability.
OP86	82-88 Middlefield Place	0.1 ha	Residential	Capacity for 8 units. Development on this site has in the past been constrained by funding.
OP87	Aberdeen College, Gallowgate	1.74 ha	Existing Community Sites and Facilities	Aberdeen College is reviewing its estates strategy and proposes refurbishing the Tower and East blocks, subsequently

				making the South block available for redevelopment.
OP88	Aberdon House	0.64 ha	Residential	Vacant care home. Part of Tillydrone regeneration area.
OP89	Balgownie Machine Centre	0.2 ha	Mixed Use	Former garden machinery centre. Site is Council owned. Land Reserved partially for Berryden Road Improvements.
OP90	Broadford Works, Maberley Street	3.6 ha	Mixed Use	Planning Brief advocates redevelopment of the site as an 'Urban Village'.
OP91	Cattofield Reservoir	1.51 ha	Residential	Former reservoir deemed surplus to requirements of Scottish Water. Planning Brief prepared May 2005.
OP92	Citadel	0.15 ha	City Centre Business Zone	Residential/Mixed use.
OP93	Causewayend Primary School	0.66 ha	Mixed Use	Former primary school deemed surplus to requirements.
OP94	Cornhill Hospital	6.04 ha	Existing Community Sites and Facilities	Former hospital site, redevelopment for mix of uses, residential, office/ business (Class 4), community uses. Within conservation area, substantial granite buildings. Planning Brief required.
OP95	Cotton Street	3.0 ha	Business and Industrial Land	Outline planning approval granted for new warehouses and offices. Contamination issues require to be addressed.
OP96	Croft House	0.52 ha	Residential	Former care home surplus to requirements, suitable for residential development.
OP97	Crown House	0.04 ha	Mixed Use	City centre location suitable for residential use should the building be vacated in the future.
OP98	Denburn Valley/ Belmont Street/Union Terrace	2.56 ha	Urban Green Space	Options for the future of the gardens are currently under consideration. Area covered by Urban Green Space and Green Space Network. Conservation Area 2. Listed Buildings. Tree

				Preservation Orders.
OP99	Denburn and Woolmanhill	1.9 ha	Mixed Use	Prominent position contains Category A Listed Buildings and is within Conservation Areas. Mix of uses including healthcare, hotel, residential, small-scale retail, food and drink, further education, offices/ business (Class 4) and car parking. A Planning Brief has been prepared for the site. A Flood Risk Assessment will be required in order to assess its suitability for redevelopment. Replacement accommodation close to the city centre is required for the two health practices currently using the site.
OP100	Donside Paper Mill	10.0 ha	Mixed Use	Regeneration opportunity for a mixed use development. This site may be at risk of flooding. A Flood Risk Assessment will be required in order to assess its suitability for redevelopment.
OP101	Dunbar Halls of Residence, Don Street	1.64 ha	Residential	Conservation area, suitable for student accommodation. Planning Brief available.
OP102	Energy Futures Centre, South Beach	2.9.0 ha	Urban Green Space	Reserved for an Energy Futures Centre.
OP103	Frederick Street/East North Street Car Park	0.39 ha	Mixed Use	Noise and air pollution from major road adjacent to the site. Castlegate Study Area – to be updated.
OP104	Froghall Terrace	2.55 ha	Mixed Use	Industrial site and depot. Outline Planning Permission for residential development.
OP106	Hilton Nursery School	0.6 ha	Residential	Former nursery school now deemed surplus to requirements. Location suitable for residential development.
OP107	King Street/ Beach Esplanade	2.0 ha	New Community Facilities	Site is identified by Council resolution for a Mosque, community facilities and open

				space. Until proposals for these uses are progressed, or if a decision is made not to pursue them, the existing open space use will be protected by Policy NE3 Urban Green Space.
OP108	Kittybrewster Depot	1.65 ha	Mixed Use	Owned by Scottish Water who are looking to promote the site for redevelopment. Land is reserved for the Berryden Improvement Programme.
OP109	Linksfild Academy	12.5 ha	Residential and community uses	Identified as potential site for the proposed 50m swimming pool. Former Academy site may have potential for housing (2.9ha).
OP110	Mile End Primary School	0.5ha	Residential	Vacant former primary school building replaced by 3Rs school on Midstocket Road. Site would be suitable for residential development.
OP111	Nazareth House	1.1 ha	Residential	Site has planning permission subject to a legal agreement for the conversion of existing buildings to form 47 flats and 5 town houses and erection of 40 new build flats with associated demolitions, car park and landscape works.
OP112	Oakbank School, Midstocket Road	3.62 ha	Residential	Planning Brief available if site is to be redeveloped.
OP113	Park House, Westburn Road	0.79 ha	Existing Community Sites and Facilities	Planning permission granted for a purpose-designed cancer support centre.
OP114	Pittodrie Park	6.00 ha	Residential	Proposed residential development.
OP115	Shore Porters Warehouse	0.02 ha	Mixed Use	Redundant warehouse. Problems with road noise and internal lighting. Residential will only be considered if suitable amenity can be demonstrated.
OP116	Smithfield Primary School	2.27 ha	Residential	School will become vacant on completion of new Manor Park School. Site would be suitable for residential development.

OP117	St Machar Primary School	1.01 ha	Residential	Primary School is now vacant and surplus to requirements. Part of the Tillydrone regeneration area.
OP118	St Nicholas House	0.9ha	City Centre Business Zone	Site will become vacant when the City Council vacate in 2011.
OP119	St Peter's Nursery, Spital	0.09 ha	Mixed Use	School has been closed for over 10 years. Sensitive residential redevelopment is preferred. Is within a Conservation Area.
OP120	Former Summerhill Academy	3.3 ha	Residential	Former Secondary School and Education facility is now vacant and surplus to requirements.
OP121	Tillydrone Primary School	2.11 ha	Residential	Site of former Tillydrone Primary School. Part of the Tillydrone regeneration area.
OP122	Tivoli Theatre, Guild Street	0.06 ha	City Centre Business Zone	Leisure Use. A Listed. Beside busy Guild Street and next to transport interchange. The site may be at risk of flooding. A Flood Risk Assessment will be required in order to assess its suitability for redevelopment.
OP123	Triple Kirks, Schoolhill	0.14 ha	City Centre Business Zone	Office, retail, residential or hotel. Current Planning Permission for office use. A Listed prominent Aberdeen landmark.
OP124	Upper/ Basement Floors, 73-149 Union Street	0.35 ha	City Centre Business Zone	Retail use. Conservation Area 2. Some listed buildings. Potential opportunity to open up unused floors and link with existing used floor space.
OP125	Urquhart Road Works	1.06 ha	Mixed Use	Potential mixed use development. A Planning Brief has been prepared for the site.
OP126	Victoria House, West North Street	0.21 ha	Mixed Use	Vacant building in Aberdeen City Council ownership.
OP127	Victoria Road Primary School	0.67 ha	Mixed Use	Former Primary School recently vacated. The site would be suited for sensitive residential

				redevelopment.
OP128	VSA Gallowgate	0.08 ha	Mixed Use	Residential/Mixed use. Listed building.
OP129	The Waterfront, Torry	6.6 ha	Mixed Use	Planning Application submitted. See also Old Torry Masterplan Study. Former government research station. This site may be at risk of flooding. A Flood Risk Assessment will be required in order to assess its suitability for redevelopment.
OP130	Water Lane	0.06 ha	Mixed Use	Redundant granary building. Planning permission for conversion to 12 flats. A Flood Risk Assessment will be required in order to assess its suitability for redevelopment.
OP131	Woodside Congregational Church	0.07 ha	Residential	Vacant church building. Conditional Planning consent to form shop unit (Class 1) and 6 dwelling flats has since lapsed.
OP132	Bon Accord Masterplan	40.0 ha	City Centre Business Zone/Mixed Use	Masterplan prepared for major redevelopment in the City Centre.

Appendix 3

Regeneration Areas – Potential Sites 2007-2016

Middlefield Regeneration Area	
Manor Walk	80
Smithfield Primary School	68
Northfield Regeneration Area	
Former Byron Park Nursery	28
Former Marchburn School	35
Tillydrone Regeneration Area	
Aberdon House	61
Donside Paper Mills	278
Former Tillydrone Primary School	63
Hayton Road	30
St Machar Primary School	96
Torry Regeneration Area	
1-7 Crombie Road	32
Double 2 Bar, 22 Balnagask Road	20
Torry Research Station, Greyhope Road	46
Victoria Road Primary School	64
Woodside Regeneration Area	
1 Western Road	22
Ex Balgownie Machine Centre	19
Kittybrewster Depot (Scottish Water)	157
Woodside Congregational Church	7
Totals	1,106
Structure Plan Allowances	500

Appendix 4

Infrastructure Requirements for Masterplan Zones

Nature of Contribution	Masterplan Zone
Cumulative Transport Infrastructure	
Contributions required in order to address the cumulative impact of development on the transport network. Possible issues to be resolved / schemes are listed in Supplementary Guidance and further detailed work is required to establish whether these are the most appropriate solutions for each development.	To be confirmed
Roads	
Direct road access from Dubford and Mundurno onto local road connecting to B999 with potential new intersection.	1. Murcar & Dubford
New spur from Murcar to A90 Murcar roundabout.	
New road accesses from Grandhome onto Parkway.	2. Grandhome
Improve Whitestripes Road and B997 to appropriate design standards for forecasted traffic volumes and enable sufficient access to AWPR (does not include further capacity improvements connecting the B977/B997 through Parkhill towards Dyce Drive).	
New road connection from Stoneywood development to A947 with new junctions.	3. Stoneywood
Access from employment sites onto new Dyce Drive link road.	4. Dyce Drive
Road connection from existing roundabout at A96 / Dyce Drive through masterplan area and to Kepplehills Road.	4. Newhills Expansion
Road access from Greenferns to Provost Rust Drive and Provost Fraser Drive.	5. Greenferns
New major junctions on A944 to access Maidencraig sites.	6. Maidencraig
New major junction from employment development to access A944.	7. Kingswells
New road links and major junctions at A944, with appropriate design standards to accommodate forecasted traffic volumes.	8. Countesswells
Upgrades to the local road network.	9. Friarsfield
New major junction connecting Oldfold to A93.	10. Oldfold

Nature of Contribution	Masterplan Zone
Road connections from Loirston to A956 through Industrial area to Souterhead Roundabout and using junction adjacent to Old Wellington Road (which could become a signalised junction).	11. Loirston
Public Transport and Walking and Cycling Infrastructure	
New developments to be served by comprehensive pedestrian and cycle network and frequent public transport services including new and extended services.	All sites
Secondary School Education (contributions set against residential development sites only)	
Possible additional secondary school capacity at Bridge of Don Academy.	1. Dubford
New secondary school within proposed development.	2. Grandhome
New secondary school within proposed development.	4. Newhills Expansion
Additional secondary school capacity at Northfield Academy.	5. Greenferns 6. Maidencraig
Additional secondary school capacity at Hazlehead Academy.	6. Maidencraig
New secondary school within proposed development.	8. Countesswells
New secondary school within proposed development.	11. Loirston
Primary School Education (contributions set against residential development sites only)	
Three to four new primary schools within proposed development.	2. Grandhome
Replacement primary school incorporating additional capacity.	3. Stoneywood
Three new primary schools within proposed development.	4. Newhills Expansion
One new primary school within proposed development.	5. Greenferns
Additional primary school capacity required.	6. Maidencraig
Two to three new primary schools within proposed development.	8. Countesswells
One new primary school within proposed development.	10. Oldfold
One new primary school within proposed development.	11. Loirston

Nature of Contribution	Masterplan Zone
Water	
Contributions required in order to provide appropriate infrastructure for water supply and waste water disposal. Scottish Water may explore the potential for addressing the cumulative impact of development on water related infrastructure.	Further details in the LDP Action Programme
Health (contributions set against residential development sites only)	
Extension to Oldmachar Medical Practice at Jesmond Road to accommodate two additional GP's. Extension at Bridge of Don Dental Clinic at Cairnfold Road to accommodate General Dental services for one additional dental chair. One new Community Pharmacy.	1. Dubford (and possible contribution from site at East Woodcroft with Grandhome Zone 2)
New 16 GP Health Centre to accommodate existing four GP Practice with 12 additional GP's. Two new six chair Dental Surgeries. Four new Community Pharmacies.	2. Grandhome
New 10 GP Health Centre (including land) to accommodate eight existing GP's with two additional GP's. Extension of Dyce Health Centre to accommodate two additional dental chairs. This facility could be included as part of the required new Health Centre, as specified above. One new Community Pharmacy.	3. Stoneywood
New 13 GP Health Centre (including land) to accommodate 6 existing GPs with seven additional GPs. New six chair Dental Surgery. This facility could be included as part of the required new Health Centre, as specified above. Three new Community Pharmacies.	4. Newhills Expansion
New six GP Health Centre (including land already identified) to accommodate four existing GPs with two additional GPs. Two additional dental chairs required in Health Centre, as specified above.	5. Greenferns
Extension at Kingswells Health Centre to accommodate two additional GP's. New two chair Dental facility either in the recommended extension to the Kingswells Health Centre, or on a new site.	6. Maidencraig 7. Kingswells

Nature of Contribution	Masterplan Zone
<p>New five GP Health Centre (including land). New four chair Dental Surgery (including land). This facility could be included as part of the required new Health Centre as specified above. Two new Community Pharmacies.</p>	8. Countesswells
<p>Extension to the existing Health Centre to support the General Medical Services for the increased population in the Cults community.</p>	9. Friarsfield
<p>Extension to Peterculter Health Centre to accommodate one additional GP. Extension of Peterculter Health Centre to accommodate two additional Dental Chairs. One new Community Pharmacy.</p>	10. Oldfold
<p>Extension to Cove Bay Health Centre to accommodate three additional new GPs. Extension at Cove Bay Health Centre to accommodate two additional Dental Chairs. One new Community Pharmacy.</p>	11. Loirston

Appendix 5

Existing Masterplans to be taken forward in the Local Development Plan.

Alongside developing masterplans for the sites released through the Local Development Plan a number of existing frameworks will also be brought forward. These are listed below.

- Balgownie Centre, Bridge of Don, Planning Brief (2005)
- Bon Accord Quarter Masterplan (2006)
- BP Headquarters Complex Development Brief (April 2008)
- Broadford Works, Maberly Street, Design Brief (2001)
- Cattofield Depot, Cattofield Place, Kittybrewster, Planning Brief (2005)
- Cove Masterplan and Charrette Report (2010)
- Dyce Drive, adjacent to Aberdeen Airport, Planning Brief (2004)
- Fire Station Site, North Anderson Drive, Planning Brief (2005)
- Forresterhill Development Framework (2008)
- Greenferns Masterplan and Development Framework (2010)
- Hillhead Campus, Don Street, Old Aberdeen, Planning Brief (2003)
- Kingswells Development Framework (2008)
- Mugiemoos Road, Bucksburn, Planning Brief (2007)
- Murcar Development Framework (2008)
- Oakbank, Midstocket Road, Design Brief (1999)
- Pinewood/Hazledene, Countesswells Road, Planning Brief (2004)
- Robert Gordon University Campus Garthdee (2009)
- Urquhart Road (105-107) (2010)

Appendix 6

Supplementary Guidance

Aberdeen City and Shire Design Review Panel

Aberdeen Masterplanning Process

Affordable Housing

Air Quality

Archaeology and Planning

Bats and Development

Buffer Strips

Children's Nurseries and Sports facilities

City Centre Development Framework

Conversion of steadings

Dormer windows and roof extensions

Drainage Impact Assessments

Dwelling Extensions in Aberdeen City

Dwelling Extensions in Cove

Erection of Dwelling House Extensions Forward of the Building Line

Gypsy and Traveller sites

Harmony of Uses –

- Amusement Centres and Arcades
- Hot Food Take Aways
- Living/Working Above or Below the Business
- Liquor Licensed Premises
- Residential Developments in the City Centre
- Street Cafes

Hierarchy of Retail Centres

Infrastructure and Developer Contributions Manual

Landscape Strategy Part 2 – Landscape Guidelines

Low and Zero Carbon Buildings

Shopfront Design Guide

Shopfront Security

Splitting of residential curtilages

Stonecleaning

Temporary Buildings Guide

Transport and Accessibility

Trees and Woodlands

Union Street Frontages

Waste Management Requirements in New Development

Appendix 7

Schedule of Land owned by the Local Authority

The following table outlines land in the ownership of the planning authority, as required Section 15(3) of the Planning etc. (Scotland) Act 2006, which is affected by policies and proposals for development in the proposed Aberdeen Local Development Plan.

All site sizes are approximate.

Description of land owned by the planning authority.	Opportunity Site Reference. (Sites shown on Proposals Map. Details in Appendix 2 and Action Programme).
Proposed Greenfield Development under Aberdeen City Council ownership	
Altens East/Doonies. Site for a materials recycling facility/an aerobic digestion or in-vessel composting facility and/or a transfer station. Aberdeen City Council's ownership extends to 2.85ha. Grid Reference NJ963031.	OP70
Auchmill Golf Course, Greenferns. Layout and replacement of southern holes adjacent to Howes Road at Auchmill Golf Course. Aberdeen City Council's ownership extends to 4ha. Grid Reference is NJ893086.	OP35
Craigton Road, Pitfodels. Aberdeen City Councils ownership extends to 2.39ha. This includes the majority of land to the south of the site and a field to the east of the site. Grid Reference NJ907039.	OP64
East Woodcroft. Land North-East of Middleton Park. Western perimeter of the site meets Jesmond Drive, with the B997 meeting the East of the site. Aberdeen City Council's ownership of the site extends to 2.85ha. Grid Reference NJ928121.	OP10
Greenferns Landward. Land at Newhills, to the West of Bucksburn and approximately 800m North West of Bucksburn House. Aberdeen City Council's ownership of the site extends to 70ha. Grid Reference NJ880091.	OP31
Greenferns Strategic Housing Land Reserve. Land at Greenferns. Site is West of Northfield (Davidson Drive), North of Sheddocksley playing fields and South of Bucksburn House. Aberdeen City Council's ownership site extends to 77.4ha; this does not include land at Bucksburn House. Grid Reference NJ894083.	OP45

Description of land owned by the planning authority.	Opportunity Site Reference. (Sites shown on Proposals Map. Details in Appendix 2 and Action Programme).
Proposed Greenfield Development under Aberdeen City Council ownership	
Grove Nursery, Hazlehead. Land is identified as an opportunity site for sports/tennis centre and/or recreation and countryside uses and other uses appropriate to the rural character of the area. Part of the site will be identified for a recycling centre. Aberdeen City Council's ownership extends the whole site, 7.4ha. Grid Reference NJ899054.	OP66 & OP67
Hazledene. Site identified for residential development of 150 homes in the 2008 Aberdeen Local Plan. Aberdeen City Council's ownership extends to 16.84ha. Grid Reference is NJ898048.	OP52
Loirston. Land at Loirston Loch. Site is West of Loirston Loch and East of the A90. Aberdeen City Council's ownership of the site extends to 26.85ha. Grid Reference NJ935012. Council ownership also extends to land within the Loirston site. Site is West of Wellington Circle and east of Redmoss Road. The land under Aberdeen City Council's ownership covers Calder Park and extends to 15.27ha. Grid Reference NJ941022.	OP77
Maidencraig North. Land at Sheddocksley/Maidencraig. Site is West of Sheddocksley (Lewis Road) and North of the Lang Stracht. The site extends 500m West of Lewis Road and Aberdeen City Council's ownership is 5.98ha in total. Grid Reference NJ886071.	OP44
Park House , 116-120 Westburn Rd. Former day care centre for people with learning difficulties. Aberdeen City Council's ownership extends to 0.79ha. Grid Reference NJ928069.	OP113
Pinewood. Site identified for residential development of 150 homes in the 2008 Aberdeen Local Plan. Aberdeen City Council owns the western part of the site which is 5.4ha. Grid Reference is NJ899044.	OP57
Woodside. Site identified for 300 residential homes and sports facilities. Aberdeen City Council's ownership is bounded by the railway to the south, an unnamed access road to the north, electricity sub station to the east and as far as the sports pavilion to the west. The total ownership extends to 3.92ha. Reference is NJ915092.	OP135
Proposed Brownfield Development under Aberdeen City Council ownership	
Aberdeen Beach South. Informal grass area to the south of the Amusement Park on Wellington Road. Grid Reference NJ954063.	OP102
Aberdon House. Former Elderly persons home on	OP88

Description of land owned by the planning authority.	Opportunity Site Reference. (Sites shown on Proposals Map. Details in Appendix 2 and Action Programme).
Coningham Road, Tillydrone. Aberdeen City Council's ownership extends to 0.64ha. Grid Reference NJ934088.	
Balgownie Machine Centre. Derelict land and buildings on Great Northern Road. The site is west of, and beside the Kittybrewster Depot. Aberdeen City Council's ownership extends to 0.20ha. Grid Reference NJ931078.	OP89
Braeside Infant School on Braeside Place. Aberdeen City Council's ownership extends to 1.04ha. Grid Reference NJ911041.	OP47
Byron Park Nursery & Infant School (site of) on Springhill Road. Aberdeen City Council's ownership extends to 0.77ha. Grid Reference NJ890080.	OP36
Cove Two small parcels of land in the northern part of the site. Aberdeen City Council's ownership extends to 0.16ha. Grid Reference NJ944018.	OP72
Craighill Primary School , Kincorth bordered by Hetherwick Road, Gardner Road and Gardner Drive. Aberdeen City Council's ownership extends to 0.86ha. Grid Reference NJ930029.	OP73
Croft House accessed by Foresterhill Road and situated between Oldcroft Place and Oldcroft Terrace. Aberdeen City Council's ownership extends to 0.52ha. Grid Reference NJ914075.	OP96
Cults Pumping Station. Aberdeen City Council own the eastern part (allotments and car park) of the site to the north of the Cults Hotel and south of the Tennis Club. Ownership extends to 0.26ha. Grid Reference NJ895031.	OP49
Denburn and Woolmanhill. Aberdeen City Council owns the western part of this site, the Denburn car park. The eastern part of the site, Woolmanhill Hospital is not owned by the Council. Aberdeen City Council's ownership to the west extends to 0.77ha. Grid Reference NJ936064.	OP99
Denmore Road Car Park. Aberdeen City Council's ownership extends to 0.069ha. Grid Reference is NJ944113.	OP5
Former Balgownie Primary school on Tarbothill Road. Aberdeen City Council's ownership extends to 0.71ha. Grid Reference NJ936098.	OP8
Former Bankhead Academy on Bankhead Avenue. Aberdeen City Council's ownership extends to 2.7ha. Grid Reference NJ981102.	OP15
Former Carden School situated on Gordon Terrace, Dyce. Aberdeen City Council's ownership extends to 0.37ha. Grid Reference NJ890127.	OP17
Former Causewayend Primary School located near Mounthooly Roundabout on the A96, Causewayend. Aberdeen City Council's ownership extends to 0.69ha. Grid	OP93

Description of land owned by the planning authority.	Opportunity Site Reference. (Sites shown on Proposals Map. Details in Appendix 2 and Action Programme).
Reference NJ939071.	
Former Linksfield Academy situated on King Street. The majority of the site has already been redeveloped; however 2.90ha of the site is in ACC ownership and yet to be redeveloped. Grid Reference NJ944081.	OP109
Former Mile End Primary school on Midstocket Road. Aberdeen City Council's ownership extends to 0.51ha. Grid Reference NJ921064.	OP110
Former St Peter's Nursery, Spital. Aberdeen City Council's ownership extends to 0.09ha. Grid Reference NJ939077.	OP119
Former Summerhill Academy building on Stronsay Drive. Aberdeen City Council's ownership extends to 3.28ha. Grid Reference NJ902066.	OP120
Frederick Street/East North Street. Currently a car park with potential for use as a site for housing. Aberdeen City Council's ownership extends to 0.39ha. Grid Reference NJ945065.	OP103
Greenfern Infants School, now redundant. Springhill Road meets the perimeter of the site to the east, Maidencraig Place to the south and Sheddocksley Road to the West. Aberdeen City Council's ownership extends to 0.91ha. Grid Reference NJ897069.	OP37
Haudagain Triangle. Land for road improvements and proposed retail use. Aberdeen City Councils ownership extends to the whole site, 4.34ha. Grid Reference is NJ912090.	OP19
Hilton Nursery School on Hilton Avenue. Aberdeen City Council's ownership extends to 0.61ha. Grid Reference NJ924083.	OP106
King Street/Beach Esplanade Land identified by Council resolution for a Mosque. Site is south of the River Don. Aberdeen City Council's ownership extends to 1.96ha. Grid Reference is NJ946092.	OP107
Kingswells Old Primary School. Site is on Fairley Road and is part of a site identified for residential development. Aberdeen City Councils ownership extends to 1ha. Grid Reference is NJ868064.	OP41
Manor Walk Area of ground to the north of Manor Walk. Aberdeen City Council's ownership extends to 1.92ha. Grid Reference NJ908089.	OP21
Marchburn Infant School (site of) on Marchburn Drive. Aberdeen City Council's ownership extends to 1.08ha. Grid Reference NJ901087.	OP34
Park House, 116-120 Westburn Rd. Former day care centre for people with learning difficulties. Aberdeen City Council's ownership extends to 0.79ha. Grid Reference NJ928069.	OP113

Description of land owned by the planning authority.	Opportunity Site Reference. (Sites shown on Proposals Map. Details in Appendix 2 and Action Programme).
Pittodrie Park. Part of Aberdeen Football Clubs car park, north of Pittodrie. Aberdeen City Council's ownership extends to 0.19ha. Grid Reference NJ946077.	OP114
Smithfield Primary School located on Smithfield Drive. Aberdeen City Council's ownership extends to 2.27ha. Grid Reference NJ914084.	OP116
St Machar Primary School , former primary school located on Coningham Road, Tillydrone. Aberdeen City Council's ownership extends to 1.01ha. Grid Reference NJ934087.	OP117
St Nicholas House , Broad Street, Aberdeen. Aberdeen City Council's ownership covers the whole site and extends to 0.9ha. Grid Reference is NJ942063.	OP118
Stationfields, Cove. Land is identified as an opportunity site in the 2008 Aberdeen Local Plan. Aberdeen City Council owns a small parcel of land located to the East of Coast Road. Grid Reference NJ953015.	OP75
Tillydrone Primary School (site of). Land is now vacant and is located on Harris Drive, Tillydrone. Aberdeen City Council's ownership extends to 2.11ha. Grid Reference NJ933087.	OP121
The Waterfront, Torry. Aberdeen City Council's site ownership extends to 1.74ha. Grid Reference NJ954052.	OP129
Urquhart Road Works. Former Council depot located on Urquhart Road. Aberdeen City Council's ownership extends to 1.06ha. Grid Reference NJ949071.	OP125
Victoria House , West North Street. Aberdeen City Council's ownership extends to 0.21ha. Grid Reference NJ942067.	OP126
Victoria Road School , Victoria Road. Aberdeen City Council's ownership extends to 0.67ha. Grid Reference NJ954051.	OP127

SEA ENVIRONMENTAL REPORT

PART 1

To	Sea.gateway@scotland.gsi.gov.uk Or SEA Gateway Scottish Executive Area 1 H (Bridge) Victoria quay Edinburgh EH
-----------	---

PART 2

An SEA Environmental Report is attached for the plan entitled

Aberdeen Local Development Plan – Proposed Plan

The Responsible Authority is:

Aberdeen City Council

SEA ENVIRONMENTAL REPORT

PART 4

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PART 5

Signature

Abrownrigg

Date

25 January 2012

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Non-Technical Summary

1 Purpose of this Environmental Report and key stages

We (Aberdeen City Council) have written this environmental report (“the report”) for the Aberdeen Local Development Plan (ALDP) under the Environmental Assessment (Scotland) Act 2005. The process taken to write this report is called Strategic Environmental Assessment (SEA). The reason for undertaking SEA is to address all the effects that a plan, programme or strategy (PPS) will have on the environment. The overall aim of the process is to protect the environment. Throughout this SEA process we have taken the views of others into account before coming to final decisions.

The key stages of this SEA are pre-screening, screening, scoping, environmental report and post-adoption statement. We do a pre-screening of a plan, as the first stage, when we show that a plan is not likely to have any effect on the environment; or even it has any effects at all, they will be minimal. After a pre-screening, we will do no further SEA. We do a screening of a plan, to replace the first stage, to find out whether we should do an SEA at all. When a plan is likely to have significant (i.e. very bad, damaging, large or long-lasting) effects on the environment, we will do an SEA. But if the effect is not significant, we will not take any further action. At the second stage, we scope a plan to set out how much information should be in an environmental report and how long we will consult with others on the report. In the environmental report, during the third stage, we show how we assess the effects of a plan on the environment; how we could address those effects through a process called mitigation, and how we will monitor any significant effects of the plan on the environment. When we address the concerns of everyone through consultations before adopting the plan, we must inform everyone about what difference the SEA process and their views have made to the final plan. And we do this through a post-adoption statement as the last stage. Because of the nature of the plan, we skipped the first stage of the process and began by scoping the plan. During the third stage, we prepared an interim environmental report for the Main Issues Report published in 2009. During this fourth stage, we have prepared an environmental report (this report) to go with the ALDP – Proposed Plan and Proposed Supplementary Guidance being published in 2010.

2 The Context of the Strategy

We have used the Main Issues Report and the ALDP to engage with the public. The Main Issues Report has formed the main focus for discussions on the options for sites that would be developed in Aberdeen and for the policies that will guide development. The engagement has helped us to note changes we must make to the options. In the ALDP we have set out how we will allocate land for housing and employment over two phases in line with the Aberdeen City and Shire Structure Plan 2009. The ALDP contains 56 policies which we have supported with 29 pieces of supplementary guidance and masterplans. The first phase will run from 2007 to 2016 while the second phase will run from 2017 to 2023. We have included in the Proposed Plan some strategic reserve sites up to 2030.

To guide and help us deliver what we plan to do in the ALDP and other related strategies like the Local Housing Strategy and the Local Transport Strategy, we have made use of high-level documents and statements. These documents and statements include the Aberdeen City and Aberdeenshire Structure Plan vision,

Aberdeen City Community Plan and the Aberdeen City and Shire Housing Needs and Demand Assessment.

This Environmental Report covers the key issues, outcomes, topics and processes of the SEA process listed at paragraph 1-9 of Schedule 3 of the 2005 Act. We have used 93 documents to influence how we have written this strategy, which affects Aberdeen, the North East, Scotland or the World. These documents cover:

- climate and water
- plant and animal life on the land and in the water
- noise
- town centres
- old buildings
- how we use energy
- how we throw away waste
- how we travel, walk and cycle
- exercise and health

3 Baseline/Evolution, Characteristics of Areas & Env. Problems

We have identified a number of problems and issues in Aberdeen. In this section, we have listed the significant environmental problems and issues that we have considered in this report. We also use this section to say how baseline information in the area looks like. These issues show the challenges we must deal with through this Plan.

- We have serious air quality problems in Aberdeen. The increasing number of cars, trucks and vehicles that pass through the City worsens this.
- We burn a lot of fuel to heat our homes and to drive our cars. This is pumping more CO₂ into the air and causing our carbon and ecological footprints to rise. Future climate change will affect how much water we will have and how stable our soils will be.
- Petrol stations, factories, and other industries have all affected how good or bad our soil and water is.
- How we throw away waste also affects our soils, water and climate.
- Aberdeen is rich in cultural heritage and landscape, but the houses we have built in the past are putting pressure on these resources.
- New buildings are putting pressure on animal and plant life (biodiversity).
- When we have good parks or open spaces, people will want to build and live around them.
- Increasing house prices
- The make up of the population is an issue that needs to be considered for future development. For example, there are a range of age groups living in Aberdeen, but because we are living longer there will be an increased proportion of older people, and there is an increase in people coming to live here from other countries.

4 Assessment of Effects

We have put together how the ALDP affects the environment in Table 1 below.

Table 1: Assessment of Effects

SEA Issue	Plan Impact
Air and Climatic factors	We found that the effects of the plan on the environment are mixed (i.e. positive, negative & neutral). Most people drive cars, motorbikes or lorries and traffic jams cause problems for our air quality and climate. New buildings will use less heat and electricity and will benefit the climate. Lots of development will pump more gases into the air that cause global warming. Development on green areas might increase the chances of rivers flooding.
Water	The overall effects of the plan on water are negative, because of the numbers of houses we want to develop, and this will increase the amount of water we take from the River Dee. Development on green areas might increase the chances of rivers flooding.
Soil	When we build houses, shops, factories and roads, the soil on which we put these buildings up can be damaged. Increased waste will lead to more landfill, which is bad for soil. The development of polluted sites will benefit soil because it will have to clean up the pollution.
Biodiversity (flora and fauna)	The overall effects of the plan on plants and animals are very negative. Because if we develop 36,000 new houses in Aberdeen, we must take some greenfield sites. Development on Greenfield sites may destroy the places where plants and animals are found. The River Dee is the home to special fish and animals and development may harm them.
Population and Health	The overall effects of the plan on people are positive, and in some cases very positive. If traffic from new development makes air quality worse it may have a negative affect on human health.
Cultural Heritage	We found that the effects of the plan on the special or old buildings are mixed (i.e. positive, negative & neutral). Where the effects are negative, these are very small. Design policies will make the impact small.
Landscape	The overall effects of the plan on our surroundings are mixed – positive and others negative. Development that can be seen from lots of places can have negative affects on views and scenery.
Material Assets	The overall effect of the plan on wealth creation through new buildings and roads is very good.

5 Broad Mitigation Measures

Some of the developments and/or projects that are in the Local Development Plan will have to do environmental impact assessments (EIAs) as appropriate. The development actions supporting the Local Development Plan, which promote new developments or projects should be subject to appropriate assessment if they are likely to have adverse affects on the integrity of Natura 2000 sites. For the strategic options, policies, and sites we have assessed, we have shown how we would address their negative or positive affects in Table 2 below:

Table 2: Mitigation Measures

SEA Issue	Mitigation Measures
Air and Climatic factors	We will seek to enhance (i.e. add value to) the positive impacts as we work with our partners. We will look to reduce car dependence and provide people with choice on how they travel. We will have a mix of houses, jobs, shops and schools close together so that the buildings will not damage our climate and air. We will avoid building on land that floods. We will make sure buildings need less heat and electricity.
Water	We will work with Scottish Water to make sure that the houses built will have sufficient water. We will work with builders to ensure that the buildings will not use too much water. We will build and maintain structures called “SUDS” to manage surface water from the city. We will make sure that areas which flood when it rains will be avoided or zoned as an open space.
Soil	We will require new developments to clean up harmful pollution where appropriate. We will recycle more waste and reduce waste going to landfill.
Biodiversity (flora and fauna)	When we are building structures called “SUDS” to take surface water from urban areas, we will make sure that they can encourage biodiversity (i.e. some plant and animal life) to live and grow within the SUDS system. We will also encourage the provision of open spaces, including wildlife areas, in new developments. We will also protect special areas where we find plants and animals (small and large). We will keep areas for animals to move from place to place.
Population and Health	We will encourage the provision of services, jobs, houses and facilities that cater for all sectors of society, old and young. We will avoid building where there are risks to health like areas of bad air quality or smell.
Cultural Heritage	We will look to protect our most valued features wherever possible and encourage good design in new developments.
Landscape	We will look to protect our most valued landscapes and landscape features and encourage good masterplanning and design. We will not build on the areas that are easily seen from lots of different places.
Material Assets	We will make sure that roads, schools, hospitals, drains and jobs required for new developments are put in place. We would make sure that the plan supports all of this.

6 Monitoring

We will monitor the significant negative and positive affects of the plan through the monitoring plan that we have set out in the environmental report. We have stated what actions we must carry out, who must carry out each of the actions and when we must carry them out.

Environmental Report

1 Introduction

The purpose of this Strategic Environmental Assessment (SEA) Environmental Report is to address all the effects that the Aberdeen Local Development Plan - Proposed Plan (ALDP) will have on the environment. The report has been written under the Environmental Assessment (Scotland) Act 2005.

The process of SEA for the ALDP has involved an interim stage in the SEA process. To produce a local development plan there is a requirement to publish at least three plans during the entire process. The first stage requires the production of a main issues report, for which we prepared an Interim Environmental Report, the Main Issues Report identified options and alternatives for land allocations and also for changing policies. Following analysis of comments on the Main Issues Report and the Interim Environmental Report the ALDP has been prepared. This Environmental Report has been produced to inform the content of the ALDP and has been published for consultation alongside this document. This Environmental Report has been amended to follow the format of the ALDP and provide an assessment of its content. The assessment of options and alternatives discussed within Main Issues Report are still contained in this assessment, but the ALDP only presents the preferred option. The assessments have been updated from the Interim Environmental Report to take into account comments from the consultation authorities and the public.

Following this introduction, Section 2 tabulates the key facts. Next, Section 3 describes the content of the PPS while Section 4 discusses the issues that set the context for the strategy such as other PPS and environmental protection objectives, baseline data, the evolution of the baseline without the PPS; and environmental problems relevant to the plan. Section 5 then looks at the scope and level of details comprising alternatives, scoping in/out issues, assessment framework, SEA objectives, cumulative effects assessment, and mitigation as well as monitoring. The Habitats Directive (92/43/EEC) requires us to carry out an appraisal of the significant impacts the Aberdeen Local Development Plan may have on the River Dee Special Area of Conservation, this is set out in section 6. The next steps are outlined in Section 7, while the Appendices occupy Section 8 and 9. A strategic Flood Risk Assessment has been included in section 10.

2 Key Facts

Name of Responsible Authority	Aberdeen City Council
Title of the PPS	Aberdeen Local Development Plan
What Prompted the PPS	Planning & etc. (Scotland) Act 2006
Subject	Land Use
Period Covered by the PPS	2012-2023
Frequency of Updates	Every five years
Area covered by the PPS	Aberdeen City
Purpose and/or	To set the framework for the development of land in Aberdeen

objectives of the PPS	City
Contact Point	Andrew Brownrigg (Senior Planner) Planning and Infrastructure Enterprise, Planning and Infrastructure Aberdeen City Council St Nicholas House Broad Street ABERDEEN AB10 1GY Telephone 01224 523317

3 Description of Local Development Plan Content

The ALDP is made up of 3 key parts: 1. vision, 2. the spatial strategy and 3. Delivering Development (land use policies). Within this section a summary of these 3 key parts, what is included, and how the SEA has influenced their content is detailed.

1 Vision

The vision for the ALDP has been taken from the Structure Plan vision and it is: “By 2030 Aberdeen City and Shire will be an even more attractive, prosperous and sustainable European city region and an excellent place to visit and do business. We will be recognised for:

- Our enterprise and inventiveness, particularly in the knowledge economy and in high-value markets;
- The unique qualities of our environment; and
- Our high quality of life.

We will have acted confidently and taken courageous decisions necessary to further develop a robust and resilient economy and to lead the way towards development being sustainable, including dealing with climate change and creating a more inclusive society.”

This vision has been taken from the Structure Plan, which has been subject to SEA and there has not been a need to assess the vision in this Environmental Report.

2 Spatial Strategy

The spatial strategy is the first main section in the ALDP. The spatial strategy deals with the land use allocations and the way in which these will be delivered. The spatial strategy is split into 3 main areas: brownfield development, regeneration areas, and greenfield development. Table 3.1 below identifies the allowances required by the structure plan, and the ALDP seeks to deliver allocations to 2023 within each category: city centre, brownfield, regeneration areas, and greenfield

Table 3.1: Structure Plan Housing Allowances

	Housing Allowances		Strategic Reserve (greenfield only)	Employment Land Allocations	Employment Land – Strategic Reserve*
	2007-2016	2017-2023	2024-2030	2007-2023	2024-2030
Brownfield	4,000	3,000	3,000	105 hectares	70 hectares
Regeneration Areas	500	2,000	2,500		

Greenfield	12,000	5,000	4,000		
Total	16,500	10,000	9,500	105 hectares	70 hectares

The following section will summarise the content of these sections identify the allocations that have been made through the Local Development Plan and the alternatives considered.

City Centre

The City Centre plays a major role in the commercial, economic, social, civic and cultural life of Aberdeen and the wider north east. It is an important regional centre providing a focus for employment and business interaction, it offers access to a wide range of goods and services, and it is a place where many people meet socially and choose to live and visit. This section provides the framework in which development in the City Centre will take place, and includes three policies: C1 City Centre Development, C2 city Centre Business Zone and C3 Union Street Changes of Use. The alternative option considered through the Main Issues Report was to adopt an ad-hoc, piecemeal approach to city centre development whenever the need arises.

Brownfield development

The ALDP seeks to deliver at least the first phase of brownfield housing allowances 2007-2016, and also identifies sites to meet the allowances of second phase. The list of brownfield opportunity sites is contained in Appendix 7.c, and contained the assessment of these sites. The ALDP is supportive of all brownfield development through policy, and it is expected that new opportunities may arise during the life of the plan. There are finite opportunities for brownfield development in Aberdeen and following assessment all sites are viewed as suitable to accommodate development, and would contribute towards sustainable development. For these reasons no alternatives have been identified and all sites are contained in the ALDP.

In addition to the brownfield sites listed in Appendix 7.c, brownfield sites that have been granted planning consent have been listed and identified as development opportunities. Development of some of these sites is currently in progress and others have existing planning permission, and it is not necessary to undertake an environmental assessment of these sites.

Regeneration Areas

Sites have been identified within the priority areas for regeneration, which are: Middlefield, Cummings Park, Northfield, Tillydrone, Woodside, Seaton and Torry. These sites are listed below. These sites provide an allowance of 500 homes for the period up to 2016, with some potential sites identified for the subsequent period. These sites have been assessed at part of the brownfield opportunities contained in Appendix 7.c. Those sites without OP references are not identified on the proposals map because they either: development is underway, the site has existing planning consent or there is not a requirement for planning consent. For the same reasons as the brownfield opportunity sites no alternative options have been identified.

	2007-2016	2017-2023	2024-2030	Total
Middlefield Regeneration Area				
OP21 Manor Walk	80	-	-	-
OP116 Smithfield School	68	-	-	-
Northfield Regeneration Area				
OP36 Former Byron Park	28	-	-	-

Nursery				
OP34 Former Marchburn School	35	-	-	-
Tillydrone Regeneration Area				
OP88 Aberdon House	61	-	-	
OP100 Donside Paper Mills	278	-	-	278
OP121 Former Tillydrone Primary school	63	-	-	-
Hayton Road	30	-	-	-
OP117 St Machar Primary School	96	-	-	-
Torry Regeneration Area				
OP117 1-7 Crombie Road	32	-	-	-
Double 2 Bar, 22 Balnagask Road	20	-	-	-
Part of OP129 Torry Research Station, Greyhope Road	46	-	-	-
OP127 Victoria Road School	64	-	-	-
Woodside Regeneration Area				
OP81 1 Western Road	22	-	-	-
OP89 Ex Balgownie Machine Centre	29	-	-	-
OP108 Kittybrewster Depot (Scottish Water)	157			
OP81 Woodside Congregational Church	7			
Totals	1116			1,482
Structure Plan Allowances	500	2,000	2,500	2,500

Greenfield Development

Sites have been identified to meet the requirements of the Structure Plan on greenfield sites - this includes both the 17,000 homes up to 2023 and 175 hectares of employment land up to 2030. Many of these opportunities have a mixture of uses. These are in addition to sites allocated in the current 2008 Local Plan which have not yet been developed. The broad geographical distribution of these sites is shown in Table 3.2.

Table 3.2: Greenfield Development Allowances and Allocations

Housing Allowances	2007-2016	2017-2023	2024-2030	Total
Bridge of Don/Grandhome	3,210	2,100	2,300	7,610
Dyce/Bucksburn/Woodside	3,300	1,200	740	5,240
Kingswells and Greenferns	1,520	350	400	2,270
Countesswells	2,150	850	0	3,000
Deeside	554	150	0	704
Loirston and Cove	1,100	400	0	1,500
Total	11,834	5,050	3,440	20,328
Structure Plan Allowances	12,000	5,000	4,000	21,000
Employment Land (hectares)	2007-2023		2024-2030	Total
Bridge of Don/Grandhome	5		27	32
Dyce/Bucksburn	36		18.5	54.5
Kingswells and Greenferns	61			61
Countesswells	10			10
Deeside	5			5
Loirston and Cove	13		20.5	33.5
Total	130		66.5	196
Structure Plan Allocations	105		70	175

Land release policy and Phasing

The greenfield allocations have been phased in line with the Structure Plan Housing Allowances and policy is included in this section to allow development of phase 1 and protects future phases for development. The assessment of the land release policy has been assessed within Appendix 8.h and the alternative phasing options, which were presented in the Main Issues Report. The alternatives were:

1. Alternative 1 would be to identify only the preferred sites from the assessment process, which would result in a smaller land take. The alternative would require that sites are delivered quicker in a fewer number of locations.
2. Alternative 2 would make the same allocations as alternative 1, but would not expect development of these sites to be completed within the plan period. These alternatives have been assessed in Appendix 8.a.

Site specific allocations

Within the development areas specific sites have been identified for development to provide the housing figures quoted in Table 3.2. All the greenfield development sites have been through a process of environmental assessment and public consultation during the Main Issues Report. The preferred sites are listed in Appendix 7.d and the alternatives are listed in Appendix 8.f.

Delivering mixed use communities

The ALDP aims to deliver sustainable development, and to assist in meeting this aim is requires a mix of housing and employment to be delivered on the larger allocations. The alternative to this approach is to do nothing, and provide separate allocations for housing and employment.

Other opportunities as in Appendix 1 of the ALDP

There is a list of opportunities contained in Appendix 1 of the ALDP for a range of uses other than housing and employment. This list also contains those sites that were released for development through the Aberdeen Local Plan 2008.

Delivering Development

To create balanced, accessible and sustainable communities it is important to deliver the appropriate infrastructure to support development. The infrastructure requirements for new development are based on 11 masterplan areas. The masterplan for each individual area will set out the detailed requirements for developments in the area and the contribution will be commensurate with the scale of the development. The alternative to this approach would be to continue with the status quo and to make the assessment of infrastructure required on an ad-hoc basis.

3 Delivering Development (Land Use Policies)

The land use policies play a vital role in the assessment of planning applications and seek to ensure that developments identified in the spatial strategy are developed in a way that helps to achieve the vision and minimise negative environmental, social and economic impacts. Below lists the policies in each section and highlights the alternatives that were considered during the Main Issues Report. Policies from the Aberdeen Local Plan 2008 that are consistent with national guidance and Structure Plan have been carried forward in a similar format into the ALDP. In these cases no alternatives have been identified. Most of the policies that have not had alternatives identified do not have a spatial element and cover the whole of the plan area.

Table 3.3 Land Use Policies and Options

	Policy Topic	Reference No.	Options	Preference
1	Delivering Infrastructure Transport and Accessibility	I1	Infrastructure Delivery and Developer Contributions	Yes
			The alternative to this approach would be to continue with the status quo and to make the assessment of infrastructure required on an ad-hoc basis.	No
2	Transport	T1	Land For Transport	Yes
		T2	Managing the Transport Impact of Development	Yes
		1.5	Incremental assessment of sites on a case by case basis	No
3	Promoting High Quality Design	D1	Architecture and Placemaking	Yes
		D2	Design and Amenity	Yes
		D3	Sustainable and Active Travel	Yes
		D4	Aberdeen’s Granite Heritage	Yes
		D5	Built Heritage	Yes
		D6	Landscape	Yes

		5.8	Continue with the status quo based on a piecemeal approach in respect of design	No
		5.9	Promoting a highly prescriptive approach to design by using design coding	No
4	Supporting Business and Industrial Development	BI1	Business and Industrial Land	Yes
		BI2	Specialist Employment Area	Yes
		BI3	West End Office Area	Yes
		BI4	Aberdeen Airport and Aberdeen Harbour	Yes
		BI5	Pipelines and Major Accident Hazards	Yes
5	Meeting Housing and Community Needs	H1	Residential Areas	Yes
		H2	Mixed Use Areas	Yes
		H3	Density	Yes
		4.5	Continue with the status quo on density by not providing guidance	No
		H4	Housing Mix	Yes
		H5	Affordable Housing	Yes
		H6	Gypsy and Traveller Caravan Sites	Yes
		H7	Gypsy and Traveller Requirements for new Residential Developments	Yes
			Do nothing approach to Gypsy and Traveller sites	
6	Community Facilities	CF1	Existing community sites and facilities	Yes
		CF2	New Community Facilities	Yes
7	Supporting Retail Centres	RT1	Sequential Approach and Retail Impact Assessment	Yes
		RT2	Out of Centre Proposals	Yes
		RT3	Town, District and Neighbourhood Centres	Yes
		RT4	Local Shops	Yes
		RT5	Retail Development Serving New Areas	Yes
8	Protecting and enhancing the Natural Environment	NE1	Greenspace Network	Yes
		NE2	Greenbelt	Yes
		NE3	Urban Greenspace	Yes
		NE4	Open Space Provision in new development	Yes
		NE5	Trees and Woodlands	Yes
		NE6	Flooding and Drainage	Yes
		NE7	Coastal Planning	Yes
		NE8	Natural Heritage	Yes
		NE9	Access and Informal Recreation	Yes
		NE10	Air Quality	Yes
9	Resources	R1	Minerals	Yes

	R2	Degraded and Contaminated Land	Yes
	R3	New Waste Management Facilities	Yes
	R4	Sites for New Waste Management Facilities	Yes
	R5	Energy From Waste	Yes
	R6	Waste Management Requirements for new Development	Yes
	6.3	Continue with the status quo with increasing landfill use	No
	R7	Low and Zero Carbon Buildings	Yes
	R8	Renewable and Low Carbon Energy Developments	Yes
	7.3	Continue with the limited council-wide carbon management programme	No
	7.5	Encourage higher city-wide standards in efficiency through awards and accreditation schemes	No
	7.6	Delay the requirements for higher building standards	No

4 Plan, Programme or Strategy Context

4.1 Relationship with Other PPS and Environmental Objectives

The Environmental Assessment (Scotland) Act 2005 requires that the Environmental Report includes an outline of the PPS relationships with other relevant PPS and how environmental protection objectives have been taken into account in the PPS preparation. This section covers these issues and describes the policy context within which the PPS operates, and the constraints and targets that this context imposes on the PPS. Table 4.1 summarises how the Aberdeen Local Development Plan affects, and is affected by, other relevant PPS and environmental protection objectives. Appendix 8.m provides a more detailed analysis.

Table 4.1: Other Relevant PPS & Environmental Protective Objectives of the LDP

	Name of plan, programme, strategy or environmental protection objective
International Level	
1	European Framework on sustainable development 2001
2	The Habitats Directive 92/43/EEC
3	The Wild Birds Directive 79/409/EEC
4	Water framework Directive 2000/60/EC
5	The Nitrates Directive 91/676/EEC
6	The Landfill Directive 99/31/EC
7	Proposed Soil Framework Directive
8	The National Emission Ceilings Directive 2001/81/EC (NECD)
9	The Waste Framework Directive 2006/12/EC
10	<i>Council Directive 2005/0183/EC</i> Ambient air quality and cleaner air for Europe
11	Council Directive 2002/96/EC on waste electrical and electronic equipment
12	European Landscape Convention (2000)
13	European Biodiversity Framework
14	European Framework on sustainable development 2001
15	The Sixth Environmental Action Programme of the European Community 1600/2002/EEC
16	Planning to halt the loss of biodiversity – Biodiversity conservation standards for planning in the UK – Code of Practice (2006)
17	Sustainable Development and the Natural Heritage: The SNH Approach
18	Bathing Waters Directive (EC Directive 76/160/EEC).
19	1992 OSPAR Convention for the Protection of the Marine Environment of the North East Atlantic
20	The EU Thematic Strategy on Air Pollution (2005)
21	UN Framework Convention on Climate Change 1992
22	Taking Sustainable Use of Resources Forward: A Thematic Strategy on the prevention and recycling of waste (EU, 2005)
National Level	
1	National Planning Framework for Scotland 2 (2009)
2	Climate Change (Scotland) Act 2009
3	DTI (2007) Energy white paper: meeting the energy challenge
4	Choosing Our Future: Scotland's Sustainable Development Strategy
5	Meeting the Needs, Priorities, Actions and Targets for Sustainable Development in Scotland (2002)
6	Changing Our Ways: Scottish Climate Change Programme
7	Air Quality Strategy for England, Scotland, Wales and Northern Ireland (2000)

	Name of plan, programme, strategy or environmental protection objective
8	Scotland's Transport Future: The Transport White Paper (2004)
9	Wildlife and Countryside Act 1981 (as amended)
10	The Nature Conservation (Scotland) Act 2004
11	UK Biodiversity Action Plan (1994)
12	Water Environment (Controlled Activities) (Scotland) Regulations 2005
13	SEPA (2006) Indicative Flood Map
14	SEPA (2003) Groundwater Protection Policy for Scotland: Environmental Policy
15	The Conservation (Natural Habitats, &c.) Regulations 1994 (as amended)
16	The Conservation (Natural Habitats, &c.) Amendment (Scotland) Regulations 2007
17	Scottish Executive (2001) A Policy Statement for Scotland Designing Places
18	Scottish Executive (2006) People and Place: Regeneration Policy Statement
19	Scotland's Biodiversity: It's in Your Hands. A strategy for the conservation and enhancement of biodiversity in Scotland
20	Scottish Executive Marine & Coastal Strategy (2005)
21	The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997
22	Ancient Monuments and Archaeological Areas Act 1979
23	Land Reform (Scotland) Act 2003
24	National Waste Strategy
25	Scottish Executive (2007) <i>Reaching Higher – Building on the Success of Sport 21</i>
26	Scottish Planning Policy February 2010
27	Scottish Landscape Forum' (2007) Scotland's living landscapes
28	Scottish Historic Environment Policies
29	Managing Change in the Historic Environment Guidance Notes
30	Disability Discrimination Acts 1995 & 2005
31	Physical Activity Strategy
32	PAN 60: Planning for Natural Heritage
33	PAN 61 Planning & sustainable urban drainage
34	PAN 63 Waste Management Planning
35	PAN 65: Planning and Open Space
36	PAN 75 Transport and Planning
37	PAN 76 New Residential Streets.
38	PAN 77 Designing safer places
39	PAN 78 Inclusive Design
40	River Basin Management Plans
41	Scotland's Bathing Waters: A Strategy for Improvement – Scottish Executive Environment Group (2002)
42	Scottish Waters Strategic Asset Capacity and Development Plan
43	SEPA's Policy 55 on "Provision of Waste Water Drainage in Settlements"
44	Thematic Strategy on the Protection and Conservation of the Marine Environment (2002)
45	The Pollution Prevention and Control (Scotland) Regulations 2000
46	Building a Better Scotland Infrastructure Investment Plan: Investing in the Future of Scotland, (2005)
47	Zero Waste Scotland, new policy and targets on waste management
48	SEPA Guidelines for Thermal Treatment of Municipal Waste
	Regional level
1	North East Scotland Biodiversity Action Plan
2	Forest and Woodland Strategy for Aberdeenshire and Aberdeen
3	River Dee Catchment Management Plan
4	Regional Transport Strategy (RTS)

	Name of plan, programme, strategy or environmental protection objective
5	North East Scotland Area Waste Plan (2003)
6	Economic Growth Strategy for North East Scotland
7	North East Scotland Together Aberdeen & Aberdeenshire Structure Plan 2001-2016
8	North east Global Footprint Reduction Report
9	Aberdeen City and Shire Structure Plan 2009
10	Aberdeenshire Council Proposed Local Development Plan 2010
	Local level
1	Aberdeen Future - Aberdeen City Community Plan
2	Aberdeen Local Plan 2008
3	Aberdeen City Joint Health Improvement Plan
4	Aberdeen City Local Housing Strategy 2008-2011
5	Aberdeen Contaminated Land Strategy
6	Aberdeen City Local Transport Strategy
7	Aberdeen City Council Air Quality Action Plan 2006
8	Aberdeen City Draft Nature Conservation Strategy
9	Aberdeen City Core Path Plans
10	Aberdeen's Parks and Greenspace Strategy
11	Aberdeen City Outdoor Access Strategy
12	Aberdeen City State of the Environment Report
13	Aberdeen Landscape Character Assessment

From the analysis of the relevant plans, programmes and environmental protection objectives, the key points arising from this analysis are that the Local Development Plan should:

- Avoid adverse impacts on both statutory and non-statutory protected sites for natural heritage interests i.e. habitats, species, earth science interests and landscape interests e.g.
 - Internationally important Special Areas of Conservation (SACs) designated under the terms of the EC Habitats Directive 1992.
 - Nationally important Sites of Special Scientific Interest (SSSIs) notified under the terms of the Wildlife and Countryside Act 1981
 - Regionally important wildlife and landscape sites i.e. Sites of Interests to Natural Science (SINS).
 - Locally important wildlife sites i.e. Local Nature Reserves (LNRs) and District Wildlife Sites (DWSs)
- Ensure compliance with statutory provisions for statutory protected species and with regional biodiversity plans e.g.
 - EPS (e.g. otters and bats), Wildlife and Countryside Act schedule 1 species (e.g. peregrine falcon),
 - Wildlife and Countryside Act schedule 5 species (e.g. red squirrel and water vole),
 - the Protection of Badgers Act, and with objectives of North East Scotland Biodiversity Action Plan (e.g. aspen hover fly and wych elm)
- Promote biodiversity, maintain and restore natural habitats and habitat networks.
- Maintain and support landscape character and local distinctiveness.
- Promote the provision of access links to adjacent access routes e.g. core path network, or existing footpaths.
- Promote sustainable use of water and mitigate the effects of floods and droughts;

- Support strategies that help to limit or reduce the emissions of greenhouse gases;
- Encourage increased use of renewable energy resources and more efficient use energy and water
- Support strategies that help to limit or reduce the emissions of pollutants;
- Protect wildlife from disturbance, injury intentional destruction;
- Promote good design, safe environment, clean environment and good quality services;
- Promote sustainable alternatives to car and reduce congestion traffic pollution through walking, cycling and the location of sports facilities;
- Promote economic growth, social Inclusion, environmental improvement, health and safety;
- Promote strategies that do not degrade the coastal environment;
- Promote the economy, support the community and the public service;
- Set the framework for development consents for major sport facilities development;
- Help to promote protect and, where appropriate, enhance the historic environment;
- Seek to promote watercourses as valuable landscape features and wildlife habitats;
- Ensure that the water quality and good ecological status of the water framework directive are maintained.

4.2 Relevant Aspects of the Current State of the Environment

The Environmental Assessment (Scotland) Act 2005 Schedule 3 requires that the Environmental Report includes a description of the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the PPS, and “the environmental characteristics of areas likely to be significantly affected”. This section aims to describe the environmental context within which the PPS operates and the constraints and targets that this context imposes on the PPS. Appendix 7.n: Baseline data, targets and trends summarises the data collected and its source. Maps are shown in section 9.

4.3 Likely Evolution of the Environment Without the LDP

Without this PPS it is envisaged that the likely future changes to the environmental baseline are inevitable due to natural processes but also due to human interventions that are unconnected with the strategy. A number of the PPS listed in Table 4.1 under “Regional” and “Local” including The Aberdeen Local Plan (2008), Aberdeen City and Shire Structure Plan 2009, Local Transport Strategy, Local Housing Strategy and the Core Paths Plan will involve physical development which will have environmental consequences; both positive and adverse. It should be noted that the existing environmental problems described in the previous section would persist in the absence of the strategy being introduced. Potential changes to the environmental baseline without the strategy discussed under the environmental issues are listed in Table 4.2 below.

Table 4.2: Potential Environmental Changes Without the LDP

SEA Topic	Possible Changes without the Local Development Plan
Biodiversity, flora & fauna	The effects on biodiversity predicted due to the plan would not occur and adverse effects on biodiversity caused by other activities would remain. This includes the loss and fragmentation of habitats caused by unplanned development promoted by the Structure Plan and current Local Plan.
Landscape	Impacts on landscape character resulting from the plan may not occur particularly if the implementation is limited to brownfield development. There would be a greater risk of unplanned sporadic development affecting landscape character. Those impacts associated with proposals within other plans and human activities would remain.
Cultural Heritage	The effects on the historic environment resulting from the plan may not occur. Focussing development on brownfield areas alone could affect the townscape. The absence of design policies could affect the quality of the built environment. However, the effects associated with other strategies and plans would remain.
Air Quality & Climatic Factors	A lack of development opportunities in the City could force development further away and increase commuting, contributing to greenhouse gases, air quality, air pollution and nuisance. The implementation of other PPS will continue to affect air and climatic factors.
Water	Adverse effects on water quality would remain in the absence of the strategy, although if there is less land release, there would be less pressure for water abstraction. Construction associated with other plans would still occur and agricultural run-off would continue to cause pollution of water bodies.
Population & Human Health	Without development, the city's population could decline, resulting in falling demand on schools and other facilities.
Soil & Material Assets	Impacts on soil, caused by the development of the strategy may not necessarily occur. Those impacts on soils and agricultural land associated with proposals within other plans and human activities would remain. Other PPS being implemented in the City, such as the Aberdeen Housing Strategy are likely to affect material assets and the soil

4.4 Characteristics of Areas Likely to be Significantly Affected

The analysis of the baseline information indicates that the strategy is likely to have more significant effects on certain areas than others. This is due to the sensitivity of those areas in terms of international, national and local designations. Although other areas may not be designated the effects on those sites from the strategy could be cumulative. Appendix 7.n: Baseline data, targets and trends contains a list of designated sites which are likely to be significantly affected if development were to take place on or in close proximity to them.

4.5 Environmental Problems

Environmental problems that affect the PPS were identified through discussions with sustainability officers, analysis of baseline data relevant to Aberdeen City and previous SEAs. Some of the problems relating to the City are taken up in the Core Paths Plan and Aberdeen Local Housing Strategy. The main issues relevant to this strategy are summarised below.

Table 4.3: Environmental Problems Relevant to the Local Development Plan

SEA topics	Environmental Problem	Implications for the Local Development Plan
Biodiversity (flora and fauna)	<ul style="list-style-type: none"> • Potential disturbance to protected species from new development • Potential loss of green space to develop housing and employment areas • Disturbance to species from new development • Potential loss of green linkages and wildlife corridors • Pressure on the River Dee SAC • Pressure on SSSIs • Pressure on European Protected Species (bats, badgers and otter) • Pressure on locally designated sites (local nature conservation sites) 	<p>The Local Development Plan should protect biodiversity through minimising the impact on protected and non protected designations. Biodiversity losses will be offset by enhancing the green space network, habitat creation and increasing woodland.</p>
Air & Climatic factors	<ul style="list-style-type: none"> • Temporary release of particulate matter in constructing new development • Substantial energy consumption in new developments • Lack of renewable energy use in new developments • Continuing car dependence with high CO2 emissions • Increasing commuter traffic increasing carbon footprint and negatively impacting on air quality. 	<p>The Local Development Plan should encourage the use of renewable energy sources and energy efficiency measures in buildings.</p> <p>The implementation of the strategy should minimise car dependence, air pollution and nuisance. Increased tree planting and creation of woodland areas will attenuate the air quality and sequester CO2.</p>
Soil	<ul style="list-style-type: none"> • Impact of run-off from hard surfaces and new development • Soil sealing and compaction arising from new development • Substances used in construction, cleaning and redevelopment could potentially contaminate the soil • Increase in the amount of waste arising from new development 	<p>The Local Development Plan should ensure that SUDS are delivered in new development.</p> <p>The implementation of developments should avoid soil contamination. The waste hierarchy should be promoted.</p> <p>Designing developments that are of high density will result in less land take and will decrease the environmental problems identified.</p>
Water	<ul style="list-style-type: none"> • Potential pollution from new developments, especially industrial areas • Impact on qualifying features in River Dee from new development • Impact on water dependent SSSIs such as Corby, Lily and Bishops Lochs and Scotstown Moor • Increased need to abstract water during the construction of, and servicing new development • Flooding events are predicted to increase in frequency and severity due to the effects of climate change; consequently any future development below 5m datum is liable to flooding. 	<p>The Local Development Plan should minimise water pollution and avoid disturbance to qualifying features of the River Dee.</p> <p>The implementation of the Local Development Plan should avoid the risk of flooding.</p> <p>The implementation of the Local Development Plan should improve water quality and ensure sustainable use of water.</p>

		Increased tree planting and creation of wooded areas in the right location will reduce flood risk. Creation of wetlands and natural flood plains will also have the same desired effect.
Landscape	<ul style="list-style-type: none"> • New development reducing public open space and green space in the City • New development harming the landscape setting of the city • New developments harming landscape features • New development resulting in coalescence and urban sprawl 	<p>The Local Development Plan must ensure that playing fields and public open spaces are protected</p> <p>The Local Development Plan must take into account landscape setting when setting the allocations.</p>
Population and Human Health	<ul style="list-style-type: none"> • Development activities around certain parts of the City, declared air quality management areas, affecting people's health. • Inadequate provision of open space and sporting facilities; • Severance of links between residential areas and recreational sites limiting healthy sporting activities • Lack of family housing leading to a decline in the number of younger people • Changing demographics – loss of population and ageing population • Lack of affordable housing 	<p>The Local Development Plan must recognise air quality management areas.</p> <p>The Local Development Plan should provide adequate sport facilities, open spaces, affordable housing and family housing.</p> <p>The Local Development Plan should take into account the needs of all sectors of society.</p>
Cultural Heritage	<ul style="list-style-type: none"> • New development can potentially impact on historical features. • Development activities can damage historical features 	The Local Development Plan should protect and where appropriate enhance the historical environment. It should manage the conflict between modern requirements and historic buildings.
Material Asset	<ul style="list-style-type: none"> • Lack of adequate housing land, employment land and community facilities to meet the needs of people in Aberdeen City 	The Local Development Plan should promote the development requirements of the structure plan

5 Strategic Environmental Assessment

5.1 Alternatives/Options

As part of the consultation and background work on the ALDP, we considered alternatives to include strategic, policy and site-specific alternatives. In this report we have considered:

- 3 phasing alternatives
- Proposed policies and their alternatives
- Existing policy options as an alternative to the main policy issues
- Strategic options within the growth areas
- All the 126 sites as alternatives within the strategic options, including masterplans and Supplementary Guidance

All these options and alternatives have been assessed against SEA topics to determine their suitability for the Aberdeen Local Development Plan. Where a strategic option scores badly against SEA topics, these have been rejected.

5.2 Scoping In/Out of SEA Issues

In accordance with Schedule 2 of the Environmental Assessment (Scotland) Act 2005 Aberdeen City Council scoped in all the environmental issues as the ALDP is likely to have significant effect on them.

5.3 Assessment of Environmental Effects and Reasons for Selecting Alternatives

We have assessed the strategic, policy and site-specific options developed under the LDP against SEA topics. We have predicted whether these effects are negative, positive, uncertain, mixed or neutral. We have further evaluated the effects to determine their significance on the receptors in relation to reversibility or irreversibility of effects, risks, duration (permanent, temporary, long-term, short-term and medium-term) and cumulative (direct, indirect, secondary and synergistic).

Within the spatial strategy there have been brownfield and greenfield land allocations made as per the format discussed in section 3 of this report. The following sections explain the assessment process for the land allocations and how this has informed the decision in selecting the alternatives identified for the ALDP.

Brownfield Assessment

The principle of brownfield development is supported by the ALDP, and the strategy of the ALDP is to continue to deliver brownfield developments. Therefore, a large number of brownfield sites have been identified in the ALDP and a summary of the assessments of these sites is contained in Appendix 7.c. Through the assessment process those sites which have been identified as having a more significant impact on particular indicators have not been taken forward into the ALDP. Brownfield development is a more sustainable option than Greenfield development and the Structure Plan spatial strategy requires significant amount of development on brownfield land. There are limited opportunities for brownfield development in Aberdeen and following the SEA all sites are viewed as suitable to accommodate development, and would contribute towards sustainable development. No sites have been rejected and as such no alternatives have been identified.

Greenfield Assessment

The assessments of the preferred greenfield sites, which have been selected as a result of the environmental assessment and public consultation on the Main Issues

Report, are summarised in Appendix 7.d. The sites included in the ALDP are those that fit with the spatial strategy in the Structure Plan and minimise the overall impact on the environment. The assessments of the alternative sites, which have been rejected as a result of this assessment and the consultation on the Main Issues Report are summarised in Appendix 7.f. The rejected greenfield sites have similar impacts on the environment, but there are key issues with development of these sites related to the environmental indicators. The rejected sites were considered to have a more significant negative impact on one or more of the following: valuable habitats, significant impact on cultural heritage, unacceptable landscape impacts, sites at risk from flooding, and developments in less sustainable locations that will increase commuting and have more profound impacts on air quality and climatic factors these sites have been identified as having a more significant adverse environmental impact. For each site the main reason differs, but has been detailed in Appendix 7.f.

Masterplan Sites Assessment

The ALDP seeks masterplans to be produced for a number of the larger development areas. Masterplanning will improve the quality of development and will form part of the mitigation measures for development. The assessment for the masterplanning areas are contained in Appendix 7.g.

Land Use Policy Assessment

The ALDP contains the policies against which all planning applications will be assessed. Some of the policies promote development and some ensure that development takes place in the right way and does not have a negative impact on the environment. As a part of the Local Development Plan a suite of supplementary guidance has been prepared to support the policies in the ALDP. Both the policies and the supplementary guidance have been assessed against environmental indicators to assess their inclusion against alternatives, and the option chosen has the most benefit to or minimal impact on environmental indicators. The SEA process has also been used to refine these policies and supplementary guidance to minimise negative impact on the environment and maximise the positive benefits. The summaries of the assessments of policies and supplementary guidance are contained in Appendix 8.h.

During the process of producing the Main Issues Report policy options and alternatives were produced. Through the responses received on the Main Issues Report and the assessments of the policies a decision was made on the preferred approach for the ALDP. Appendix 7.i and Appendix 7.j contain an assessment of the alternatives and the original Aberdeen Local Plan Policies, which were also treated as alternatives.

Cumulative Effect Assessment

Appendix 7.l provides a cumulative assessment of the three phasing options for the developments and the alternative sites and assesses this in combination with the policies in the plan. This includes a comparison of the preferred spatial strategy against the alternative options. The 4 options are:

- Preferred Option is that contained in the ALDP and includes all the sites assessed in Appendix 7.d.
- Alternative 1 would identify only the preferred sites from the site assessment process and would exclude sites OP58, OP27 and the additional 50 units from site OP51 from Appendix 7.d. This would result in a smaller land take, but would require that sites are delivered quicker in a fewer number of locations.
- Alternative 2 would make the same allocations as alternative 1, but would not expect development to take place as quickly.
- Alternative 3 is the cumulative assessment of the alternative sites contained in Appendix 7.f. The cumulative assessment of the policies has been drawn from the assessment of the ALDP policies contained in Appendix 8.h.

Overall alternative 3 has a more significant negative impact on indicators as the sites that would be included are those that have been identified as having a greater environmental impact. This is the reason that these sites were rejected. Even with policy interventions the impacts on these sites are unlikely to be acceptable.

The preferred option and alternatives 1 and 2 include the same sites and the cumulative impact will be the same. The preferred option, while there are policies to protect the environment, will have negative affects on the environment. In particular the key points of the cumulative assessment are:

- Impacts on short-term air quality;
- Long term irreversible impacts on biodiversity as a result of significant Greenfield development;
- Mixed impact on climate as development will increase use of resources, but new developments will be more efficient;
- New development will impact negatively on water quality and will increase water abstraction;
- Negative impacts on landscape as a result of significant greenfield development;
- Mixed impacts on cultural heritage as a result of development and the policies to protect the historic and cultural environment contained in the plan;
- Development will result in long term positive affects on population, human health and material assets.

Limitations and Difficulties

The main difficulty encountered when preparing the Environmental Report was the scale of assessing every proposal and policy contained in the local development plan and assessing alternatives to the preferred options. This meant that all members of the Local Development Plan Team were required to contribute to the assessment. Advice was provided to assess each development proposal and policy to try and ensure a level of consistency. However, given the subjective nature of the assessment it was difficult to ensure total consistency. To help resolve this one officer went through all the assessments to review for consistency. The scale of the assessment also made producing an accessible document for consultation that contained all the information difficult.

Difficulties were reduced as an Environmental Report had been undertaken for the Aberdeen City and Shire Structure Plan. The Environmental Report was able to provide up-to-date baseline data, identify organisations that would undertake the monitoring of the Environmental Report and had well established SEA objectives.

5.4 Proposed SEA Mitigation Measures

The SEA Directive requires that through mitigation measures, recommendations will be made to prevent, reduce or compensate for the negative affects of implementing the strategy. Overall the SEA has helped to guide our preference for development options and alternatives, and it has helped us to reword the Main Issues Report and clarify the main policy issues. The proposed framework to be adopted to mitigate significant environmental effects is contained in Table 5.1. There are a number of sites contained in the assessment at Appendix 7.d that require masterplans to be produced. The assessment of these sites and the policies, which have been assessed in Appendix 7.g, in this SEA means that there will not be a requirement to duplicate work and undertake further SEA for each individual masterplan. However, Environmental Impact Assessment and Habitats Regulation Assessment may still be required at the appropriate point in the process. Where we have identified mitigation measures these have been included in the ALDP where appropriate, and the ALDP will need to take account of these mitigations measures during the implementation of the Plan.

Table 5.1: Summary of Effects and Proposed Mitigation Measures

Issue	Effects	Mitigation Measures	When should mitigation be considered?	Who is responsible for mitigation?
Air	<ul style="list-style-type: none"> • If the development of new homes causes more use of the motorcar, then congestion on the roads will be exacerbated and air quality standards will be compromised in some areas. Specifically within Air Quality Management Areas. • During the implementation phases of the LDP, housing construction is likely to have short-term negative impacts on air quality. • Cumulatively and individually developments are likely to have short term negative impacts on air quality from local dust nuisance given that PM10 measured in various parts of the city exceed 2010 Scottish annual mean objective. 	<ul style="list-style-type: none"> • Policy of Air Quality in NE10 and supplementary guidance will be strictly applied. • All the allocations that have a negative affect on air quality will be required to comply with policy NE10 and supplementary guidance. • All of those sites that have been identified as having the most significant impact have been removed from the plan and are contained only as alternatives. • The LDP team will work with officers implementing local and regional strategies to encourage the integration of developments into the existing road network and to support the education strategy on modal shift. • Through the Air quality action plan 2008 and the actions within the Local Transport Strategy. • Increased tree planting, street trees and wooded areas will go some way to offset poor air quality. 	<p>Through the development management process. When developing masterplans, local housing strategy, local transport strategy.</p>	<p>Development management team. LDP team, Transportation, NESTRANS</p>

Issue	Effects	Mitigation Measures	When should mitigation be considered?	Who is responsible for mitigation?
Water	<ul style="list-style-type: none"> • Development will have a negative impact on water quality and will increase water abstraction from the River Dee. Policies in the plan will protect water quality and the River Dee, but the plan is likely to have significant impacts on water. • Development in close proximity to the River Dee SAC is likely to have short term reversible negative impacts on water quality as a result of pollution. • Negative impacts on water quality where development is taking place in close proximity to water bodies. Especially during construction phases. • Within the assessments particular sites have been identified as having or being close to land at risk from flooding. • Impact on water quality if new development connects to water and waste water infrastructure that is at or near capacity. 	<ul style="list-style-type: none"> • Policies NE6 Flooding and Drainage, SG on SUDS, SG on Drainage Impact Assessment and SG on Buffer Strips will provide mitigation for the effects of development. All allocations that have been identified as having a significant impact on water quality will be required to comply with these policies. • All sites substantially at risk from flooding have been removed from the plan and are included only as alternatives. There are exceptions to this, but these are included on the basis that development on these areas does not take place on the land at risk from flooding. • Where the assessment has identified a significant flood risk these areas of sites have been identified as greenspace network. In addition Supplementary Guidance on Buffer Strips for water bodies has been prepared to provide protection to all areas that have or are close to water courses. Also for sites with an identified flood risk this has been identified in Appendix 2 of the Local Development Plan. • Policy I1 details the infrastructure requirements for new developments, and where development cannot be accommodated in existing infrastructure there is a requirement to upgrade or provide new facilities. • In view of the potential significant negative impacts during implementation, EIA will be submitted before developments commence, and where appropriate, Habitats Regulation Assessment of sites that may impact on the River Dee SAC will be undertaken. • We will increase the resilience to future increases in precipitation flood risk and flooding by: avoiding development on areas at flood risk, use of SUDS, ensuring new infrastructure is not at risk of flooding and use of permeable surfaces. • A Habitats Regulation Assessment has been undertaken to ensure that the risk to the conservation status of the River Dee SAC has been minimised, and policies are included in the plan to ensure that development does not affect the River Dee's status. A Habitats Regulation Assessment will be required for developments in close proximity to the River Dee. • Increased green infrastructure, provision of natural flood plains, wetlands and trees will increase rainfall intervention and slow the rate of runoff. 	<p>Through the development management and EIA process.</p> <p>During the Habitats Regulation Assessment</p>	<p>LDP Team, Development Management, developers</p>

Issue	Effects	Mitigation Measures	When should mitigation be considered?	Who is responsible for mitigation?
Soil	<ul style="list-style-type: none"> The implementation of the LDP is likely to have negative effects on soil through soil erosion, desegregation, compaction and contamination of greenfield sites. There would be positive impacts where development carries out remediation of contaminated land. Short term impacts on soil quality during construction of development sites, specifically Greenfield developments. This will have long term irreversible impacts. Brownfield development has the potential to have positive impacts on soil quality where there is the requirement for remediation of contaminated land. Increase waste and landfill. Development on land at risk from flooding or coastal erosion. 	<ul style="list-style-type: none"> In order to reduce waste to landfill policy R5 and R6 provides a spatial framework for new waste facilities such as: recycling, composting and thermal treatment. Areas of land that are at risk from coastal erosion and flooding have not been included in the Plan and are only alternative, apart from the exceptions noted in the Water quality above. Policy provides protection to native woodland to increase resilience to erosion and landslides. Developments are encouraged to make use of construction waste to reduce landfill. In view of the potential significant negative impacts during implementation, EIA will be submitted before developments commence where appropriate. Ensure that development undertakes remediation when required. Policy R2 Degraded and Contaminated Land will ensure that this is undertaken. Increased housing density will decrease land take and thus decrease the amount of soil sealing. 	Through the development management and EIA process.	LDP Team, Development Management, developers Environmental Health

Issue	Effects	Mitigation Measures	When should mitigation be considered?	Who is responsible for mitigation?
Biodiversity, flora and fauna	<ul style="list-style-type: none"> • Most of the developments may take place on greenfield sites. This will have long-term negative impacts on habitat loss (green space, open space, greenbelt and the countryside around the City), habitat fragmentation and vegetation removal. • In areas where there are designated sites there may be significant impacts on biodiversity, flora and fauna. • Within the River Dee SAC catchment there development has the potential to impact on biodiversity. • Development in close proximity to water bodies is likely to have long-term irreversible negative affects on biodiversity. • Developments in close proximity to natural heritage designations and trees and woodlands have the potential to cause long term negative affects on biodiversity as a result of the loss of habitats. • Policies included in the ALDP that have the potential to enhance natural heritage within new development areas through habitat creation. 	<ul style="list-style-type: none"> • All of the Natural Environment and Open Space policies provide protection to biodiversity and developments that may have significant impacts on biodiversity are required to strictly comply with these policies. • Where policies that support development have a negative affect on biodiversity the will be overridden by the natural environment and open space policies. • Those proposals with significant impacts on biodiversity have been removed from the plan and are only alternatives. • Where the assessment has identified a natural heritage designation these areas of sites have been identified as greenspace network to provide protection. • In view of the potential significant impacts on biodiversity, developers will be required to undertake EIA prior to commencing some developments. EIA would address issues such as creation of wildlife corridors, habitat management and greenspace network. Where greenfield land is allocated, consideration will be given to improving housing densities. An “appropriate assessment” will be carried out where development projects are likely to cause a significant impact on the River Dee SAC and its qualifying species. Masterplans can also address this issue. • A Habitats Regulation Assessment has been undertaken to ensure that the risk to the conservation status of the River Dee SAC has been minimised, and policies are included in the plan to ensure that development does not affect the River Dee’s status. A Habitats Regulation Assessment will be required for developments in close proximity to the River Dee. • New development should compensate for any biodiversity loss and advocating high quality green infrastructure within masterplanning and working with the grain of nature should also ensure that biodiversity is considered and incorporated in developments. • Developments inclose proximity to designated sites should have an appropriate buffer zone to ensure that they do not abut these important wildlife habitats. 	<p>Through the development management and EIA process. Masterplanning. Habitats Regulation Assessment</p>	<p>LDP Team, Development Management, developers</p>

Issue	Effects	Mitigation Measures	When should mitigation be considered?	Who is responsible for mitigation?
Climatic factors	<ul style="list-style-type: none"> • Increased carbon footprint as a result of an increase in the use of resources from future development. • New developments will have negative affects on the climate as they will increase the demand for energy and to travel. In particular increase in the use of the motor car. • New developments will be required to be more efficient than current buildings and there will be an increased requirement for renewable energy. • The scale of allocations means there is increase potential for decentralised energy and power, which would add to CO2 reductions. • New developments close to areas at risk from flooding will exacerbate impacts of climate change. Specific negative affects have been identified where sites have water bodies on or in close proximity to. • The delivery of local services facilities and a mix of housing and employment reduce the need to travel by car and have a positive affect on climate. • Protecting trees and woodlands through policy will prevent soil disturbance and reduce the likelihood of flooding. 	<ul style="list-style-type: none"> • The Transport policies in the plan promote development that reduces the need to travel. Also LR2 seeks to deliver mixed use communities and reduce the need to travel. • Policy T2 requires development to make provision for transport using the modal hierarchy with the motor car at the bottom. Policy T2 and SG on Transport accessibility seek to make changes in how people choose to travel. • The plan supports the use of brownfield land for development as it is in a sustainable location. • All sites substantially at risk from flooding have been removed from the plan and are included only as alternatives. There are exceptions to this, but these are included on the basis that development on these areas does not take place on the land at risk from flooding. • Through the strategy the plan is aiming to make the most efficient use of infrastructure to reduce the need for additional facilities and associated emissions. • Policy R7 and supplementary guidance promotes energy efficiency in new developments and the use of passive measures to reduce energy requirements. • Policy H3 promotes higher densities, reducing land take. • NE5 and supplementary guidance on trees protects trees and promotes tree planting. • Policy R8 supports renewable developments in appropriate locations. • Policy R7 requires micro generation. Through this policy and supplementary guidance the use of decentralised energy and heat is also promoted. • The LDP team will work to achieve developments that are more efficient and make use of renewable technologies. The LDP team will work with officers implementing local and regional strategies to encourage the integration of developments into the existing road network and to support the education strategy on modal shift. • Where the assessment has identified a significant flood risk these areas of sites have been identified as greenspace network. In addition Supplementary Guidance on Buffer Strips for water bodies has been prepared to provide protection to all areas that have or are close to water courses. 	When developing masterplans, local housing strategy.	LDP Team, Development Management, Building Standards, Transportation and NESTRANS

Issue	Effects	Mitigation Measures	When should mitigation be considered?	Who is responsible for mitigation?
Cultural Heritage	<ul style="list-style-type: none"> • Implementation of the LDP may have direct impacts on the historic environment including loss and or damage to historic buildings and remains, and affect the setting or the context. Features include: ancient monuments, archaeological sites and landscapes, historic buildings, townscapes, parks, gardens and designed landscapes, as well as marine heritage. Through the use of design policies and policies to enhance the historic environment there could be positive affects. • Significant amounts of Greenfield development around Aberdeen, especially in prominent areas will affect existing views and impact negatively on cultural heritage. • Development within or close to Conservation areas and redevelopment of listed buildings may have long term negative impacts on cultural heritage. 	<ul style="list-style-type: none"> • Policies D1 Architecture and Placemaking, D4 Aberdeen’s Granite Heritage, D5 Built heritage, D6 Landscape and Supplementary guidance providing more detailed policy advice will be applied strictly to ensure that development does not have a significant effect on cultural heritage. • Those sites that were expected to have the most significant impacts have not been included in the plan and are only identified as alternatives. • In view of the potential significant negative impacts during implementation, EIA will be submitted before development commences where appropriate. • Design policies to ensure that new developments enhance the historic environment. • Masterplanning to ensure that where there is a potential impact on the cultural heritage this is minimised and where possible enhanced. 	<p>Through the development management and EIA process. Masterplanning.</p>	<p>LDP Team, Development Management, developers</p>

Issue	Effects	Mitigation Measures	When should mitigation be considered?	Who is responsible for mitigation?
Landscape	<ul style="list-style-type: none"> Development of the scale proposed is likely to have significant impact on the setting of Aberdeen and some areas will be visually prominent. The removal of existing trees has the potential to impact significantly on the surrounding landscape. Visually prominent areas of sites if not carefully designed may have significant negative impacts on the surrounding landscape. Positive affects are likely through enhancement where the quality of the landscape and view are poor; where urban edges are hard and abrupt; or where the landscape is scrubby and visually exposed. 	<ul style="list-style-type: none"> Policies D7 Landscape, Landscape Strategy Supplementary Guidance will be applied strictly to ensure that development does not have a significant effect on cultural heritage. Those sites that were expected to have the most significant impacts have not been included in the plan and are only identified as alternatives. Where the assessment has identified an area of a site which is more visually prominent on the landscape, these areas will need to be developed sensitively and in some cases greenspace network has been used to ensure development does not take place in these areas. In view of the potential likely significant negative impacts arising from the implementation of the LDP EIA will be submitted before developments commence. Landscape and visual assessments can be required. 	Through the development management and EIA process. Landscape assessments and Masterplanning of sites.	LDP Team, Development Management, developers
Material Assets	<ul style="list-style-type: none"> This option will provide large amounts of employment land to support expanding businesses and attract new businesses into Aberdeen. This option will also provide a range of house types and sizes including affordable housing. There will be a wider range of housing and employment sites resulting from this option. Enhancement and access to the environment. 	<ul style="list-style-type: none"> Policies LR2 Mixed use communities, H4 Housing Mix, H5 Affordable Housing I1 Infrastructure Delivery have been included to ensure that the positive affect of development is enhanced. Policies NE1 Greenspace Network, NE9 Access and Informal Recreation and NE4 Open Space Provision in New Developments will enhance access to and enjoyment of the environment. In view of the potential significant positive impacts that developments have on material asset, collaboration will be made with stakeholder including landowners, developers, and housing associations to support the scheme. 	Through masterplanning of sites to incorporate assets in new developments. Provide support for sites that have the potential to create employment.	LDP Team, Development Management, ACSEF
Population	<ul style="list-style-type: none"> Development of the preferred option will support an increase in the population of Aberdeen and provide a range of house types and sizes to meet everyone's needs. The plan is likely to have long term positive impacts on population. 	<ul style="list-style-type: none"> In view of the potential significant positive impacts that developments have on population, collaboration will be made with stakeholder including landowners, developers, and housing associations to support the scheme. Also an appropriate mix of housing in line with the local housing strategy should be promoted. Policy H4 requires a mix of housing types and sizes to be provided, which will meet the needs of future population. 	Use masterplanning of sites to achieve an appropriate mix of house types and tenures	LDP Team, Masterplanning, and Housing

Issue	Effects	Mitigation Measures	When should mitigation be considered?	Who is responsible for mitigation?
Human Health	<ul style="list-style-type: none"> • Development which results in the loss of formal or informal recreation areas or paths may impact negatively on human health • Development may impact negatively on air quality, which may affect human health • New developments which conform to new building standards can enhance good health for occupiers. New homes are more generally energy efficient, incorporate good landscaping, and are located near the countryside or on greenfield land. They therefore provide the opportunity for people to have access to the open spaces and recreational facilities and to appreciate the natural environment. • If those with no access to housing gain access to housing, the strategy will engender long-term positive affects in bringing social justice and health if they are in safe environments. 	<ul style="list-style-type: none"> • Policy of Air Quality in NE10 and supplementary guidance will be strictly applied. • All the allocations that have a negative affect on air quality will be required to comply with policy AQ1 and supplementary guidance. • Policy NE3 Urban Greenspace provides protection to existing areas of greenspace in the City and will ensure that there is no negative impact on human health as a result of the plan. • In view of the potential significant positive impacts that developments have on population and human health collaboration will be made with stakeholder including landowners, developers, housing associations to ensure that developments are properly serviced. 	<p>Encourage increased energy efficiency through policy. Encourage the use of combined heat and power plants through master planning. Make use of open space strategy in identifying the types of open space required.</p>	<p>LDP team, Development Management, Economic and Environmental Sustainability,</p>

5.5 Monitoring

Aberdeen City Council is required to monitor the significant environmental effects when the plan is implemented. A monitoring report will be prepared to constantly monitor the significant effects. The framework for monitoring significant effect of the implementation of the plan is shown in the Table 5.2 below. The monitoring data will be incorporated into the ALDP.

Table 5.2: Monitoring Plan

Effects	What sort of information is required? (Indicators)	Where will information be obtained from?	Are there gaps in the existing information and how can it be resolved?	When should the remedial action be considered?	Who is responsible for undertaking the monitoring?	How should the results be presented?	What remedial actions could be taken?
Air	nitrogen dioxide emissions Air quality (PM ₁₀)	Aberdeen City Council Local Air Quality Management: Progress Reports		When new Air Quality Management Areas are declared. Planning Applications Review of supplementary guidance on Air Quality	Environmental Health	As part of the Air Quality Action Plan or As and when is necessary	Review Supplementary Guidance on Air Quality
Water	Impact on water quality of River Dee SAC Impact of development on Flooding Impact of development on water pollution	Dee catchment management plan SEPA flood monitoring and local authority flood monitoring data SNH on the impact on the qualifying interests of the River Dee SAC.		When data from SEPA and SNH indicate potential pollution in the Dee. When data indicates that there has been an increase in flood incidents action should be taken.	SEPA, SNH and Aberdeen City Council	As and when flood risk and pollution increases	Review the action programme of the local development plan Review supplementary guidance on flooding and drainage

Effects	What sort of information is required? (Indicators)	Where will information be obtained from?	Are there gaps in the existing information and how can it be resolved?	When should the remedial action be considered?	Who is responsible for undertaking the monitoring?	How should the results be presented?	What remedial actions could be taken?
Soil	contaminated land Meeting landfill allowance targets Soil erosion	Contaminated land strategy Aberdeen City Council Waste Strategy Flood monitoring data from SEPA.		If the number of contaminated sites/land increases If the level of biodegradable Municipal waste sent to landfill increases When flood events increase	Contaminated Land Unit, SEPA	As and when	Prepare or revise supplementary guidance
Biodiversity	Impact on the qualifying features of the River Dee SAC Habitat fragmentation	Dee catchment management plan Open Space Strategy and Greenspace Network reviews		When departures against Natural Environment and Open Space policies are approved When open space audit indicates a negative impact on habitats	LDP Team, SNH	Annually	Review of supplementary guidance on open space and greenspace network Review of land allocations

Effects	What sort of information is required? (Indicators)	Where will information be obtained from?	Are there gaps in the existing information and how can it be resolved?	When should the remedial action be considered?	Who is responsible for undertaking the monitoring?	How should the results be presented?	What remedial actions could be taken?
Climatic factors	<p>Increase in carbon footprint</p> <p>Increase in car use and energy consumption in new developments</p>	<p>Carbon footprint</p> <p>North east Scotland Global Reduction Footprint Report</p> <p>Carbon management plan monitoring report</p> <p>Monitoring of new development emissions</p> <p>Local Transport Strategy</p> <p>Monitoring of modal shift in transport modes</p>		<p>When planning applications are being approved contrary to Policies</p> <p>When transport monitoring shows increases in congestion and a modal shift is not occurring, i.e. use of the car is increasing.</p>	LDP Team, Building Standards and Development Management, Transportation	Annually	Review of supplementary guidance and if mixed use developments are achieving desired outcomes
Human Health	<p>Reduced access to open spaces</p> <p>Number of people suffering from air borne diseases as a result of NO2 and PM10, e.g. asthma.</p>	<p>Open space strategy</p> <p>NHS Grampian</p>		<p>When there is a substantial increase or high incidence of people suffering from air borne diseases.</p> <p>If open space audit indicates negative impacts on access to open space</p>	LDP Team, NHS	Annually	<p>Review land allocations and supplementary guidance on greenspace networks and open space.</p> <p>For air quality actions as per effects on Air</p>
Population	Increase in the range of house types and tenures	Housing land audit		When the plan is reviewed	LDP Team	Annually	Review Policies and allocations in ALDP and supplementary guidance

Effects	What sort of information is required? (Indicators)	Where will information be obtained from?	Are there gaps in the existing information and how can it be resolved?	When should the remedial action be considered?	Who is responsible for undertaking the monitoring?	How should the results be presented?	What remedial actions could be taken?
	Increase in the number of care homes built	Monitoring of planning applications		When the plan is reviewed	LDP Team	Annually	Review Policies and allocations in ALDP
Cultural Heritage	Impact on Archaeological remains on Greenfield sites Reduced numbers of historic buildings registered as 'at risk'	Archaeology – number of excavations and remains found on sites Scottish Civic Trust Buildings at risk register for Scotland		When there is an increase in Archaeological remains being discovered When the number of buildings on the 'at risk' register remains static or increases	Scottish Civic Trust and LDP Team, Archaeology and developers	Annually	Review of prepare supplementary guidance and revise land allocations
Landscape	Impact of development on visually prominent areas Development adversely affecting the landscape and townscape setting.	Landscape appraisal Public complaints		When landscape appraisal indicates a negative impact on landscape and townscape setting. When there is a large amount of opposition to development	Development Management and developers	Annually	Review land allocations and/or prepare supplementary guidance

6 Next Steps

6.1 Consultation to Date

Aberdeen City Council in preparing a Local Development Plan carried out early and effective consultation on the Local Development Plan and the accompanying Environmental Report. Table 6.1 below identifies the stages in the preparation of the Environmental Report and the consultation undertaken. In preparing the Local Development Plan two environmental reports have been published and consulted on along with the firstly the Main Issues Report and then the Proposed Local Development Plan. This process of assessment and consultation has assisted in giving fuller consideration of the environmental effects of policies and proposals and amendments have been made to the plan to reduce the impact or increase the positive impacts of the plan on the environment.

Table 6.1: Proposed Consultation Timescale and Methods

Expected time frame	Milestone	Comments
8 weeks	Consulting on the Interim Environmental Report alongside Main Issues Report	Complete
3 weeks	Collating views on the Consultation and take the appropriate action on the Environmental Report and the plan as the result of the consultations	Complete
4 weeks	Finalise the environmental report	Complete
12 weeks	Consulting on the Environmental Report and the ALDP Proposed Plan	Complete
3 weeks	Collating views on the Consultation	Complete
3 weeks	Take the appropriate action on the environmental report and the plan as the result of the consultations	Complete
2 weeks	Finalise the environmental report	Complete
2 weeks	Take post-adoption measures	To be completed following adoption of the Aberdeen Local Development Plan.

6.2 Post-adoption

Section 18(2) of the 2005 Act requires a post-adoption SEA statement to be prepared following adoption of the plan. This will set out how the findings in this Environmental Report and the associated consultation responses were taken into account during the preparation of the plan, before the final decision was taken to adopt it. Following the adoption of the plan and through the post-adoption procedures we will take the opportunity consult informally with the consultation authorities on the arrangements for monitoring the identified significant environmental effects in order to allow for remedial action to be taken where required. Following this consultation on the monitoring arrangements a monitoring plan will be finalised and will be used to monitor the effects of the Local Development Plan.

6.3 Summary and Analysis of Comments

Table 6.2: Analysis of Comments

Organisation	Issue	Concern/ Comments	How addressed in SEA Process	SEA Report page
Comments from Interim Environmental Report				
Historic Scotland (HS)	Monitoring	The buildings at risk register is administered by the Scottish Civic Trust not Historic Scotland	Changed	Table 5.1: Summary of Effects and Proposed Mitigation Measures
HS	Mitigation	Where negative affects are identified, steps should be taken to mitigate these effects where possible.	Mitigation measures have been included in the Proposed LDP where possible and other measures have been identified.	Table 5.1
HS	Links to other PPS	NPPG18 Planning and the Historic Environment has now been superseded by SPP23.	All national Guidance now consolidated into SPP.	Table 4.1
HS	Links to other PPS	For Information, the Memorandum of Guidance on Listed Buildings and Conservation Areas (the Memorandum) has now been withdrawn.	This reference has been removed.	Appendix 7.m
Scottish Natural Heritage (SNH)	Monitoring	We welcome the Aberdeen Council's commitment to this plan and would be happy to support its development and delivery where we can.	Noted	No change.
Scottish Environment Protection Agency (SEPA)	General	Interpretation of assessments could be improved	More detail has been provided in the summary of the assessments contained in this report.	Appendix 7.c Appendix 7.d Appendix 7.f
SEPA	General	Clearly outline proposed mitigation	Mitigation measures have been included in the Proposed LDP where possible and other measures have been identified.	Table 5.1
SEPA	Non technical Summary	SUDS treats surface water rather than wastewater.	Changed.	Non-Technical Summary
SEPA	Relevant aspects of the current state of the environment	There is a lack of information on flooding in either the water or climatic factors tables.	More information has been added.	Appendix 7.n
SEPA	Relevant aspects of the current	Include information on the designated air quality management areas in the baseline data appendices.	Information has been included	Appendix 7.n

	state of the environment			
SEPA	Environmental Problems	Air and Climatic factors should be identified as a specific issue for the City. This should contain reference to increased commuter traffic.	This issue has now been identified in the problems and is taken into account in the proposed mitigation	Table 4.3 Table 5.1
SEPA	Environmental Problems	Welcome expanding data on air quality to include reference to areas where the atmospheric pollution is close to exceeding the air quality objectives.	Available data has been included in baseline information	Appendix 7.n
SEPA	Assessments	Provide a summary in the main body of the report to explain the assessment of each of the alternatives.	Summary of the options and alternatives is contained in the summary of the content of the plan and the assessment of these options is contained in the assessment section.	3. Description of Local Development Plan Content 5.1 Alternatives/ Options
SEPA	Assessment of Strategic Options	Negative affects on air and water have been identified and there is a requirement for mitigation.	Mitigation measures are proposed for the identified impacts on air and water.	Table 5.1
SEPA	Assessment of main issues	Infrastructure and Developer Contributions: Clear supplementary guidance could also help to ensure that suitable drainage and waste management infrastructure is in place to facilitate development	SG on Waste has been prepared to deal with this issue.	Appendix 7.h
SEPA	Assessment of main issues	It would seem that all waste proposals have been assessed as likely to have significant negative affects against human health, when this is not the case.	The assessment of policies R3, R4, and R5 now indicate a neutral impact on human health.	Appendix 7.h
SEPA	Assessment of existing policies	It would have been helpful if some clarification had been provided as to which of these policies were considered as main issues and are proposed to change as part of the review process.	A full assessment of all policies in the ALDP has now been undertaken for this Environmental Report.	Appendix 7.h
SEPA	Assessment of existing policies	Provide information as to which policies are to be changed in a minor way. And assess the changes that demonstrate whether the changes have significant effects.	A full assessment of all policies in the ALDP has now been undertaken for this Environmental Report.	Appendix 7.h
SEPA	Assessment of existing policies	We note that existing policy 21 has significant negative affects against the soil receptor, and policies 37 and 38 against the water receptor. We would suggest that this highlights the need to these policies to be amended to remove any significantly negative affects, or mitigation for the effects to be clearly established.	The negative affects identified have been mitigated.	Table 5.1
SEPA	Assessment of growth options	Assessment for Area D has become confused with D1 labelled as the alternative option and no preferred option provided.	There are no preferred options in area D and development in	No change.

	and alternatives		this area would only be an alternative to development elsewhere.	
SEPA	Assessment of sites in the growth areas	There is a lack of justification for the assessments given and this is an area we would hope you would improve upon in future work.	More detail has been included in the summaries of the site assessments	Appendix 7.c Appendix 7.d Appendix 7.f
SEPA	Assessment of sites in the growth areas	It was not possible to locate a number of the sites identified for masterplanning (for example, Northfield, Middlefield) and therefore it is not possible to provide comment on their assessment.	The sites proposed for masterplanning are the identified regeneration priority areas and a map has been included to indicate the location of these.	9. Maps
SEPA	Assessment of sites in the growth areas	We note that you have not assessed any of the brownfield sites, yet there may be significant effects from inclusion of these allocations in the plan.	Brownfield sites have now been assessed and environmental issues highlighted.	Appendix 7.c
SEPA	Air Quality	Where sites are close to areas that are currently close to prescribed air quality limits, we would expect these allocations to be assessed as significantly negative.	Amendments have been made, in particular some brownfield opportunities have been assessed has having impacts on air quality management areas	Appendix 7.c Appendix 7.d Appendix 7.f
SEPA	Flood risk	Sites at risk from flooding should be scored as significantly negative and sites: 2/01, 1/03, 1/14 and 3/09 are missing reference to flood risk.	All areas at risk from flooding, using information provided by SEPA in response to the Main Issues Report are noted in the site assessments	Appendix 7.c Appendix 7.d Appendix 7.f
SEPA	Flood Risk	We have outlined the mitigation we would expect to see in the Plan in our response to the MIR.	We have included reference to flood risk in the site assessment, and the ALDP requires development to meet the requirements of SEA mitigation. We have also included policies and supplementary guidance on flooding and buffer strips to ensure that there is no negative impact on flooding.	Table 5.1
SEPA	Flood Risk	There may be effects from development connecting to public infrastructure which is at or near capacity and you may wish to consider this and mitigate against it in your plan.	This issue has been identified in the cumulative assessment of the proposals and mitigation measures have been identified.	Appendix 7.b Table 5.1
SEPA	Flood Risk	The assessments do not seem to have considered potential physical impacts on the water environment, Mitigation could subsequently include a statement for the allocation which required	This has been considered and measures included in proposed mitigation.	Table 5.1

		that the watercourse not be culverted and be considered as integral feature of the site.		
SEPA	Human Health	We note that only preferred allocation Countesswells Road, is assessed as having a significant negative affect on human health. If the allocation is brought forward to the Plan mitigation will be required to address this issue; our preference, if possible, would be for the allocation to be amended to remove the effect.	The site included in the Propose Plan is no longer assessed as having a negative impact on human health.	Appendix 7.d
SEPA	Mitigation measures	Currently the relationship between the mitigation measures and summary mitigation table is unclear.	The summary mitigation table has been removed from the SEA, and all information is contained in one table.	Table 5.1
SEPA	Mitigation measures	Where a proposal has a significant negative affect we would strongly encourage you to revise the proposal to remove that effect before it is included in the ALDP.	Through the production of the ALDP and the mitigation measures we have sought to do the following: 1. Policy Solution 2. Supplementary guidance solution 3. Removal of proposal 4. Modification of Proposal 5. Modification of Policy 6. Removal of policy	Table 5.1
SEPA	Monitoring Framework	We would recommend that you focus your monitoring in the significant effects identified, or on areas where baseline information could be usefully improved.	The monitoring now links to the main negative issues identified in the mitigation measures, and is more focused.	Table 5.2: Monitoring Plan
SEPA	Next Steps	Any new proposals that the MIR does not address will need to be assessed, unless they have been assessed through other SEA work.	All new proposals have been assessed and are contained within the appendices	Appendix 7.c Appendix 7.d Appendix 7.f
Comments from Environmental Report				
SNH	Non-technical Summary	The non-technical summary should focus on setting out the 'contentious' allocations, the reasons why they have been chosen (as opposed to credible alternatives), the mitigation that is proposed to deal with the residual impacts and the mechanism for delivering that mitigation.	Schedule 3 (10) and Section 14(3) of the Environmental Assessment (Scotland) Act 2005 require a non-technical summary on an Environmental Report to information under paragraphs 1-9 of the Schedule. Besides, in the Seaport Investments Ltd [2007] NIQB 62 case in Ireland, Mr Justice Wetherup agreed that covering all paragraphs under	No change.

			the schedule was essential. Moreover Section 4.33 of the PAN 1/2010: Strategic Environmental Assessment of Development Plans suggests using simple language. This is the approach that we have followed.	
SNH	Habitats Regulations Appraisal	HRA is re-written following the good practice guidance. This would be a question of re-ordering information and taking a more systematic approach.	Accepted good practice guidance has been followed for HRA.	Changes to HRA.
SNH	Habitats Regulations Appraisal	The HRA needs to take into account whether any policies or proposal could have a likely affect on the qualifying interests of the Moray Firth SAC (namely Bottlenose dolphins).	The Moray Firth SAC has been considered in the HRA.	Changes to HRA.
SNH	Whole Report	Typographical errors	All typographical errors will be edited for the final Environmental Report.	No significant change resulting.
SNH	Action Programme	Suggest that the action programme sets out the mitigation identified in the Environmental Report and identifies who is responsible for carrying out that mitigation.	Include mitigation measures in Action Programme.	Changes to Action Programme.
HS	Assessments	Recommend that the assessment of site OP40 be altered to show a potential significant effect on the historic environment (mostly due to the significant impact on the setting of the scheduled consumption dyke at the northern end of OP40. In terms of mitigation for this significant effect you may wish to consider that the only effective mitigation is to amend the plan.	Accepted, assessment should identify negative impact and refer to this in the comment box. It is the Council's opinion that the mitigation proposed is adequate.	Appendix 7.d: Assessment of Preferred Sites
Scottish Wildlife Trust	Environmental Problems	Detailed amendments to Table 4.3 Environmental Problems Relevant to the LDP	Accepted	No significant change resulting
Scottish Wildlife Trust	Summary of Effects	Detailed amendments to Table 5.1 Summary of Effects	Accepted	No significant change resulting
Scottish Water	Baseline Information	A water position paper on abstraction from the Dee was written in collaboration with Aberdeen City and Shire Strategic Development Planning Authority, SEPA, SNH and Scottish Water. This could provide further input into the Environmental Report.	Reference to the report will be made within the baseline information.	Appendix 7.n: Baseline data, targets and trends
Scottish Water	Baseline Information	Pg. 164 If at all possible we would wish to refrain from using the term 'constraint' in relation to water and waste assets as any issue relating to capacity or the network can always be overcome.	It is accepted that infrastructure constraints can always be overcome, but this is at a cost and will require upgrades to the existing network. Water network constraints have been amended to refer to a relative constraint,	Appendix 7.n: Baseline data, targets and trends

			and that it is one that can be overcome.	
Tillydrone CC/Riverbank Parent Council/Don Crossing Communities Alliance	Assessments	No consideration of alternatives for the Third Don within the Environmental Report	The position of Article 4(3) of the SEA Directive 2001/42/EC and Section 14(3)(d) of the Environmental Assessment (Scotland) Act 2005 is that "Where plans and programmes form part of a hierarchy, Member States shall, with a view to avoiding duplication of the assessment, take into account the fact that the assessment will be carried out, in accordance with this Directive, at different levels of the hierarchy. For the purpose of, inter alia, avoiding duplication of assessment, Member States shall apply Article 5(2) and (3)." We considered that the appropriate place for detailed assessment of alternatives to the 3rd Don Crossing is at a lower-tier local transport strategy level. The SEA of the existing adopted Local Transport Strategy has already considered alternatives to this project through its STAG appraisal in detail. The Local Development Plan simply reflects the strategy and policy T1 is the relevant policy. For the assessment to be consistent with SEA Directive and 2005 Act, we do not intend to duplicate the process. This is also supported by PAN 1/2010 6.1, which states "Scoping specific issues out on the grounds that they have been adequately covered in the SEA	No change.

			of another Plan at the same level or in a higher-tier plan or policy document."	
Tillydrone CC/Riverbank Parent Council/Don Crossing Communities Alliance	Assessments	The assessment of the 3rd Don Crossing should recognise negative impacts on population, health and material assets that would arise in Tillydrone, which is a community of deprivation and regeneration.	An Environmental Statement was prepared in support of the planning application for the Third Don Crossing. The Environmental Statement highlights that the proposed bridge, associated new road and road widening would only have a significant impact on a relatively small number of local residents and the environment within the local area, including a listed structure and a large number of trees. The Environmental Statement also looks at the impacts on a wider scale, and confirms that issues such as air quality, noise and vibration have an overall neutral impact, and air quality will improve for some residents in the King Street area. As such we do not consider there to be any issue for public health	No change
Tillydrone CC/Riverbank Parent Council/Don Crossing Communities Alliance	Assessments	Overall air quality should be negative, more roads more cars	An Environmental Statement was prepared in support of the planning application for the Third Don Crossing. The Environmental Statement highlights that the proposed bridge, associated new road and road widening would only have a significant impact on a relatively small number of local residents and the environment within the local area, including a listed structure and a large number of trees. The Environmental Statement also looks at the	No change

			<p>impacts on a wider scale, and confirms that issues such as air quality, noise and vibration have an overall neutral impact, and air quality will improve for some residents in the King Street area. As such we do not consider there to be any issue for public health</p>	
<p>Tillydrone CC/Riverbank Parent Council/Don Crossing Communities Alliance</p>	<p>Assessments</p>	<p>T1 will not have a positive effect, and the assessment of all projects can not be undertaken as one.</p>	<p>The assessment of this policy does not indicate a positive impact, and there are negative impacts on water, soil, biodiversity, climate and landscape identified. There will be a requirement for mitigation for the negative impacts.</p>	<p>No change.</p>
<p>Tillydrone CC/Riverbank Parent Council/Don Crossing Communities Alliance</p>	<p>Assessments</p>	<p>The Third Don Crossing and Haudagain Roundabout need to be reconsidered following recent traffic data.</p>	<p>It is considered that any minimal levelling of traffic volumes has resulted as a consequence of the economic downturn and it is anticipated that congestion will begin to grow again as the economy recovers. There is already evidence that this is beginning to occur. Additionally, the Aberdeen City and Shire Structure Plan promotes the provision of a substantial volume of new homes and businesses within the north east. Transport infrastructure is required to support this proposed development and it is widely acknowledged that our existing infrastructure cannot cope with current traffic volumes let alone support any growth.</p> <p>The Cumulative Transport Appraisal, published by Nestrans, takes account of</p>	<p>No change.</p>

			infrastructure schemes which will provide significant congestion relief over the coming years, such as the AWPR and improvements to Haudagain roundabout. The report also recognises that additional interventions will be required to support the full level of development allocated in the Aberdeen City & Shire Structure Plan. In view of this there will be positive impacts on some objectives, and mitigation for any negative impacts.	
SEPA	Assessments	We would suggest that the Infrastructure and Developer Contributions Policy I1 will help deliver high quality drainage infrastructure and as a result may have positive effects on the water receptor.	Accepted.	Appendix 7.h: Assessment of Policies and Supplementary Guidance
SEPA	Assessments	We would suggest that Policy NE5 may have slightly positive effects on air quality, but that it would not result in significant effect.	Noted.	No change.
SEPA	Assessments	Agree with assessments, but some minor comments on assessment of supplementary guidance.	Make minor changes to assessment of Supplementary Guidance.	Appendix 7.h: Assessment of Policies and Supplementary Guidance
SEPA	Assessments	You have not consistently scored those sites at significant risk of flooding as significantly negative. We agree that OP135 Woodside should be scored as significantly negative; others we have identified include, as examples, OP2, OP43 and OP51.	OP135 Woodside: flood risk is identified in assessment and the assessment identifies a significant and long term negative impact on water and climate.	No change.
			OP2 Murcar: Potential significant impact on climate as a result of flooding has been identified, and acknowledged that site is a flood risk category B.	No change.
			OP43 Maidencraig: Potential significant impact on climate as	No change.

			a result of flooding has been identified, and acknowledged that site is a flood risk category B.	
			OP51: Reference should be made to flood risk and assessment updated, potential significant impact on climate.	Appendix 7.d: Assessment of Preferred Sites
SEPA	Mitigation	Further mitigation required in relation to flooding. Our response to the plan makes clear the mitigation we think is required.	The amendments to the plan suggested by SEPA to mitigate the flood risk have been accepted and the plan will include these.	Broad Mitigation Measures
SEPA	Assessments	The allocation assessment still does not consider the effects from development connecting to public infrastructure which is at or near capacity.	Development would not go ahead until such time as new capacity is made available. Therefore we do not feel that there would be an impact on receptors as a result of existing infrastructure being at capacity. This is something that has been considered in our overall site evaluation process in the interests of making the most efficient use of existing infrastructure.	No change.
SEPA	Assessments	We previously suggest that we would expect the assessment of human health to take into consideration the existing poor air quality in the centre of the City and the effect of new development on emissions from transportation. It is not clear that this has been considered.	Specific reference to impacts on air quality have been identified under the Air receptor, and where it is identified that these could have implications for human health these are identified. This will be acknowledged in the general assessment for development on greenfield and brownfield sites that the impact on air quality may impact on human health within these areas. Acknowledge in the general assessment for development on greenfield and	Appendix 7.c: Assessment of Brownfield Sites Appendix 7.d: Assessment of Preferred Sites

			brownfield sites that the impact on air quality may impact on human health within these areas.	
SEPA	Monitoring	Further arrangements required for the monitoring of flooding	Consult with SEPA on suitable monitoring arrangements for flooding. There is a final opportunity through post adoption to comment on the monitoring framework.	Consult with SEPA on Monitoring arrangements during post-adoption.
Nigg CC	Assessments	No consideration of alternatives for the Community Stadium.	SEA is concerned primarily with strategic action such as plans, programmes and strategies, while EIA is concerned with development action - projects. Looking at alternatives to every site will be the work for EIAs. We took a programmatic approach to the assessment. A programme is a cluster of individual projects grouped together in a location. We have considered how the stadium proposal forms part of the cluster of projects/allocations in that part of the City. The development of the stand alone community stadium site at Aberdeen Beach compared to Loirston Loch site as an alternative had already been subject to a feasibility study after which Loirston Loch site was preferred. Thus the preferred option for the stadium at Loirston is part of a larger development (OP77); and the Environmental Assessment considered how this particular site fits within the programme of sites as a whole. The development of the stand	Appendix 7.f: Assessment of Alternative Sites

			<p>alone community stadium site at Aberdeen Beach and Loirston Loch were assessed as alternatives in a previous feasibility study, and a summary of the Environmental Assessment for the stadium at Aberdeen Beach and a stand alone stadium development at Loirston Loch is presented below for information. The preferred option is for a stadium at Loirston as part of a larger development (OP77), it is important that the Environmental Report for the Aberdeen Local Development Plan – Proposed Plan considered how a particular site fits within the programme of sites as a whole.</p>	
Abdul Latif 1578	Assessments	<p>Site OP107 King Street/Beach Esplanade is shown at page 83 of the SEA report (Appendix 8e).</p> <p>The report states that the development will have a 'negative impact on air, water, soil and climatic factors due to the size of the proposed development onsite'.</p> <p>We would like to make the following comments in relation to this statement:-</p> <p>a) The area is well served by local public transport, this will reduce any negative impact</p> <p>b) This is a former landfill site. Any land contamination will be remedied as a result of the development and hence this will have a positive impact on air, water and soil</p> <p>c) The design of the building will be as green as reasonably possible. We will make sure the building needs less heat and electricity and will not use too much water</p> <p>d) Trees have recently been planted around the perimeter of the</p>	<p>Accept, amendments to the conclusion of the assessment of OP107 is amended.</p>	<p>Appendix 7.e: Other Opportunity Sites Identified</p>

		site by ACC, this will also reduce any negative impact		
Abdul Latif 1578	Assessments	At page 95 of the report reference is made to Map 11 which is shown on page 187. Two projects are referred to as being shown on this map. The Mosque is also shown on the map and should therefore also be referred to otherwise there is inconsistency. There is also an error in the name of the map in that it shows the North Beach Area rather than the South Beach Area as stated in the map's title.	Accepted, the reference at page 95 amended to reflect comments.	Map 10 Aberdeen Beach Masterplan

7 Environmental Report Appendices

Appendix 7.a: Assessment of Strategic Options

SEA Topics											Comment
Phasing options	Air	Water	Soil	Biodiversity	Climatic factors	Cultural Heritage	Landscape	Material Asset	Population	Human health	
Preferred Option	±	±	-/0	±	+/-	0/-	-	++	++	++	<p>Significant Impact on air and water quality arising from developments.</p> <p>Mixed impact on climatic factors as development has the potential to increase green house gas emission through increased housing and business provision and an increased demand for transport. However, new developments will be more efficient than existing buildings.</p> <p>There would be significant positive impacts on Material assets, Population and Human Health.</p> <p>There may be negative impacts on water from developments connecting to water and waste water infrastructure that is at or near capacity.</p>
Alternative 1 (Higher programming in early phases)	±	±	-/0	±	+/-	0/-	-	++	++	++	<p>Significant impact on local air quality are expected arising from increased levels of congestion</p> <p>Mixed impact on climatic factors as development has the potential to increase green house gas emission through increased housing and business provision and an increased demand for transport. However, new developments will be more efficient than existing buildings.</p> <p>There would be significant positive impacts on Material assets, Population and Human Health. There may be negative impacts on water from developments connecting to water and waste water infrastructure that is at or near capacity.</p>
Alternative 2 (Higher programming in later phases)	±	±	-/0	±	+/-	0/-	-	++	++	++	<p>Significant impact on local air quality are expected arising from increased levels of congestion</p> <p>Mixed impact on climatic factors as development has the potential to increase green house gas emission through increased housing and business provision and an increased demand for transport. However, new developments will be more efficient than existing buildings.</p> <p>There would be significant positive impacts on Material assets, Population and Human Health.</p> <p>There may be negative impacts on water from developments connecting to water and waste water infrastructure that is at or near capacity.</p>
Key	+ positive, - negative, 0 = neutral =? = uncertain										

Appendix 7.b: Cumulative Assessment of Developments

SEA Topics Development Option											Comment
	Air	Water	Soil	Biodiversity	Climatic factors	Cultural Heritage	Landscape	Material Asset	Population	Human health	
A1 Preferred Including: OP25, OP2	-	-	0	-	-	-	-	++	++	0	This option incorporates 3 housing sites at Dubford and around 20 hectares of employment land at the southern section of Murcar, just to the north of the existing employment allocation at Berryhill and Cloverhill. These Greenfield sites are close to the existing urban area and would fit within the landscape and be more accessible in transport terms than the alternatives. The scale of development would place significant demands on water supplies, would change the rural scene, and introduce new built elements into a fairly prominent site on the edge of the city. Existing habitats (especially hedgerows) would be affected by the development. The peripheral location and the scale of development would generate significantly more CO2 and Methane. On the plus side, development would enable the remediation of contaminated land, contribute fixed assets (such as affordable housing) to the city, as well as new services and facilities and open space.
A2 Alternative Alternatives listed in Appendix 7.f	-	-	+	-	-	-	-	++	++	0	The alternatives in this area include large development proposals to the east and west of the A90. These proposals would have a more significant impact on the landscape setting of Aberdeen and significant impacts on the transport network. Compared to option A1 this option, A2, has a more significant impact on biodiversity and climate change due to the distance from Aberdeen and the increased land take. Hence the preference of A1 over A2.
B1 Preferred Including: OP10, OP12	-	-	0	-	-	-/0	-	++	++	0	The preferred option for development in this area is Whitestripes, as it could deliver a sustainable mixed-use community. This option includes East Woodcroft north, which is currently allocated in the local plan. Whitestripes is a large development and will have significant impacts on the landscape and infrastructure, but given the scale of development new services and improvements to infrastructure would be delivered. Development could impact on a district wildlife site, but this could be avoided through masterplanning for the site. There would be substantial benefits in terms of providing fixed assets, including housing, business and community uses and there could be a positive knock on effect for the local economy.
B2 Alternative Alternatives listed in Appendix 7.f	-	-	0	-	-	-	-	++	++	0	The alternative options include options at Causewayend and Perwinnies, which would have significant impacts on the surrounding landscape, and Scotstown Road, Middleton Park, and Balgownie Playing fields, which would result in the loss of valued urban green space, playing fields and biodiversity. Compared to option B1 this option B2 has a more significant impact on biodiversity and climate change due to the distance from Aberdeen and the loss of a district wildlife site. Hence the preference of B1 over B2.
C1 Preferred Including: OP24, OP26, OP30, OP27, OP31, OP28, OP45	0	-	0	-	-	-	-	++	++	0	The preferred option includes development at: Stoneywood, close to the existing urban area; Craibstone, the eastern part of Rowett south and part of Greenferns Landward. These options together will provide a good mix of housing and employment in close proximity, and will help to deliver key infrastructure improvements along the A96 corridor.
C2 Alternative Alternatives listed in Appendix 7.f	0	-	0	-	-	-	-	+	+	0	The alternative sites stretch out further from the existing urban area, and are not located within walking or cycling distance of any existing services. Compared to option C1 this option, C2, has a more significant impact on biodiversity and climate change due to the loss of woodland and the distance from services. There are also a number of technical constraints on development further west with the proposed AWPR route and major oil and gas pipelines. Hence the preference of C1 over C2.

SEA Topics Development Option											Comment
	Air	Water	Soil	Biodiversity	Climatic factors	Cultural Heritage	Landscape	Material Asset	Population	Human health	
D Alternative Alternatives listed in Appendix 7.f	0	-	-	-	-	0	-	++	++	0	Area D is an alternative location for growth. This option has not been preferred these sites are divorced from the existing urban area, and providing attractive linkages, encouraging walking, cycling and public transport, to Aberdeen would be difficult. There are significant impacts on climate landscape and biodiversity, hence why the area has not been preferred.
E1 Preferred Including: OP42, OP43, OP44, OP40	-	-	0	-	-	-	-	++	++	0	The preferred option includes those sites already in the Local Plan allocated for strategic housing land reserve at Kingswells South, Maidencraig SE and Greenferns, the preferred option also includes employment land to the west of Kingswells and part of Maidencraig NE. This option will increase the mix of uses in Kingswells, avoid natural heritage designations and fit within the landscape.
E2 Alternative Alternatives listed in Appendix 7.f	-	-	-	-	-	-	-	+/-	++	0	The alternative options would include further development at Maidencraig, north west Kingswells, and development of Greenferns Landward. Compared to option E1 this option, E2, has a more significant impact on landscape due to the prominence of many of the sites, and there are also a number of technical constraints on development further west with the proposed AWPR route. Hence the preference of E1 over E2.
F1 Preferred Including: OP58	0	-	0	-	-	0	0	++	++	0	The preferred option is for a new settlement at Countesswells. This could provide a self sustaining community with a good mix of housing, employment and community facilities. This site is not well connected to existing services and there would be significant impacts on climate and other infrastructure, but development is of a scale to provide improved links and public transport.
F2 Alternative Alternatives listed in Appendix 7.f	-	-	-	-	-	0	-	+	+	0	There are a number of smaller sites in the area that are alternatives to development. Compared to option F1 this option, F2, has a more significant impact on landscape due to the prominence of the sites. This option cannot deliver the same positive benefits for population and material assets and new services and facilities cannot be provided in an easily accessible location. Hence the preference of F1 over F2.
G1 Preferred Including: OP62, OP61, OP60, OP59, OP64, OP51, OP65	0	-	0	-	-	-	-	+	+	0	The preferred option for development in the Deeside area is to limit development to a few locations given the significant transport and environmental constraints in the area. This option includes development in Oldfold (east of Miltimber), and small scale development to the west of Miltimber, in Peterculter and at north Garthdee Farm. The option also includes provision for expansion of development sites at north Friarsfield and Pitfodles. These sites have the lowest impact on the surrounding landscape, and, in the case of the larger proposals, would provide a mix of housing and employment, which is lacking in the Deeside area.
G2 Alternative Alternatives listed in Appendix 7.f	-	-	-	-	-	-	-	++	++	0	There are a large number of alternative sites in the Deeside area. Compared to option G1 this option, G2, has a more significant impact on air, water, soil, biodiversity and climate change cultural heritage and landscape. The impacts on the River Dee SAC and loss of woodland and areas of known habitats would be significant. Hence the preference of G1 over G2.
H1 Preferred Including: OP77, OP78, OP76, OP79	0	-	0	-	-	-	-	++	+	0	The preferred option for development includes a large mixed use development at Loirston, excluding the area designated as a District Wildlife Site and opportunities for employment land at Blackhills and Charlestown. There are potential impacts resulting from the development of these areas on biodiversity, given the proximity to Loirston Loch and Kincorth Hill, which are both District Wildlife sites.
H2 Alternative Alternatives listed in Appendix 7.f	0	-	0	-	-	-	-	++	++	-	The alternative for this area includes increased development at Loiston, development at Rigifa, and Peterseat. Compared to option H1 this option, H2, has a more significant impact on biodiversity, the landscape impact of development at Peterseat, and there are constraints to development due to blasting at Blackhills Quarry. Hence the preference of H1 over H2.

Development Option	SEA Topics										Comment
	Air	Water	Soil	Biodiversity	Climatic factors	Cultural Heritage	Landscape	Material Asset	Population	Human health	
City Area 1 Preferred	0	0	+	0	+	+/-	+/-	++	+	+	The preferred option would encourage, in principle, development on all brownfield sites in the existing urban area. Brownfield development will have positive affects on receptors such as potential to clear up contaminated sites and support regeneration, but may alter the appearance of townscapes, and impact on cultural heritage depending on design of development. In addition the current Aberdeen College building, the Bon Accord Masterplan, Aberdeen Beach South, Park House, Summerhill Academy buildings, and part of the copper beach public house are specific proposals in the City area that would be supported.
City Area 2 Alternatives	0	0	+	0	+	+/-	--	+	+	.	The alternative options include development at the Hillhead Centre, St Fitticks and Ramsay Gardens Garthdee. Compared to option City Area 1 this option, City Area 2, would result in the loss of open space, have significant impacts on the landscape, and would not have the same positive benefits that result from supporting brownfield development. Hence the preference of the City Area 1 over the City Area 2.
Key: + positive, - negative, 0 = neutral =? = uncertain											

Appendix 7.c: Assessment of Brownfield Sites

SEA Topics Sites										Comment	
	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population		Human health
Brownfield General Assessment	+/-	-	+/-	0	-	+/-	+/-	+	+	+	The size of the development is likely to increase traffic in a built up area and impact negatively on air quality and specifically on Air Quality Management Areas, but location of brownfield opportunities are close to existing services and facilities and promotes walking and cycling. Housing development in Air Quality Management Areas may have a negative impact on human health, this is identified within the individual assessments. Housing development is likely to have short-term adverse effects soil through soil erosion, desegregation, compaction and pollution during construction phases, but development will be required to remediate any contaminated land. Housing development could potentially have short-term negative impacts on water through a change in water table, stream flows, site water budgets, localised flooding, silt deposition and water-borne pollution. Inevitably, some localised impacts on watercourses would occur due to the development. This is a brownfield development and the impact on biodiversity will be neutral. The scale of development that could be accommodated on site could have a negative impact on climate due to increased use of resources and increased emissions. The scale of development will provide housing and support the population and will have positive affects on population and material assets. Housing development is likely to have long-term positive affects on human health. Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no access to housing now gaining access to housing. Since new homes are more energy efficient than the existing stock; they reduce running costs and assist in decreasing fuel poverty. While development of brownfield site has a scope for enhancement of landscapes, development may also restrict some views. These effects may weaken the sense of place, the identity of existing settlements and landscape character in places. Depending on implementation strategies, housing development proposed on these brownfield sites could positively or adversely affect the built features, their context, pattern of past historic use, and associations of the historic environment. The planning and design of developments, which conforms, substantially to the City's existing design, layout, material and quality is likely to have long-term positive affects. But new developments that deviate from existing designs could adversely affect the setting of historic settlements in the long-term. New housing provides the scope for creation of fixed assets, the use of natural and material assets, promoting waste minimisation, recycling and composting.
1 Western Road	+/-	-	+/-	-/+	-	+/-	+/-	+	+	+	As per brownfield general assessment. The Inverness/Kittybrewster Railway line is a District Wildlife Site, and if not designed sympathetically could have a negative impact on biodiversity; however a sympathetic development could have positive affects.
40. 140 Causewayend	+/-	-	+/-	0	-	+/-	+/-	+	+	+	As per brownfield general assessment.
393-396 Great Western Road	+/-	-	+/-	0	-	+/-	+/-	+	+	+	As per brownfield general assessment. This site is within a conservation area and without careful consideration could impact negatively on cultural heritage.
41 Nelson Street	+/-	-	+/-	-/+	-	+/-	+/-	+	+	+	As per brownfield general assessment. The Inverness/Kittybrewster Railway line is a District Wildlife Site, and if not designed sympathetically could have a negative impact on biodiversity; however a sympathetic development could have positive affects.

SEA Topics Sites	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
82-88 Middlefield Place	+/-	-	+/-	0	-	+/-	+/-	+	+	+	As per brownfield general assessment.
86-92 Auchmill Road	+/-	-	+/-	0	-	+/-	+/-	+	+	+	As per brownfield general assessment.
9-13 Broomhill Road	+/-	-	+/-	0	-	+/-	+/-	+	+	+	As per brownfield general assessment.
1-7 Crombie Road	+/-	-	+/-	0	-	+/-	+/-	+	+	+	As per brownfield general assessment. Potential contamination from various previous uses and development may have positive affects on soil quality. Development is close to areas at risk from flooding and may have a significant impact on climate.
9 Duff Street	+/-	-	+/-	-/+	-	+/-	+/-	+	+	+	As per brownfield general assessment. The Inverness/Kittybrewster Railway line is a District Wildlife Site, and if not designed sympathetically could have a negative impact on biodiversity; however a sympathetic development could have positive affects.
35 Froghall Road	+/-	-	+/-	0	-	+/-	+/-	+	+	+	As per brownfield general assessment. Close to Old Aberdeen Conservation Area and development has the potential to enhance cultural heritage if sensitively designed if not impact will be negative.
45-47 Holland Street	+/-	-	+/-	-/+	-	+/-	+/-	+	+	+	As per brownfield general assessment. The Inverness/ Kittybrewster Railway line is a District Wildlife Site, and if not designed sympathetically could have a negative impact on biodiversity; however a sympathetic development could have positive affects. The area is also at risk from flooding and development may impact negatively on climate.
96-126 John Street	+/-	-	+/-	-/+	-	++/--	+/-	+	+	+	As per brownfield general assessment. The Inverness/ Kittybrewster Railway line is a District Wildlife Site, and if not designed sympathetically could have a negative impact on biodiversity; however a sympathetic development could have positive affects. Development may have significant impacts on cultural heritage as the site is close to the Union Street Conservation Area and Wolmanhill category A listed building.
11 Jopps Lane	+/-	-	+/-	0	-	+/-	+/-	+	+	+	As per brownfield general assessment.
366 King Street	+/-	-	+/-	0	-	+/-	+/-	+	+	+	As per brownfield general assessment.
24 Market Street	+/-	-	+/-	0	-	++/--	+/-	+	+	+	As per brownfield general assessment. Site is within the Union Street Conservation area and development may have a significant impact on cultural heritage.
41 Nelson Street	+/-	-	+/-	-/+	-	+/-	+/-	+	+	+	As per brownfield general assessment. The Inverness/Kittybrewster Railway line is a District Wildlife Site, and if not designed sympathetically could have a negative impact on biodiversity; however a sympathetic development could have positive affects.
54 Park Road	+/-	-	+/-	0	-	+/-	+/-	+	+	+	As per brownfield general assessment.

SEA Topics Sites	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
21 Polmuir Road	+/-	-	+/-	0	-	++/--	+/-	+	+	+	As per brownfield general assessment. Site is within the Ferryhill conservation area and next to listed buildings and development may have a significant impact on cultural heritage.
1 and 2 Springbank Terrace	+/-	-	+/-	0	-	++/--	+/-	+	+	+	As per brownfield general assessment. Development site includes a category B listed building and is within Bon-Accord Crescent/Crown St. Conservation Area and development may have a significant impact on cultural heritage.
343 Union Street	+/-	-	+/-	0	-	++/--	+/-	+	+	+	As per brownfield general assessment. As per brownfield general assessment. Development site includes a category C listed building and is within Union Street Conservation Area and development may have a significant impact on cultural heritage.
Abbey Road Torry	+/-	-	+/-	0	-	+/-	+/-	+	+	+	As per brownfield general assessment. In addition development is close to areas at risk from flooding and may be vulnerable to future changes in global climate.
Aberdeen College, Gallowgate	+/-	-	+/-	0	-	+/-	+/-	+	+	+	As per brownfield general assessment.
Aberdon House	+/-	-	+/-	0	-	+/-	+/-	+	+	+	As per brownfield general assessment.
Balgownie Centre	+/-	-	+/-	0	-	+/-	+/-	+	+	+	As per brownfield general assessment.
Balgownie Machine Centre	+/-	-	+/-	0	-	+/-	+/-	+	+	+	As per brownfield general assessment.
Balgownie Primary School	+/-	-	+/-	0	-	+/-	+/-	+	+	+	As per brownfield general assessment.
B&Q, Denmore Road	+/-	-	+/-	0	-	+/-	+/-	+	+	+	As per brownfield general assessment.
Bankhead Academy	+/-	-	+/-	0	-	+/-	+/-	+	+	+	As per brownfield general assessment.
Bimini, 69 Constitution Street	+/-	-	+/-	0	-	+/-	+/-	+	+	+	As per brownfield general assessment.
BP Dyce (Part)	+/-	-	+/-	0	-	+/-	+/-	+	+	+	As per brownfield general assessment.

SEA Topics Sites	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Braeside Infant School	+/-	-	+/-	0	-	+/-	+/-	+	+	+	As per brownfield general assessment. In addition redevelopment in Tillydrone will support regeneration in the area having positive affects on population and material assets.
Broadford Works	+/-	-	+/-	0	-	++/--	+/-	+	+	+	As per brownfield general assessment. In addition redevelopment could also have significant negative impacts on cultural heritage if not sensitively designed, but sensitive development will enhance cultural heritage.
Burnside Centre, Mastrick Drive/ 2 Croft Road	+/-	-	+/-	0	-	+/-	+/-	+	+	+	As per brownfield general assessment.
Byron Park Nursery	+/-	-	+/-	0	-	+/-	+/-	+	+	+	As per brownfield general assessment.
Castlegate Regeneration Area	+/-	-	+/-	0	-	++/--	+/-	+	+	+	As per brownfield general assessment. In addition the restoration of these listed buildings have the potential to bring the upper and basement levels of the buildings back into use and enhance heritage in the conservation area. Redevelopment could also have significant negative impacts on cultural heritage if not sensitively designed.
Cattofield Reservoir	+/-	-	+/-	0	-	+/-	+/-	+	+	+	As per brownfield general assessment.
Causewayend Primary School	+/-	-	+/-	0	-	++/--	+/-	+	+	+	As per brownfield general assessment. Causewayend Primary School is a category C listed building and unsympathetic development has the potential to have significant negative impacts, but sympathetic development could have positive benefits.
Citadel	+/-	-	+/-	0	-	+/-	+/-	+	+	+	As per brownfield general assessment. Redevelopment of the Citadel, a listed building, will have mixed impacts depending on the quality of design.
Copper Beech, Auchinyell	+/-	-	+/-	-	-	+/-	+/-	+	+	+	As per brownfield general assessment. Deeside Old Railway is a District Wildlife Site, and if not designed sympathetically could have a negative impact on biodiversity; however a sympathetic development could have positive affects. Development would also result in the loss of trees and may have significant impacts on biodiversity and landscape.
Cornhill Hospital	+/-	-	+/-	0	-	+/-	+/-	+	+	+	As per brownfield general assessment. In addition development is within a conservation area and could have a negative impact if development is not responsive to surrounding environment.
Cotton Street	+/-	-	+/-	0	-	+/-	+/-	+	+	+	As per brownfield general assessment.
Craighill Primary School	+/-	-	+/-	-	-	+/-	+/-	+	+	+	As per brownfield general assessment. Site is close to the River Dee SAC and development has the potential to impact negatively on biodiversity, but given the scale and the fact that it is a brownfield development impact is unlikely to be significant.

SEA Topics Sites	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Croft House	+/-	-	+/-	0	-	+/-	+/-	+	+	+	As per brownfield general assessment.
Crown House	+/-	-	+/-	0	-	++/--	+/-	+	+	+	As per brownfield general assessment. Part of the Bon-Accord Crescent/Crown St. conservation area. Britannic House is a category B listed building, and an unsympathetic development has the potential to have a significant impact on cultural heritage, but sympathetic development could have positive benefits.
Culter Tip	+/-	-	+/-	+/-	+/-	+/-	+/-	+	+	+	As per brownfield general assessment. In addition, if development on this site is built sensitively then it will improve biodiversity. The restoration of the tip will also help improve climatic factors.
Cults Pumping Station	+/-	-	+/-	-	-	+/-	+/-	+	+	+	As per brownfield general assessment. Cults burn runs to the west of the site and development on this site would be at risk from flooding and would have negative impacts on climate. Also, the Cults burn is a tributary of the River Dee and development may impact negatively on the SAC and biodiversity.
Dancing Cairns, Auchmill Road	+/-	-	+/-	0	-	+/-	+/-	+	+	+	As per brownfield general assessment.
Denburn and Womanhill	+/-	-	+/-	0	-	++/--	+/-	+	+	+	As per brownfield general assessment. In addition a significant area of flooding in southern portion of site shown on flood map, and site is vulnerable to the effects of climate change. The restoration of this grade A listed building has the potential to bring this building back into use and enhance heritage in the conservation area. Redevelopment could also have significant negative impacts on cultural heritage if not sensitively designed. Therefore, significant mixed positive/negative impact has been identified.
Donside Paper Mill	+/-	-	+/-	-	-	+/-	+/-	+	+	+	As per brownfield general assessment. In addition the site is close to the River Don and there will be potential impacts on water quality and the site will be vulnerable to future global climate changes. There may also be habitats associated with the River Don that could be affected by development in this location.
Double 2 Bar, 22 Balnagask Road	+/-	-	+/-	0	-	+/-	+/-	+	+	+	As per brownfield general assessment.
Dunbar Halls	+/-	-	+/-	-	-	+/-	+/-	+	+	+	As per brownfield general assessment. In addition development is adjacent to the River Don and development could have a negative impact on water quality. There could be negative impacts on the River Don and ancient woodland resulting from development. Negative impact on Climate as Close to functional flood plan and development is vulnerable to global climate changes. Development is within a conservation area and care will need to be taken to ensure that there is no negative impact on the surrounding environment.
Elmbank Terrace	+/-	-	+/-	0	-	+/-	+/-	+	+	+	As per brownfield general assessment.
Ex-sports Club Dyce	+/-	-	+/-	-	-	+/-	+/-	+	+	+	As per brownfield general assessment. In addition development is within close proximity to the Green Burn and River Don flood plains and includes an area of ancient woodland, and development may impact negatively on these natural features and habitats associated with them. Negative impact on Climate as Close to functional flood plan and development is vulnerable to global climate changes.

SEA Topics										Comment	
Sites	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	
Former Amadeus and Riva Bingo Hall, Queens Link	+/-	-	+/-	0	-	+/-	+/-	+	+	+	As per brownfield general assessment.
Former Carden School	+/-	-	+/-	0	-	+/-	+/-	+	+	+	As per brownfield general assessment.
Former Crockers Roses Site Lang Stracht	+/-	-	+/-	0	-	+/-	+/-	+	+	+	As per brownfield general assessment.
Former Summerhill Academy	+/-	-	+/-	0	-	+/-	+/-	+	+	+	As per brownfield general assessment.
Frederick Street East North Street	+/-	-	+/-	0	-	+/-	+/-	+	+	+	As per brownfield general assessment.
Froghall Terrace	+/-	-	+/-	0	-	+/-	+/-	+	+	+	As per brownfield general assessment.
Greenfern Infant School	+/-	-	+/-	0	-	+/-	+/-	+	+	+	As per brownfield general assessment.
Grove Nursery, Hazlehead	+/-	-	+/-	0	-	+/-	+/-	+	+	+	As per brownfield general assessment.
Hillhead Halls	+/-	-	+/-	0	-	+/-	+/-	+	+	+	As per brownfield general assessment. In addition development is adjacent to the River Don Part of the site is within an area at risk from flooding and the site will be vulnerable to future global climate changes, therefore mixed impact on Climate.
Hilton Nursery	+/-	-	+/-	0	-	+/-	+/-	+	+	+	As per brownfield general assessment.
Kennerty Mill	+/-	-	+/-	-	-	+/-	+/-	+	+	+	As per brownfield general assessment. In addition development is adjacent to the Culter Burn and close to the River Dee SAC and may impact negatively on water quality and biodiversity The site seems to be almost entirely within the indicative flood plain of the Culter Burn and may be vulnerable to future changes in climate. Development could potentially have a significant impact on cultural heritage; through the loss or redevelopment of a category B listed building.
Kittybrewster Depot	+/-	-	+/-	0	-	+/-	+/-	+	+	+	As per brownfield general assessment.
Land at	/	-	/	-	-	/	/	+	+	+	As per brownfield general assessment. In addition this site could potentially accommodate a large number of houses and or

SEA Topics	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Sites											
Bucksburn House											businesses, and the site is close to Bucksburn gorge and may impact negatively on water quality. Site adjacent to the Bucks Burn and lower areas may be at risk of flooding. Site slopes considerably though, so likely that the affected areas would be limited, there may be negative impacts on climate as a result of development. The surrounding area is a District Wildlife Site and is bounded by the Bucksburn Gorge, and development may impact negatively on habitats.
Linksfield Academy	+/-	'	+/-	0	'	+/-	+/-	+	+	+	As per brownfield general assessment.
Mains of Dyce	+/-	'	+/-	0	'	+/-	+/-	+	+	+	As per brownfield general assessment.
Marchburn Infant School	+/-	'	+/-	0	'	+/-	+/-	+	+	+	As per brownfield general assessment.
Mile End Primary School	+/-	'	+/-	0	'	+/-	+/-	+	+	+	As per brownfield general assessment. School is a category C listed building, and an unsympathetic development has the potential to have a significant impact on cultural heritage, but sympathetic development could have positive benefits.
Mugiemoss Mill	+/-	'	+/-	'	:-	+/-	+/-	+	+	+	As per brownfield general assessment. In addition the site is close to the River Don and there will be potential impacts on water quality and the site will be vulnerable to future global climate changes. There may also be habitats associated with the River Don that could be affected by development in this location.
Mugiemoss Road South Side	+/-	'	+/-	'	'	+/-	+/-	+	+	+	As per brownfield general assessment. In addition this site is very close to the Bucks Burn and area of land at risk from flooding and may be vulnerable to future changes in climate. Development may impact habitats related to the water course.
Nazeteth House	+/-	'	+/-	0	'	+/-	+/-	+	+	+	As per brownfield general assessment. In addition The restoration of this grade C(s) listed building has the potential to bring this building back into use and enhance heritage in the area. Redevelopment could also have significant negative impacts on cultural heritage if not sensitively designed.
Oakbank School	+/-	'	+/-	0	'	+/-	+/-	+	+	+	As per brownfield general assessment.
Farburn Terrace	+/-	'	+/-	0	:-	+/-	+/-	+	+	+	As per brownfield general assessment. In addition a watercourse passes through the site and there is a significant area of flooding shown on the flood map. Residential areas at risk of flooding downstream of site may be at greater risk; therefore development may have a significant negative impact on climate.
Park House	+/-	'	+/-	0	'	+/-	+/-	+	+	+	As per brownfield general assessment.
Pittodrie Park	+/-	'	+/-	0	'	+/-	+/-	+	+	+	As per brownfield general assessment. Large development in this prominent location is likely to impact significantly on the surrounding landscape.
Powis Lane	+/-	'	+/-	0	'	+/-	+/-	+	+	+	As per brownfield general assessment.

SEA Topics											Comment
Sites	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	
Raeden Nurseries, Mid Stocket Road	+/-	-	+/-	0	-	+/-	+/-	+	+	+	As per brownfield general assessment.
Rutherford Church, 120 Rosemount Place	+/-	-	+/-	0	-	+/-	+/-	+	+	+	As per brownfield general assessment.
Seaforth Road	+/-	-	+/-	0	-	+/-	+/-	+	+	+	As per brownfield general assessment.
Smithfield School	+/-	-	+/-	0	-	+/-	+/-	+	+	+	As per brownfield general assessment. In addition redevelopment in Tillydrone will support regeneration in the area having positive affects on population and material assets.
St Machar Primary School	+/-	-	+/-	0	-	+/-	+/-	+	+	+	As per brownfield general assessment. In addition redevelopment in Tillydrone will support regeneration in the area having positive affects on population and material assets.
St Nicholas House	+/-	-	+/-	0	++	++	++	+	+	+	As per brownfield general assessment. In addition redevelopment would have a significant positive impact on cultural heritage and landscape within the designated conservation area.
St Peter's Nursery	+/-	-	+/-	0	-	+/-	+/-	+	+	+	As per brownfield general assessment. In addition this site is within the Old Aberdeen conservation area and without careful consideration could impact negatively on cultural heritage.
Stockethill Church	+/-	-	+/-	0	-	+/-	+/-	+	+	+	As per brownfield general assessment.
Stoneywood Terrace	+/-	-	+/-	-	-	+/-	+/-	+	+	+	As per brownfield general assessment. However, this is a greenfield site in an area surrounded by trees and the river don has the potential to impact negatively on biodiversity in the area.
The Portals Bar, 17 Castle Street	+/-	-	+/-	0	-	+/-	+/-	+	+	+	As per brownfield general assessment.
Tillydrone Primary School	+/-	-	+/-	0	-	+/-	+/-	+	+	+	As per brownfield general assessment. In addition redevelopment in Tillydrone will support regeneration in the area having positive affects on population and material assets.
Timmer Market, East North Street	+/-	-	+/-	0	-	+/-	+/-	+	+	+	As per brownfield general assessment.
Tivoli Theatre, Guild Street	+/-	-	+/-	0	-	++/-	+/-	+	+	+	As per brownfield general assessment. In addition the restoration of this grade A listed building has the potential to bring this building back into use and enhance heritage in the conservation area. Redevelopment could also have significant negative impacts on cultural heritage if not sensitively designed.
Triple Kirks	/	-	/	0	-	/	/	+	+	+	As per brownfield general assessment. In addition the restoration of this grade A listed building has the potential to bring this

SEA Topics										Comment	
Sites	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	
											building back into use and enhance heritage in the conservation area. Redevelopment could also have significant negative impacts on cultural heritage if not sensitively designed.
Urquhart Road Works	+/-	'	+/-	0	'	+/-	+/-	+	+	+	As per brownfield general assessment.
Upper/ Basement Floors, 73-149 Union Street	+/-	'	+/-	0	'	++/-	+/-	+	+	+	As per brownfield general assessment. In addition the restoration of these listed buildings have the potential to bring the upper and basement levels of the buildings back into use and enhance heritage in the conservation area. Redevelopment could also have significant negative impacts on cultural heritage if not sensitively designed.
Victoria House	+/-	'	+/-	0	'	+/-	+/-	+	+	+	As per brownfield general assessment.
Victoria Road School	+/-	'	+/-	0	'	+/-	+/-	+	+	+	As per brownfield general assessment. In addition development is close to areas at risk from flooding and may be vulnerable to future changes in global climate.
VSA Gallowgate	+/-	'	+/-	0	'	++/-	+/-	+	+	+	As per brownfield general assessment. In addition this building is a category C listed building, and is situated next to St Margret of Scotland Episcopal Church, which is a category B listed building. Development has the potential to bring this building back into use with careful design.
The Waterfront, Torry	+/-	'	+/-	0	'	+/-	+/-	+	+	+	As per brownfield general assessment.
Water Lane Grannary	+/-	'	+/-	0	'	+/-	+/-	+	+	+	As per brownfield general assessment. In addition this site is in close proximity to the Harbour and the area of land at risk from flooding. This site will be vulnerable to future global changes in climate.
Woodend Hospital Annexe	+/-	'	+/-	0	'	+/-	+/-	+	+	+	As per brownfield general assessment.
Woodgrove Nursing Home	+/-	'	+/-	0	'	+/-	+/-	+	+	+	As per brownfield general assessment.
Woodside Congregational Church	+/-	'	+/-	0	'	+/-	+/-	+	+	+	As per brownfield general assessment.
OP19 Haudagain Triangle	+/-	'	+/-	0	'	+/-	+/-	+	+	+	As per brownfield general assessment. In addition there are possible cumulative issue in terms of the commercial/retail element attracting traffic to an Air Quality Management Area. On the other hand, improvements to the Haudigan should improve congestion at this roundabout. This development proposal forms part of a wider masterplan for the area, and could replace the housing on this site with more energy efficient modern dwellings. On the flip site the redevelopment would require the site to be demolished, which would create waste, therefore impact on climate is mixed. Development would assist in regeneration in this area and improve cultural heritage. This development will provide infrastructure improvements for the road network around Aberdeen and will have a positive impact on material assets. A masterplan would be required for this site, see the masterplan

SEA Topics Sites	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
											section of this table and the assessment of master plan policies in Appendix 7.g.
11/01 Copper Beach Site, Auchinyell (part of)	+/-	-	+/-	0	-	+/-	-	+	+	+	As per brownfield general assessment. In addition this site will have a negative impact is on landscape as the site proposed to remove a section of wooded urban green space that acts as a buffer between an urban area and an open green space.
Key: + positive, - negative, 0 = neutral =? = uncertain											

Appendix 7.d: Assessment of Preferred Sites

SEA Topics	Air	Water	Soil	Biodiversity	Climatic factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Sites											
General Greenfield Assessment	-	-	-	-	-	+/-	-	+	+	+	Large greenfield development is likely to increase traffic into the built up area and impact negatively on air quality and specifically on Air Quality Management Areas. Housing development in these areas may have a negative impact on human health, this is identified within the individual assessments. Housing development is likely to have short-term adverse effects soil through soil erosion, desegregation, compaction and pollution during construction phases. Housing development could potentially have short-term negative impacts on water through a change in water table, stream flows, site water budgets, localised flooding, silt deposition and water-borne pollution. Inevitably, some localised impacts on watercourses would occur due to the development. Greenfield development is likely to impact negatively on biodiversity through the loss of habitats, habitat fragmentation or disturbance to species that use the site as a habitat. The scale of development that could be accommodated on site could have a negative impact on climate due to increased use of resources and increased emissions. Positively for population, human health and material assets, large scale housing development is likely to have long-term positive affects. Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no access to housing now gaining access to housing. Since new homes are more energy efficient than the existing stock; they reduce running costs and assist in decreasing fuel poverty. Greenfield development is likely to have a negative impact on landscape. These effects may weaken the sense of place, the identity of existing settlements and landscape character in places. Depending on implementation strategies, housing development proposed on these greenfield sites could positively or adversely affect the built features, their context, pattern of past historic use, and associations of the historic environment, which encompasses built heritage features (ancient monuments, archaeological sites and landscapes, historic buildings, townscapes, parks, gardens and designed landscapes, as well as marine heritage) and the context or setting in which they sit, and the patterns of past use, in landscapes and within the soil, and also in our towns, villages and streets. The planning and design of developments, which conforms, substantially to the City's existing design, layout, material and quality is likely to have long-term positive affects. But new developments that deviate from existing designs could adversely affect the setting of historic settlements in the long-term. New housing provides the scope for creation of fixed assets, the use of natural and material assets, promoting waste minimisation, recycling and composting.
OP25 Dubford	-	-	+/-	-	-	+/-	-	+	+	+	As per general greenfield assessment, with the following exceptions. Development would enable the remediation of contaminated land and development will have a mixed impact on soil quality. Site is Flood risk category B, a water course is present on the site, potential negative impact on climate and water quality as a result of development. A masterplan would be required for this site, see the masterplan section of this table and the assessment of master plan policies in Appendix 7.g.
OP25 Dubford Brickworks, Bridge of Don	-	-	+/-	-	-	+/-	-	+	+	+	As per general greenfield assessment, with the following exceptions. Part of the site is at risk from flooding and there may be negative impacts on water quality as a result of development. The redevelopment of this site would result in the remediation of potentially contaminated land and would improve soil quality, therefore impact on soil is mixed. There is likely to be habitats and species associated with the Burn of Mundurno. However, much of this proposal includes redevelopment of a brownfield site, and it is not expected that there would be any significant adverse effect on habitats. Part of the site is at risk from flooding (category B) and would be vulnerable to future changes in climate. A masterplan would be required for this site, see the masterplan section of this table and the assessment of master plan policies in Appendix 7.g.

SEA Topics	Air	Water	Soil	Biodiversity	Climatic factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Sites											
OP25 Mundurno	-	-	-	-	--	+/-	-	+	+	+	As per general greenfield assessment, with the following exceptions. The site is at risk of flooding (category B) from adjacent rivers and development may have a negative impact on water and development will be vulnerable to future climate changes given its location, negative impact on climate. A masterplan would be required for this site, see the masterplan section of this table and the assessment of master plan policies in Appendix 7.g.
OP2 Murcar	-	-	-	+	--	+/-	-	++	+	0	As per general greenfield assessment, with the following exceptions. Employment Development would have a significant positive impact on material assets. Potential loss of land identified as Undeveloped Coastal Management Area as well as views to the coast – coastal strip is identified as a primary landscape in the Landscape Strategy would result in a negative impact on landscape. However, boundaries have been revised to minimise impact on the landscape. Possible impact on views from A90 but impact is minimised. No significant impact on human health as a result of employment development in this location. A water course is located to the north west of the site and the surrounding area is at risk from flooding (category B), potential negative impact on climate and water quality as a result of development.
OP10 East Woodcroft North	-	-	-	-	-	+/-	-	+	+	+	As per general greenfield assessment. A masterplan would be required for this site, see the masterplan section of this table and the assessment of master plan policies in Appendix 7.g.
OP12 Whitestripes / Grandhome	--	--	-	-	--	+/-	--	++	++	++	As per general greenfield assessment, with the following exceptions. Monument Wood is a District Wildlife Site within the site and there are other wildlife sites that border the site, therefore potential negative impact on biodiversity. These only make up a small area and can be avoided. Landscape impacts would be high if not sensitively treated as it is a highly visible site. Due to the scale of development impact on air, water material assets, population and human health are more significant. Site is Flood risk category C and D and there are potential negative impacts on climate and water quality as a result of development. Some historical features on-site and the may be a slight negative impact on cultural heritage. A masterplan would be required for this site, see the masterplan section of this table and the assessment of master plan policies in Appendix 7.g.
OP24 Stoneywood	-	--	-	-	--	-	0	+	+	+	As per general greenfield assessment, with the following exceptions. The River Don is in close proximity and development is likely to affect existing habitats and have a negative impact on biodiversity, site is flood risk category B and D and could be vulnerable to future climate changes. There are a number of historic features on this site and development may have a negative impact on these. If the trees and woodland are retained, it should be possible to accommodate development here without significantly affecting the landscape character of the area. A masterplan would be required for this site, see the masterplan section of this table and the assessment of master plan policies in Appendix 7.g.
OP26 Craibstone North and Walton Farm And OP29 Craibstone South	--	--	-	--	--	+/-	-	++	++	++	As per general greenfield assessment, with the following exceptions. This is a very large proposal that would have significant negative impacts on air, water, material assets, population and human health. Large greenfield site with existing habitats, development is likely to have a significant negative impact on biodiversity. There are watercourses running through the site, category B and D flood risk, and it could be vulnerable to future climate changes. A masterplan would be required for this site, see the masterplan section of this table and the assessment of master plan policies in Appendix 7.g.

SEA Topics	Air	Water	Soil	Biodiversity	Climatic factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Sites											
OP30 Rowett South	-	-	-	-	-	+/-	-	++	++	++	As per general greenfield assessment, with the following exceptions. Proposal could impact on biodiversity with potential impact on DWS's and other possible habitats, therefore potential negative impact on biodiversity. Development may impact negatively on the setting of Brimmond Hill and result in negative effects on landscape. This site is a flood risk category D site and it could be vulnerable to future climate changes. A masterplan would be required for this site, see the masterplan section of this table and the assessment of master plan policies in Appendix 7.g.
OP21 Land adjacent to Manor Walk	-	-	+/-	-	-	+/-	-	+	+	+	As per general greenfield assessment, with the following exceptions. Development would result in the loss of open space and there may be negative impacts on human health. Potential contamination on part of the site related to Gas manufacture & distribution therefore mixed impact on soil. A masterplan would be required for this site, see the masterplan section of this table and the assessment of master plan policies in Appendix 7.g.
OP135 Woodside	-	---	-	---	---	+/-	-	++	++	+	As per general greenfield assessment, with the following exceptions. The land to the north of the site is identified as being at risk of flooding on SEPA website. DWS runs along the southern boundary and River Don DWS situated 250m north of the site boundary at its closest point. River Don is also bound by areas of Ancient Woodland along the north and south banks of the river and development may have significant impacts on biodiversity. Proposal includes an allowance for a 50% affordable housing contribution and upgrading of pitches in the area which will have a positive affect on population and material assets.
OP31 Greenferns Landward	-	-	-	-	-	+/-	+/-	++	++	++	As per general greenfield assessment, with the following exceptions. This is a very large proposal that would have significant negative impacts on air, water, material assets, population and human health. Site is a flood risk category C site, and the Bucks Burn passes through the site. This is a largely natural watercourse in this locality which carries high flows, and is subject to bank erosion and minor flooding, development may have a significant impact on climate. Development may have a detrimental effect on local landscape particularly the landscape setting of Brimmond Hill. A masterplan would be required for this site, see the masterplan section of this table and the assessment of master plan policies in Appendix 7.g.
OP28 Rowett North	-	;	-	;	;	+/-	-	+	+	+	As per general greenfield assessment, with the following exceptions. The Green Burn runs through the site and development could have a negative impact on water quality. There are likely to be habitats and species associated with the Green Burn. In addition the applicant has indicated that there is a large list of moth species on-site and development could result in a negative impact on biodiversity. The site is a Flood Risk Category B and D and may have a negative impact on climate. There are also some buildings of architectural merit on-site and development may have a negative impact if not design sensitively. A masterplan would be required for this site, see the masterplan section of this table and the assessment of master plan policies in Appendix 7.g.
OP45 Greenferns	-	;	-	;	;	+/-	-	++	++	++	As per general greenfield assessment, with the following exceptions. Development could have a significant impact on a District Wildlife Site in close proximity. There is potential that the development will have cumulative effects and have changes to the primary landscape and potentially damage green linkages between Northfield and Kingswells. Site is a flood risk category C site, and the Bucks Burn passes through the site. This is a largely natural watercourse in this locality which carries high flows, and is subject to bank erosion and minor flooding, development may have a significant impact on climate. A masterplan would be required for this site, see the masterplan section of this table and the assessment of master plan policies in Appendix 7.g.
OP41 Kingswells C	-	-	-	-	;	+/-	-	+	+	+	As per general greenfield assessment with the following exceptions. Site is a flood risk category D and may have a negative impact on climate. A masterplan would be required for this site, see the masterplan section of this table and the assessment of master plan policies in Appendix 7.g.

SEA Topics	Air	Water	Soil	Biodiversity	Climatic factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Sites											
OP42 Wester Huxterstone	-	-	-	-	--	+/-	-	+	+	+	As per general greenfield assessment with the following exceptions. Site is a flood risk category D and may have a negative impact on climate. A masterplan would be required for this site, see the masterplan section of this table and the assessment of master plan policies in Appendix 7.g.
OP43 Maidensraig South East	-	-	-	--	--	+/-	--	+	+	+	As per general greenfield assessment with the following exceptions. Development would need to be handled sensitively to take into account the LNR and to mitigate local landscape impacts, but development may have significant impacts on landscape and biodiversity. The site is a Flood Risk Category B and D and may have a negative impact on climate. A masterplan would be required for this site, see the masterplan section of this table and the assessment of master plan policies in Appendix 7.g.
OP44 Maidensraig North East	-	-	-	-	-	+/-	--	+	+	+	As per general greenfield assessment with the following exceptions. Site is a flood risk category B and D site and may have a negative impact on climate. A masterplan would be required for this site, see the masterplan section of this table and the assessment of master plan policies in Appendix 7.g.
OP40 West Hatton, Kingswells	--	-	-	-	--	--	--	++	++	0	As per general greenfield assessment with the following exceptions. This site has been proposed for a large scale business park development would be likely to result in significant commuter traffic and impact on air and climate. However, it also has the potential to positively affect material assets. Historic Scotland have identified that there may be a significant negative impact on the setting of a scheduled consumption dyke resulting from development. There would be no significant impacts on human health as a result of this development. A masterplan would be required for this site, see the masterplan section of this table and the assessment of master plan policies in Appendix 7.g.
OP40 Home Farm	--	-	-	-	--	+/-	--	++	++	0	As per general greenfield assessment with the following exceptions. Development would form part of a larger employment development and would be likely to result in significant commuter traffic and impact on air and climate. However, it also has the potential to positively affect material assets. There would be no significant impacts on human health as a result of this development. Flood risk category D and blockages within a culverted section of the Den Burn (Aberdeen City Council: 4 th Biennial Flood Report (2003). A masterplan would be required for this site, see the masterplan section of this table and the assessment of master plan policies in Appendix 7.g.
OP40 Home Farm, Kingswells	--	-	-	-	--	+/-	--	++	++	0	As per general greenfield assessment with the following exceptions. Due to its significant size this large scale business park development would be likely to cause generate commuter traffic and have a significant impact on air quality. Business development has the potential to positively affect material assets. A masterplan would be required for this site, see the masterplan section of this table and the assessment of master plan policies in Appendix 7.g.
OP58 Countesswells	-	--	-	-	--	+/-	+/-	++	++	++	As per general greenfield assessment, with the following exceptions. This is a very large proposal that would have significant negative impacts on air, water, material assets, population and human health. Site is flood risk category D and development may have a negative impact on water and climate. A masterplan would be required for this site, see the masterplan section of this table and the assessment of master plan policies in Appendix 7.g.
OP58 Land to the West of Loanhead	-	--	-	-	--	+/-	+/-	++	++	++	As per general greenfield assessment, with the following exceptions. This is part of a very large proposal that would have significant negative impacts on air, water, material assets, population and human health. Site is flood risk category D and development may have a negative impact on water and climate. A masterplan would be required for this site, see the masterplan section of this table and the assessment of master plan policies in Appendix 7.g.
OP62 Oldfold Farm, Milltimber	-	-	-	--	--	+/-	-	+	+	+	As per general greenfield assessment, with the following exceptions. Site is flood risk category C and D and development may have a negative impact on water and may be vulnerable to future changes in climate. Site is within 2km of the River Dee SAC and may impact negatively on biodiversity. A masterplan would be required for this site, see the masterplan section of this table and the assessment of master plan policies in Appendix 7.g.

SEA Topics	Air	Water	Soil	Biodiversity	Climatic factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Sites											
OP61 Edgehill, Milltimber West	-	-	-	-	-	+/-	-	+	+	+	As per general greenfield assessment.
OP60 Culter House Road, Milltimber	-	-	-	-	-	+/-	-	+	+	+	As per general greenfield assessment.
OP134 Peterculter Burn	-	-	+/-	----	-	+/-	-	+	+	+	As per general greenfield assessment, with the following exceptions. There will be mixed impacts on soil as the site is currently mostly a browfield site which was previously a tip and therefore remedial works would improve the soil quality. As Development would be in on a District Wildlife site, close to the River Dee SAC and the site has TPOs and there is likely to be a significant negative impact on biodiversity. Development may have negative affects on the River Dee Special Area of Conservation and biodiversity. Development is adjacent to the Culter Burn and areas of the site are at risk from flooding and development may impact negatively on climate and water as a result of this.
OP59 Peterculter East	-	-	-	-	-	+/-	-	+	+	+	As per general greenfield assessment, with the following exceptions. Flood risk category C site, development may have negative impacts on water and be vulnerable to future changes in climate. Site is within 2km of the River Dee SAC and may impact negatively on biodiversity.
OP64 Craigton Road/Airyhall Road	-	-	-	-	-	+/-	-	+	+	+	As per general greenfield assessment, with the following exceptions. The site is a valuable habitat/corridor and recreational space, and also plays a role in separating the settlements of Cults and Braeside. The proposal puts these functions at risk.
OP51 Friarsfield, Cults	-	-	-	-	-	+/-	-	+	+	+	As per general greenfield assessment, with the following exceptions. There is a risk of development breaching the skyline and having a significant impact on landscape. Site is within 2km of the River Dee SAC and may impact negatively on biodiversity. A masterplan would be required for this site, see the masterplan section of this table and the assessment of master plan policies in Appendix 7.g. Potential flood risk associated with site.
OP65 North Garthdee Farm	-	-	-	-	-	+/-	-	+	+	+	As per general greenfield assessment. Site is within 2km of the River Dee SAC and may impact negatively on biodiversity. A masterplan would be required for this site, see the masterplan section of this table and the assessment of master plan policies in Appendix 7.g.
OP77(Including OP80) Loriston	-	-	-	-	-	+/-	-	++	++	++	As per general greenfield assessment, with the following exceptions. The preferred option would not include any development on the district wildlife site or the local nature reserve, but development may have significant impacts on biodiversity. This site is a flood risk category D site, and development would require careful surface water management. Site is within 2km of the River Dee SAC and may impact negatively on biodiversity. A masterplan would be required for this site, see the masterplan section of this table and the assessment of master plan policies in Appendix 7.g.
OP78 Charleston	-	-	-	-	-	+/-	-	++	++	0	As per general greenfield assessment with the following exceptions. This site has been proposed for a large scale business park development would be likely to result in significant commuter traffic and impact on air and climate. However, it also has the potential to positively affect material assets. There would be no significant impacts on human health as a result of this development. Development is on a flood risk category D site and could be vulnerable to future climate changes. A masterplan would be required for this site, see the masterplan section of this table and the assessment of master plan policies in Appendix 7.g.

SEA Topics										Comment	
Sites	Air	Water	Soil	Biodiversity	Climatic factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	
OP76 Souter Head Road, Cove	--	-	-	-	--	+/-	0	++	++	0	As per general greenfield assessment with the following exceptions. This site has been proposed for a retail development and would be likely to result in significant commuter traffic and impact on air and climate. However, it also has the potential to positively affect material assets. Impact on landscape is expected to be neutral as development would form part of the existing built up area. There would be no significant impacts on human health as a result of this development. A masterplan would be required for this site, see the masterplan section of this table and the assessment of master plan policies in Appendix 7.g.
OP102 Energy Futures Centre, South Beach	-	-	-	-	-	+/-	--	++	+	-/+	As per general greenfield assessment, with the following exceptions. Proposal will however help the local economy diversify to renewable energy by offering both an office for sustainable energy ventures and a tourism destination to help learn about renewable energy. Development would result in the loss of open space, having a negative impact on human health.
OP132 Bon Accord Masterplan	0	0	0	0	0	+/-	0	++	0	+	Potential disturbance of listed buildings or the conservation area. However, the SPG regarding the Bon Accord Masterplan states that the development will highlight architecture in the area therefore improving the environment of the conservation area thus the listed buildings. The development will significantly help material assets and the economy of the area as it will help to push Aberdeen as a top retail destination in the UK, something that the structure plan aims to achieve. The improvement of the environment will help the safety of the area and will improve transport and community facilities for both locals and visitors. This will help to make Aberdeen a sought after tourist attraction increasing the number of visitors to the city and wider region.
OP46 East Arnhall Preferred	-	-	-	--	--	+/-	-	+	+	+/-	As per general greenfield assessment, with the following exceptions. Proposal for hotel and employment development in this location will increase commuter traffic and impact on air quality. The site is prominent and will have a significant impact on landscape. There is flooding associated with the Brodiach Burn, which is adjacent to the west edge of the site and may be vulnerable to future climate change. Potential negative impact on human health as a result of proximity to major gas pipeline.
C - 1/06 Brimmond Nursing Home Preferred part of OP30	-	-	-	-	-	+/-	-	++	++	+	As per general Greenfield assessment with the following exceptions. The provision of additional nursing care facilities will support population and material assets.
OP69 Expansion northwards of Aberdeen Gateway	-	-	-	-	-	+/-	-	++	++	++	As per general greenfield assessment with the following exceptions. This site has been proposed for a small extension to the business development at Aberdeen Gateway and would include provision of a full sized and half sized football pitches. Category D flood risk this site has a minor watercourse adjacent or running through maybe at medium to high risk of flooding. Development will have a slight negative impact on the site. This is mainly because the site is open farmland that is clearly visible, however it is not a "--" as there is already development in the area which is similar to what is proposed. This additional development is unlikely to have any significant impacts, but it does have the potential to positively affect material assets. There would be a positive impact on human health as a result of the football pitches.

Key: + positive, - negative, 0 = neutral =? = uncertain

Appendix 7.e: Other Opportunity Sites Identified

SEA Topics	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Policy Options											
OP14 Argyll Road, Aberdeen Airport	-	-	-	0	-	0	0	+	+	0	The development of this site will lead to negative impacts on air, water, soil and climatic factors due to the size of potential development on the site. There will be no effect on biodiversity, cultural heritage and landscape due to the land surrounding the site being developed. It will also have no impact on human health. The development of the site will have a positive affect on material assets and population as it will bring further commercial development to the city which will help provide more jobs in the city.
OP35 Auchmill Golf Course, Greenferns	-	-	-	-	-	0	-	+	+	-	This development will have a negative impact on air, water, soil, biodiversity, climatic factors, landscape and human health due to the size of the development and its location on a Greenfield site. It will have no impact on cultural heritage. The development will have a positive affect on material assets and population as it will provide housing that will attract people to the city.
OP72 Cove	-	-	-	-	-	0	-	+	+	-	The development of this site will lead to negative impacts in air, water, soil, biodiversity, climatic factors and human health due to the size of the proposed development and it's location on a Greenfield site. The site will have a significant impact on landscape due to the site being a residential expansion to the road. The development of this site will have positive affects on material assets and population with the creation of housing attracting people into the city.
OP98 Denburn Valley/ Belmont Street/ Union Terrace	-	-	-	-	-	-	-	++	++	+/-	The proposed development for this area would have a significant negative impact on air due to dust creation from development within the City Centre. It will also have negative impacts on water and climatic factors. There will be significant negative impacts on soil, biodiversity, cultural heritage and landscape due to the nature of development. The development will have a significant positive impact on material assets and population as development will attract people into the city. The development will have a positive impact on human health due to the public realm improvement but will also have a negative impact on this due to the loss of urban green space.
OP74 Den of Leggart	-	-	-	-	-	0	-	+	+	-	This development will have a negative impact on air, water, soil, biodiversity, climatic factors, landscape and human health due to the size of the development and its location on a Greenfield site. It will have no impact on cultural heritage. The development will have a positive affect on material assets and population as it will provide housing that will attract people to the city.
OP6 Dubford Community Facilities	-	-	-	-	-	0	-	+	+	-	This development will have a negative impact on air, water, soil, biodiversity, climatic factors, landscape and human health due to the size of the development and its location on a Greenfield site. It will have no impact on cultural heritage. The development will have a positive affect on material assets and population as it will provide housing that will attract people to the city.
OP50 Earlswells House	-	-	-	-	-	0	-	+	+	-	This development will have a negative impact on air, water, soil, biodiversity, climatic factors, landscape and human health due to the size of the development and its location on a Greenfield site. It will have no impact on cultural heritage. The development will have a positive affect on material assets and population as it will provide housing that will attract people to the city.
OP52 Hazledene	-	-	-	-	-	0	-	+	+	-	This development will have a negative impact on air, water, soil, biodiversity, climatic factors, landscape and human health due to the size of the development and its location on a Greenfield site. It will have no impact on cultural heritage. The development will have a positive affect on material assets and population as it will provide housing that will attract people to the city.

SEA Topics	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Policy Options											
OP1 Hill of Tramaud	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(0)	(0)	(+)	<p>The current use (short term) of this site has negative impacts on air, water, soil, biodiversity, cultural heritage and landscape due to the nature of the landfill. It also has a significant impact on climatic factors due to the methane produced. It has no effect on material assets and population but has a positive impact on human health as waste is being disposed off in a responsible and safe manner.</p> <p>When the site is reinstated to agricultural land/ woodland (long term) this will have a significant positive impact on soil, biodiversity, landscape and cultural heritage. There will be no impact on material assets and population. There will be a continued positive impact on human health. During restoration there will still be a significant negative impact on climatic factors. Air and water quality will also be improved.</p>
OP20 Hopecroft	-	-	-	-	-	-	-	+	+	-	This development will have a negative impact on air, water, soil, biodiversity, climatic factors, cultural heritage, landscape and human health due to the size and location of the proposed development on a Greenfield site. The development will have a positive impact on material assets and population.
OP11 Jesmond Drive, Bridge of Don	-	-	-	-	-	0	-	+	+	-	This development will have a negative impact on air, water, soil, biodiversity, climatic factors, landscape and human health due to the size of the development and its location on a Greenfield site. It will have no impact on cultural heritage. The development will have a positive affect on material assets and population as it will provide housing that will attract people to the city.
OP107 King Street/ Beach Esplanade (Mosque)	0	0	0	-	0	0	0	+	+	-/+	This development of a mosque on this site that is well served by public transport is unlikely to have significant impacts on air, water, soil and climatic factors due to the size of the proposed development on site. There may be a detrimental impact to the surrounding district wildlife sites due to construction on site. There will be no impact on cultural heritage and landscape due to the surrounding area being partially built up and the tree planting that has been undertaken by the Council. There will be a positive impact on material assets and population as this service will attract people to the city. There will be both positive and negative impacts on human health due to the loss of open space from the development of the site and the social inclusion from the development of a new place of worship.
OP13 Land at Grandhome	-	-	-	-	-	0	-	+	+	-	This development will have a negative impact on air, water, soil, biodiversity, climatic factors and human health due to the size of the development and its location on a Greenfield site. The development will have a significant impact on landscape if it is not designed sensitively. It will have no impact on cultural heritage. The development will have a positive affect on material assets and population as it will provide housing that will attract people to the city.
OP136 Loirsbank Road, Cults	-	-	-	-	-	-	-	+	+	-	This development will have a negative impact on air, water, soil, climatic factors, cultural heritage and human health due to the location of the proposed development on a Greenfield site. There will be a significant negative impact on biodiversity and landscape due to the site being located south of the North Deeside Line and near the River Dee SAC.
OP56 North Lasts Quarry	-	-	-	-	-	0	-	+	0	0	The current use on this site has negative impacts on water, soil, biodiversity and climatic factors due to the nature of the use. There are significant negative impacts on air due to dust creation and landscape. There is no effect on cultural heritage, population and human health. There are positive impacts on material assets due to the sustainable materials quarried.
OP71 Blackhills Quarry, Cove	-	-	-	-	-	0	-	+	0	0	The current use on this site has negative impacts on water, soil, biodiversity and climatic factors due to the nature of the use. There are significant negative impacts on air due to dust creation and landscape. This is an existing quarry and an extension south east is not considered to have any impact on human health. There are positive impacts on material assets due to the sustainable materials quarried. An extension of an existing quarry in this location is not considered to impact on any cultural heritage designations and impact would be neutral.

SEA Topics	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Policy Options											
OP57 Pinewood	-	-	-	-	-	0	-	+	+	-	The development of this site will have a negative impact on air, water, soil, biodiversity, climatic factors, landscape and human health due to the size of the development and it's location on a Greenfield site. There will be no effect on cultural heritage. There will be positive impacts on material assets and population.
OP68 Skene Road, Hazlehead	0	0	-	-	0	0	-	0	0	0	The proposed development of this site will have no effect on air, water, climatic factors, cultural heritage, material assets, population and human health. There will be negative impacts on soil, biodiversity and landscape due to the nature of the development.
OP75 Stationfields, Cove	-	-	-	-	-	-	-	+	+	-	This development will have a negative impact on air, water, soil, biodiversity, climatic factors, cultural heritage, landscape and human health due to the size of the proposed development on a Greenfield site. The development will have a positive impact on material assets and population as it will provide more housing and attract more people into the city.
Key: + positive, - negative, 0 = neutral =? = uncertain											

Appendix 7.f: Assessment of Alternative Sites

SEA Topics	Air	Water	Soil	Biodiversity	Climatic factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Sites											
General Alternative sites	--	:	:	:	:	+/-	--	++	++	++	The impacts of the alternatives are similar to those identified for the preferred greenfield sites. However, for one or a number of the following reasons: valuable habitats, significant impact on cultural heritage, unacceptable landscape impacts, sites at risk from flooding, and developments in less sustainable locations that will increase commuting and have more profound impacts on air quality and climatic factors, these sites have been identified as having a more significant adverse environmental impact. In the case of the sites identified in this table it may not be possible to amend the proposal to lessen the impact on the specific indicator. For each site the main reason differs, and these reasons have been detailed in the comments box.
A - 2/02 Mundurno	.	.	.	---	.	+/-	---	+	+	+	As per general greenfield assessment, with the following exceptions. This area plays an important role in the landscape setting of the city in preventing coalescence and development could have a significant impact. Existing habitats would be affected by the development.
A - 2/03 Mundurno	.	.	.	---	.	+/-	---	+	+	+	As per general greenfield assessment, with the following exceptions. This area plays an important role in the landscape setting of the city in preventing coalescence and development could have a significant impact. Existing habitats would be affected by the development.
A - 2/06 Land adjacent to the Old Ellon Road	---	.	.	.	---	+/-	.	++	++	0	As per general greenfield assessment with the following exceptions. This site has been proposed for employment or housing development and would be likely to result in significant commuter traffic and impact on air and climate given its remoteness from the existing urban area. However, it also has the potential to positively affect material assets. Development is on a flood risk category D site and could be vulnerable to future climate changes. There would be no significant impacts on human health as a result of this development.
A - 2/07 Triangular Field at Blackdog	--	+/-	---	++	++	0	As per general greenfield assessment with the following exceptions. With wide ranging views from the A90 and village of Blackdog there may be significant impacts on the landscape. Development would positively affect the economy of the area by potentially providing more jobs potentially help support existing services in the area and most likely potentially develop commercial and business land will promote the creation of commercial and industrial assets.
A - 2/14 Land at Mill of Mundurno	.	---	.	---	---	---	.	+	+	+	As per general greenfield assessment, with the following exceptions. There is the potential for any development on this site to have a negative affect on cultural heritage, due to the fact that the whole site is recorded under the Sites and Monuments Record as the "Mill of Mundurno Linear Crop marks". The northern and eastern boundaries of this site are considered as at risk of flooding from rivers, development on this site could significantly change this flood risk, and/or alter the flow of flood waters.
A - 2/04 Land East of Denmore Road	---	.	.	---	.	+/-	.	+/-	+	+	As per general greenfield assessment, with the following exceptions. Proposal is for retail development, which would increase commuter traffic and negatively impact air quality. Development would result in the loss of playing fields, which would impact negatively on material assets.
A - 2/20 Denmore Road	--	.	.	---	---	+/-	.	+	+	+/-	As per general greenfield assessment with the following exceptions. The burn originating at Corby loch runs along the west and south perimeters of the site and the site is at risk from flooding and would be vulnerable to climate change and would affect human health. Employment development would increase commuter traffic in the area and impact on air quality.
A - 2/15 Denmore Road, Bridge of Don	---	+/-	.	+/-	+	+/-	As per general greenfield assessment, with the following exceptions. Proposal is for retail development, which would increase commuter traffic and negatively impact air quality. Development would result in the loss of playing fields, which would impact negatively on material assets and human health.

SEA Topics	Air	Water	Soil	Biodiversity	Climatic factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Sites											
A - 2/18 Murcar	--	---	'	--	---	+/-	---	++	++	++	As per general greenfield assessment, with the following exceptions. Large scale development is likely to significantly impact on air, water, soil, climate, material assets, population and human health. Development would result in the potential loss of land identified as Undeveloped Coastal Management Area. Development would have a significant negative impact on the landscape: impacts on vantage points and views across sand dunes, which is a primary landscape as classified by the landscape strategy for Aberdeen. Areas of the site are at risk from flooding and site may be vulnerable to future climate changes.
B - 2/16 Land at Perwinnes	'	'	'	'	'	+/-	---	++	++	++	As per general greenfield assessment with the following exceptions. Large scale development is likely to significantly impact on air, water, soil, climate, material assets, population and human health. Prominent site whose development would erode the hilly green backdrop to Bridge of Don and which could add to the sense of urban sprawl.
B - 2/17 Causewayend, Bridge of Don	'	'	'	'	'	+/-	---	+	+	+	As per general greenfield assessment. It will severely impact on the surrounding landscape to the north and will be very prominent from Scotstown Road.
B - 2/10 Scotstown Road	'	'	'	---	'	+/-	---	+	+	+	As per general greenfield assessment with the following exceptions. There would be major negative impacts on biodiversity and landscape features due to the potential effects on a District Wildlife Site and woodland on the site.
B - 2/09 Middleton Park	'	'	'	'	'	+/-	'	+/-	+	+/-	As per general greenfield assessment. Development would result in an area of open space within an urban area without good access to open space, therefore significant impacts on human health and negative impacts on material assets.
B - 2/12 Glashieburn, Bridge of Don	'	'	'	---	---	+/-	--	+/-	+	+/-	As per general greenfield assessment with the following exceptions. Significant negative affect on the biodiversity, landscape and cultural heritage as development would result in the loss and disturbance of TPOs. A burn runs through the site and the site could be vulnerable to future climate changes. Development would also result in the loss of urban green space and impact negatively on material assets and human health.
B - 2/13 Balgownie	'	'	'	'	'	+/-	'	+/-	+	+/-	As per general greenfield assessment with the following exceptions. Development would also result in the loss of urban greenspace and impact negatively on material assets. It would also have a significant negative impact on human health as a result of the loss of a large area of open space within the urban area.
C - 1/17 Greenferns Landward	---	---	---	---	---	+/-	---	++	++	++	As per Greenfield assessment, with the following exceptions. This alternative proposal includes the whole area of land owned by the Council and includes Brimmond Hill. The scale of development is likely to result in significant impacts on air, water, soil, climate, material assets, population and human health. Development will have a significant impact on landscape and may lead to coalescence. The Bucks Burn District Wildlife Sites - Brimmond Hill, Gough Burn, Burnbrae Moss and Bucksburn Gorge all situated within or adjacent to the site, which are at risk from flooding and will negatively impact on climate and biodiversity. The site also lies adjacent to a number of small areas of Ancient and Semi-Natural Woodland.
C - 1/02 Upper Farburn	'	'	'	'	'	+/-	'	+	+	0	As per general greenfield assessment. This is a proposal for airport related uses and it would increase commuter traffic and would not have any significant impact on human health.
C - 1/09 Devil's Den, Woodside	'	---	'	---	---	+/-	'	+	+	+	As per general greenfield assessment, with the following exceptions. The land to the north of the site is identified as being at risk of flooding on SEPA website. DWS runs along the southern boundary and River Don DWS situated 250m north of the site boundary at its closest point. River Don is also bound by areas of Ancient Woodland along the north and south banks of the river and development may have significant impacts on biodiversity.

SEA Topics	Air	Water	Soil	Biodiversity	Climatic factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Sites											
C - 1/10 Bankhead Playing Fields	-	-	-	-	-	+/-	-	--/+	+	+/----	As per general greenfield assessment, with the following exceptions. Development would result in the loss of playing fields, in an urban area which would have a negative impact on material assets and have significant negative impacts on human health.
C - 1/18 West Woods, Craibstone	-	-	-	---	-	+/-	--	+	+	--/+	As per general greenfield assessment, with the following exceptions. This site has a large amount of woodland and with this it can be expected that there is a wide variety of habitats and species and this area of woodland is a significant landscape feature. This site has two major gas pipelines that run through the western portion of the site. The consultation zones take up the majority of the site and only leave a small area of the site that is free from constraints. Development on this site could negatively impact on human health.
C - 1/15 Land at Newton Farm	-	-	-	-	-	+/-	---	+	+	--/+	As per general greenfield assessment, with the following exceptions. This site has a major gas pipeline that runs through the western portion of the site. The consultation zones take up the majority of the site and only leave a small area of the site that is free from constraints. Development on this site could negatively impact on human health. The site would extend beyond the route of the AWPR and encroaches on Kirkhill and there could be significant negative impacts on landscape.
C - 1/19 Site at Stoneywood Terrace	-	-	-	-	-	+/-	---	+	+	+	As per general greenfield assessment, with the following exceptions. This site is part of an area of woodland and development would result in the loss of trees, which would have a significant impact on landscape and biodiversity.
D - 1/11 Land at Tyrebagger Quarry	-	-	-	---	-	+/-	-	+	+	+	As per general greenfield assessment, with the following exceptions. Employment development will have positive impacts on the economy and material assets. However, development on this site will impact negatively on biodiversity given that the site is a DWS.
D - 1/16 Land at Little Clinterty	-	-	-	---	---	+/-	---	+	+	+	As per general greenfield assessment, with the following exceptions. The Black Burn passes through this site, there are parts of the immediately adjacent ground that flood, and as such there are likely to be some valuable habitat areas along the edges of the watercourses. Area of site is at risk from flooding and may be vulnerable to the effects of climate change. This is also a prominent site on a main gateway and will have a significant impact on landscape.
D - 1/07 Clinterty	-	-	-	---	---	+/-	---	++	++	++	As per general greenfield assessment, with the following exceptions. A large development is likely to have significant impacts on air, water, soil, material assets, population and human health. The Black Burn passes through this site, there are parts of the immediately adjacent ground that flood, and as such there are likely to be some valuable habitat areas along the edges of the watercourses. This site is very visible when approaching Blackburn from the A96 and this development would impact on the landscape setting of the area. Development would also be at risk from future climate changes. This site will be highly visible from surrounding hills including Brimmond Hill.
E - 3/02 Kingswells, East	-	-	-	-	-	-	---	+	+	+	As per general Greenfield assessment, with the following exceptions. The most significant impact this site will have is its visual intrusion on the landscape. It sits on a high slope and is visible from all of old Kingswells and the transport routes surrounding the village. There are stone dykes surrounding the site, and one further splitting it in two. It is possible these will be lost if the site was developed. Significant impact on climate as a result of the size of development.
E - 3/05 Kingswells Community Expansion	-	-	-	-	-	+/-	---	+	+	+	As per general greenfield assessment, with the following exceptions. Certain areas of the site, if developed, would have significant effect on landscape, particularly the landscape setting of Brimmond Hill and District Wildlife Sites around Kingswells. The development could also have a detrimental effect on biodiversity. It is felt that development could not avoid having significant impacts on the landscape and these impacts would be permanent.
E - 3/04 Woodend West	-	-	-	---	---	+/-	-	+	+	+	As per general Greenfield assessment, with the following exceptions. There will be negative impacts on landscape and positive impacts from the improvement of the public open space. There is a burn at the bottom of the valley may be prone to flooding. The North Burn of Rubislaw is a District Wildlife Site and development may have a significant negative impact on biodiversity.

SEA Topics	Air	Water	Soil	Biodiversity	Climatic factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Sites											
E - 3/14 Kingswells East	-	-	-	-	-	+/-	---	+	+	+	As per general greenfield assessment, with the following exceptions. There will be significant impacts on the landscape resulting from development. The site includes Newpark Hill and occupies a significant position within the landscape. It is highly visible from Sheddocksley, Kingswells, and the surrounding landscape. There are stone dykes marking out field boundaries in the area. These features could be lost if the site was developed.
E - 3/11 Newton East, Old Skene House	-	-	-	-	-	+/-	---	+	+	+	As per general greenfield assessment, with the following exceptions. Development is likely to have a significant impact on the landscape, as the site is higher than the surrounding land.
E - 9/54 Huxterstone	-	-	-	-	-	+/-	---	+	+	+	As per general greenfield assessment, with the following exceptions. Proposal for retail development and business development will have a significant impact on the landscape in the area. Retail use on this site is also likely to increase car trips and impact negatively on air quality. Potential to cause major changes in primary landscape and the proportion of open space. Views to the north of this site would be significantly impacted by a business park development of this size. Kingshill Wood is located to the southwest of the site and there is a number of priority habitats associated with the woods, and development has the potential to impact on habitats.
G - 9/53 Bellfield Farm	-	-	-	-	-	+/-	---	+	+	+	As per general greenfield assessment, with the following exceptions. Development at Bellfield Farm would intrude significantly into the surrounding landscape.
F - 9/22 Countesswells	-	-	-	-	-	+/-	---	++	++	++	As per general greenfield assessment, with the following exceptions. A large development, Countesswells will lead to damage being caused to an area that is relatively unspoilt land. The scale of development will have significant impacts on air, water, soil, material assets, population and human health. Negative impact on biodiversity with damage to District Wildlife Sites. Development may have negative affects on the River Dee Special Area of Conservation and biodiversity. Development on this site would likely cause significant loss and disturbance to the wildlife habitat and species. The proposal is for 500 units to be developed and therefore due to the site consisting heavily of trees and farmland it is inevitable that there will be a significant loss or disturbance to the natural conservation. The area to the south of the site is covered by Foggieton District Wildlife Site and also to the West and South of the site are priority habitats. Surrounding the site are several priority habitats and further south is Murtle Den District Wildlife Site. Therefore any development on this site would result in a likely loss or disturbance of significant wildlife habitats or species.
F - 9/41 Baillieswells Road West	-	-	-	-	-	+/-	-	+	+	+	As per general greenfield assessment, with the following exceptions. The site's role as a wildlife corridor between a District Wildlife Site and Priority habitats could be adversely affected by development. It is not a prominent site from main approaches, but will have a significant impact on the landscape when approaching Bieldside on Baillieswells Road allows views over South Deeside. The built up settlement of Bieldside steps down towards the surrounding countryside, with the adjacent house being the first built element on the approach. A cluster of houses in this location would disturb that gentle transition from urban to rural. Development may have negative affects on the River Dee Special Area of Conservation and biodiversity. Foggieton District Wildlife Site 150m to the south west of the site. Ancient Woodland to the north of the site. Priority habitats 65m to the east and 115m to the north of the site. Possible habitat network role of site.
G - 9/52 Baillieswells Road East	-	-	-	-	-	+/-	-	+	+	+	As per general greenfield assessment, with the following exceptions. Development may have negative affects on the River Dee Special Area of Conservation and biodiversity. The site area is covered by 2 hectares of Ancient and Semi-natural Woodland and also to the West of the site is a priority habitat. Surrounding the site is a large expanse of Ancient Woodland adding to 59.9 hectares. Therefore any development on this site would result in a likely loss or disturbance of significant wildlife habitats or species.

SEA Topics	Air	Water	Soil	Biodiversity	Climatic factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Sites											
G - 9/32 Netherton Lodge, Bieldside	-	-	-	---	-	+/-	---	+	+	+	As per general greenfield assessment, with the following exceptions. Development may have negative affects on the River Dee Special Area of Conservation and biodiversity. The site is within an Ancient Woodland. The site is also adjacent to a priority habitat and is surrounded densely by ancient and semi natural woodlands. There will be significant obtrusion to the surrounding landscape as it would appear sporadic and isolated from the built up area.
F - 9/38 Derncleugh	-	-	-	--	-	+/-	---	+	+	+	As per general greenfield assessment, with the following exceptions. Disturbance to the mature tree lines around the site, which work to effectively shield the site from surrounding viewpoints may impact negatively on landscape and biodiversity. Development may have negative affects on the River Dee Special Area of Conservation and biodiversity.
E - 3/15 Cadgerford Farm, Westhill	-	-	-	--	---	+/-	---	+	+	+	As per general greenfield assessment, with the following exceptions. There is flooding associated with the Brodiach Burn, which is adjacent to the west edge of the site and development on this site may be at risk to future changes in climate. Development in this location would impact significantly on the rolling agricultural landscape to the south of Westhill. Development would be highly visible from the surrounding fields.
G - 9/17 Peterculter West	-	-	-	----	-	+/-	-	+	+	+	As per general greenfield assessment, with the following exceptions. DWS along Deeside Railway through centre of site. Culter Burn DWS adjacent to the north east boundary. Large area of TPOs (ref 80 & 97) to the north east. River Dee & Culter Burn SAC adjacent to north east boundary. Small watercourse (Temple Burn) within site. Development is likely to have a significant negative impact on biodiversity. Development may have negative affects on the River Dee Special Area of Conservation and biodiversity. Development is of a large scale and will have more significant impacts on water, soil, climate, cultural heritage, landscape, material assets, population and human health.
G - 9/30 Denmill	--	--	--	--	--	+/-	--	++	++	++	As per general greenfield assessment, with the following exceptions. Due to the potential size of this development (up to 72 ha), it could have significant impacts on air, water, soil, climate, material assets, population and human health. Development may have negative affects on the River Dee Special Area of Conservation and biodiversity. Development may have negative affects on the River Dee Special Area of Conservation and biodiversity. The site also covers part of the south lasts mire District Wildlife site and borders the Culter Burn District Wildlife Site to the west and the site may be vulnerable to future climate changes.
G - 9/26 Woodend, Culter	-	--	--	---	--	+/-	---	++	++	++	As per general greenfield assessment, with the following exceptions. Development may have negative affects on the River Dee Special Area of Conservation and biodiversity. The site also borders the Culter Burn District Wildlife Site to the west and the site may impact negatively on flooding and future climate changes. The site is highly visible and is divorced from the main settlement and will have a significant impact on landscape. Development is of a large scale and will have more significant impacts on water, soil, climate, cultural heritage, landscape, material assets, population and human health.
G - 9/25 Land at West Craigton, Peterculter	-	-	-	--	---	+/-	--	+	+	+	As per general greenfield assessment, with the following exceptions. Development may have negative affects on the River Dee Special Area of Conservation and biodiversity. The site also borders the Culter Burn District Wildlife Site to the west and the site may be vulnerable to future climate changes. This is a highly visible site and development may have a significant impact on landscape. Development is small and is not in close proximity to services and may increase travel by car and impact negatively on climate.
G - 9/46 Malcolm Road West, Peterculter	-	-	-	--	--	+/-	---	+	+	+	As per general greenfield assessment, with the following exceptions. Development may have negative affects on the River Dee Special Area of Conservation and biodiversity. The site also borders the Culter Burn District Wildlife Site to the west and the site may be vulnerable to future climate changes. This site is visually prominent and may have significant impacts on landscape and cultural heritage.

SEA Topics	Air	Water	Soil	Biodiversity	Climatic factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Sites											
G - 9/33 Site at Malcolm Road, Peterculter	-	-	-	-	--	+/-	---	+	+	+	As per general greenfield assessment, with the following exceptions. Development may have negative affects on the River Dee Special Area of Conservation and biodiversity. The site also borders the Culter Burn District Wildlife Site to the west and the site may be vulnerable to future climate changes. This site is visually prominent and may have significant impacts on landscape and cultural heritage.
G - 9/02 Peterculter North	-	--	-	--	-	+/-	---	++	++	++	As per general greenfield assessment, with the following exceptions. Large development is likely to have significant impacts on Air, water, soil, material assets, population and human health. Development may have negative affects on the River Dee Special Area of Conservation and biodiversity. The site is highly visible and is divorced from the main settlement and will have a significant impact on landscape.
G - 9/47 Land at Malcolm Road, Peterculter	-	-	-	--	-	+/-	---	+	+	+	As per general greenfield assessment, with the following exceptions. Development may have negative affects on the River Dee Special Area of Conservation and biodiversity. This site is prominent in the landscape and development may have significant long term negative impacts on landscape.
G - 9/03 Kennerty Road	-	-	-	---	-	+/-	--	+	+	+	As per general greenfield assessment, with the following exceptions. Development may have negative affects on the River Dee Special Area of Conservation and biodiversity. Ancient Woodland status covers the whole of the site and the Culter Burn District Wildlife Site and the SAC (River Dee) and TPO 80 are immediately to the west of the site and development of this site may have a significant long term negative impact on biodiversity. The site sits in a visually prominent strip of tree and scrub land within the area and if developed the house would be the only development on the north side of Kennerty Road within that vicinity. The site forms an important vista along Kennerty Road, and development would result in long term negative impacts on landscape.
G - 9/15 Hill of Ardbeck, Peterculter	-	-	-	---	-	+/-	--	+	+	+/-	As per general greenfield assessment, with the following exceptions. Potential loss of biodiversity on what is a District Wildlife Site. Development may have negative affects on the River Dee Special Area of Conservation and biodiversity. Whole site covered by DWS 56 Hill of Ardbeck. DWS 55 Culter House Woods lie to immediate east and DWS 58 Woodend Woods to the immediate north. Ancient woodland to the north and east – part of which encroaches onto the site and development would result in the loss of this material asset and would impact negatively on biodiversity. Development would also have a significant impact on the landscape and cultural heritage. Development would also result in the loss of accessible open space and have a negative impact on human health.
G - 9/35 Land near Culter House Road	-	-	-	---	-	+/-	--	+	+	+	As per general greenfield assessment, with the following exceptions. Development may have negative affects on the River Dee Special Area of Conservation and biodiversity. Site covers Guttrie Hill DWS, development will impact negatively on biodiversity. Visible site will have a significant impact on landscape.
G - 9/49 Contlaw	--	--	--	---	-	+/-	---	++	++	++	As per general greenfield assessment, with the following exceptions. This site has a large amount of woodland and with this it can be expected that there is a wide variety of habitats and species. There is some identified priority habitats associated with existing areas of woodland. Development could potentially have impact on habitats. The site is also within the catchment of the River Dee, which is part of the Natura 2000 network. The site would be visible from the open farmland to the north, and from high ground around Kirkton of Maryculter on the opposite valley side and development would have a negative impact on landscape. The scale of development will have significant impacts on air, water, soil, material assets, population and human health.
G - 9/51 Nether Beanshill	--	--	--	---	-	+/-	---	++	++	++	As per general greenfield assessment, with the following exceptions. This site has a large amount of woodland and with this it can be expected that there is a wide variety of habitats and species. There is some identified priority habitats associated with existing areas of woodland. Development could potentially have impact on habitats. The site is also within the catchment of the River Dee, which is part of the Natura 2000 network. The site would be visible from the open farmland to the north, and from high ground around Kirkton of Maryculter on the opposite valley side and development would have a negative impact on landscape. The scale of development will have significant impacts on air, water, soil, material assets, population and human health.

SEA Topics	Air	Water	Soil	Biodiversity	Climatic factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Sites											
G - 9/48 Albyn School, Milltimber	-	-	-	-	-	+/-	---	+	+	+	As per general greenfield assessment, with the following exceptions. Development may have negative affects on the River Dee Special Area of Conservation and biodiversity. This site is prominent and development will have a negative impact on landscape. Development here may contribute towards the coalescence of Peterculter and Milltimber, which would impact upon the character and amenity of the area and the separate identity of the two communities therefore there may be a significant impact on landscape and cultural heritage.
G - 9/18 Milltimber South	-	-	-	-	-	+/-	---	+	+	+	As per general greenfield assessment, with the following exceptions. Potential detrimental impact of development on local landscape, cultural heritage and excellent views across the Deeside Valley. Development may have negative affects on the River Dee Special Area of Conservation and biodiversity. Parts of this site are at risk from flooding and development may have a significant negative impact on climate.
G - 9/37 47 Contlaw Road, Milltimber	-	-	-	---	-	+/-	-	+	+	+	As per general greenfield assessment, with the following exceptions. Development may have negative affects on the River Dee Special Area of Conservation and biodiversity. Priority habitat covers approx. 25% of the site and ancient woodland approx.50% of the site and development may impact negatively on biodiversity.
G - 9/10 North Deeside Road, Milltimber	-	-	-	---	-	+/-	---	+	+	+	As per general greenfield assessment, with the following exceptions. Development may have negative affects on the River Dee Special Area of Conservation and biodiversity. Development would result in the loss of trees and impact on the surrounding landscape.
G - 9/13 Pinelands, Murtle Den	-	-	-	---	-	+/-	-	+	+	+	As per general greenfield assessment, with the following exceptions. Development may have negative affects on the River Dee Special Area of Conservation and biodiversity. SEPA map indicates flooding area to immediate east around the lake, although the ground rises quickly away from this the site may be at risk from future climate changes. Site is adjacent to Murtle Den DWS and development may impact negatively on biodiversity.
G - 9/36 Murtle Den Road, Milltimber	-	-	-	-	-	+/-	-	+	+	+	As per general greenfield assessment, with the following exceptions. Development may have negative affects on the River Dee Special Area of Conservation and biodiversity. The Murtle Den DWS is approximately 30 meters north of the site. Development will impact negatively on biodiversity. The site is very prominent from north Deeside road and may have a long term significant impact on landscape.
G - 9/04 Dalmunzie	-	-	-	-	---	+/-	-	+	+	+	As per general greenfield assessment, with the following exceptions. Due to the elevation of the site there is the potential for any development to have a negative affect on landscape. There is also the potential for a negative affect on the built/cultural history of the site and a negative affect on woodlands. Development may have negative affects on the River Dee Special Area of Conservation and biodiversity. This site is detached from the existing settlement and is unlikely to deliver any services, therefore residents will be heavily reliant on the car and this will have a negative impact on climate.
G - 9/07 The Waterwheel Inn, North Deeside	-	-	-	-	-	+/-	-	+	+	+	As per general greenfield assessment, with the following exceptions. Development may have negative affects on the River Dee Special Area of Conservation and biodiversity. A burn passes through this site and development may be at risk from flooding and vulnerable to future climate changes. The proposal includes a food store and in this location it would not encourage walking trade and would increase car use and have a negative impact on climate.
G - 9/14 The Waterwheel	-	-	-	-	---	+/-	-	+	+	+	As per general greenfield assessment, with the following exceptions. Development will include redevelopment of a listed building, which will have a mixed impact on the cultural heritage of the site if not designed sensitively. Development may have negative affects on the River Dee Special Area of Conservation and biodiversity. A burn passes through this site and development may be at risk from flooding and vulnerable to future climate changes.

SEA Topics	Air	Water	Soil	Biodiversity	Climatic factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Sites											
G - 9/08 Land at Deeside Golf Club	-	-	-	-	-	+/-	---	+	+	+	As per general greenfield assessment, with the following exceptions. Development may have negative affects on the River Dee Special Area of Conservation and biodiversity. The development would cause significant intrusion to the surrounding landscape. The site is south of the Deeside Line which acts as a buffer between development to the north and more open greenspace and countryside to the south resulting in a negative impact on cultural heritage.
G - 9/06 Denwood, Craigton Road	-	-	-	---	-	+/-	-	+	+	+	As per general greenfield assessment, with the following exceptions. Development may have negative affects on the River Dee Special Area of Conservation and biodiversity. The site has a large amount of tree cover and it is expected that there are a variety of habitats that would be disturbed through development.
G - 9/20 Thornhill, Craigton	-	-	-	-	-	+/-	---	+	+	+	As per general greenfield assessment, with the following exceptions. Development of the site presents significant risks for the two priority habitats on the site and how the role of the site in the network of wildlife habitats may be affected. Development may have negative affects on the River Dee Special Area of Conservation and biodiversity. Site contains two priority habitats, covering roughly one third of the site and development is likely to impact negatively on biodiversity. Development will breach the skyline and have significant long term negative impacts on the surrounding landscape.
G - 9/09 Residential Infill Site, South Cults	-	-	-	---	-	+/-	---	+	+	+	As per general greenfield assessment, with the following exceptions. Development may have negative affects on the River Dee Special Area of Conservation and biodiversity. The site contains a large amount of mature trees and this would be lost through development and will impact negatively on landscape. Immediately south of the site is a designated District Wildlife Site, development has the potential to impact on this area.
9/19 Site at Craigton Road, Cults	-	-	-	---	---	+/-	-	+	+	+	As per general greenfield assessment, with the following exceptions. Development may have negative affects on the River Dee Special Area of Conservation and biodiversity. This is an isolated development that will increase car use and will have a negative impact on climate.
G - 10/02 Dobbies Garden Centre, Hazelhead	-	-	-	---	-	+/-	-	+	+	+	As per general greenfield assessment, with the following exceptions. Development may have negative affects on the River Dee Special Area of Conservation and biodiversity. There is a small stream/burn which runs to the south of the site, and development may be at risk from flooding and vulnerable to future climate changes. There is a strong possibility that development within some areas of the site would cause a likely loss or disturbance of significant wildlife habitat or species. Within the site there are 4 priority habitats, 3 of them being in the South-west corner of the site and one being east of the pond within the site.
G - 9/40 Inchgarth	-	-	-	---	-	+/-	---	+	+	+	As per general greenfield assessment, with the following exceptions. The site is the largest undeveloped field on the south site of Inchgarth Road between Cults and Garthdee, though is visually contained by the tall Ancient Woodland running around the perimeter of the site. Development on the site would risk severing the wildlife corridor between the two settlements of Cults and Garthdee. If tree felling were required to gain access to the site, this may compromise the site's role in separating the two settlements, and would itself have an adverse nature conservation impact this would have significant long term impacts on biodiversity, landscape and cultural heritage. Development may have negative affects on the River Dee Special Area of Conservation and biodiversity.
G - 9/28 Inchgarth Road	-	-	-	---	-	+/-	---	+	+	+	As per general greenfield assessment, with the following exceptions. The site is the largest undeveloped field on the south site of Inchgarth Road between Cults and Garthdee, though is visually contained by the tall Ancient Woodland running around the perimeter of the site. Development on the site would risk severing the wildlife corridor between the two settlements of Cults and Garthdee. If tree felling were required to gain access to the site, this may compromise the site's role in separating the two settlements, and would itself have an adverse nature conservation impact this would have significant long term impacts on biodiversity, landscape and cultural heritage. Development may have negative affects on the River Dee Special Area of Conservation and biodiversity.

SEA Topics	Air	Water	Soil	Biodiversity	Climatic factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Sites											
H - 13/01 Peterseat Park	-	-	-	--	-	+/-	---	+	+	+	As per general greenfield assessment, with the following exceptions. Proposal to extend existing business development may impact negatively on air quality in the Wellington Road area. An extension to industrial land, development with potential negative impacts on cultural heritage and the landscape with skyline issues. Development may impact negatively on archaeology, which would have negative impacts on cultural heritage. There would be positive impacts on material assets, the population and the economy. Development may have negative affects on the River Dee Special Area of Conservation and biodiversity.
H - 13/07 Rigifa	-	-	-	-	-	+/-	-	+	+	---	As per general greenfield assessment, with the following exceptions. A medium sized housing development with retail, small business premises and open space. The most significant impact is the issue relating to safety as the Blackhills Quarry to the south west of the site uses blasting. A 250m exclusion zone was imposed by the Council previously, this may impact negatively on human health.
H - 13/08 Banchory and Leggart	-	--	--	--	-	+/-	--	++	++	++	As per general greenfield assessment, with the following exceptions. Development will have major positive benefits on the social and economic considerations due to the scale and mix of uses that would be provided. However there could be major impacts on water and biodiversity due to the site being located within the catchment of the River Dee SAC. Scale of development will have significant impacts on water, soil, biodiversity, landscape, material assets, population and human health.
11/02 Site at Ramsay Gardens	-	-	-	--	-	+/-	-	+/-	+/-	---	As per general greenfield assessment, with the following exceptions. There is the potential for a negative affect on the community, health and wellbeing and the population if the bowling green facility was to be removed and there was any loss of other recreation facilities or open space. Development may have negative affects on the River Dee Special Area of Conservation and biodiversity.
12/01 St Fitticks	-	-	-	--	-	+/-	---	+	+	+	As per general greenfield assessment, with the following exceptions. The site's close proximity to open space and the Balnagask golf course means that development north of St Fitticks Road will have a negative impact on the landscape character and cultural heritage of the area. Development may have negative affects on the River Dee Special Area of Conservation and biodiversity.
10/01 Woodend Lodges North	-	-	-	---	--	+/-	-	+	+	+	As per general greenfield assessment, with the following exceptions. Small burn to the north of the site may lead to flooding on-site and the site may be vulnerable to future changes in climate. The burn is a district wildlife site and development may impact negatively on biodiversity.
6/01 Hillhead Centre, Old Aberdeen Brownfield?	-	-	-	-	-	---	--	+	+	+	As per general greenfield assessment, with the following exceptions. Positive impacts include the creation of a Nursery and upgrading sports facilities. However, there would be negative impacts on the landscape and biodiversity of the area. This site is within a conservation area and this development is likely to have a significant negative impact on cultural heritage.
OP133 Mid Anguston, Peterculter	-	-	-	---	-	+/-	-	+	+	+	As per general greenfield assessment, with the following exceptions. Negative affect on biodiversity, due to the fact that the South-east corner of site is zoned as 'District Wildlife Site – Mid Anguston Quarry. Development may have negative affects on the River Dee Special Area of Conservation and biodiversity.
OP79 Blackhills of Cairnrobbin	-	-	-	-	--	+/-	--	++	++	0	As per general greenfield assessment with the following exceptions. This site has been proposed for a large scale business park development would be likely to result in significant commuter traffic and impact on air and climate. However, it also has the potential to positively affect material assets. Development is on a flood risk category D site and could be vulnerable to future climate changes. There would be no significant impacts on human health as a result of this development. A masterplan would be required for this site, see the masterplan section of this table and the assessment of master plan policies in Appendix 7.g.

SEA Topics											Comment
Sites	Air	Water	Soil	Biodiversity	Climatic factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	
OP54 Malcolm Road, Peterculter	-	-	-	-	-	+/-	---	+	+	+	As per general greenfield assessment, with the following exceptions. Development may have negative affects on the River Dee Special Area of Conservation and biodiversity. Site is predominantly covered by SNH Ancient Woodland zoning and development may impact negatively on biodiversity. This site is prominent in the landscape and development may have significant long term negative impacts on landscape.
Aberdeen Beach	-	-	-/+	-	0	-	--	++	0	-	The development at Aberdeen Beach would result in the loss of recreational land, it is a highly visible location and the nature of the development would not be one which could be disguised. It is close to the River Dee SAC and there could be potential impacts on the qualifying features and water quality. There are potential contaminants on site and development could have a positive impact as a result of remediation. There is unlikely to be any long term negative impacts on air quality as development would be replacing an existing stadium in close proximity.
Loirston Loch	-	-	-	-	-	-	--	++	0	0	The development at Loirston would result in the loss of recreational land. , it is a highly visible location and the nature of the development would not be one which could be disguised. It is close to the River Dee SAC and there could be potential impacts on the qualifying features and water quality, this impact is greater than at Aberdeen Beach as there are streams that lead from this site to the River Dee. Some potential impacts on cultural heritage as there have been some possible archaeological features identified. There would be a negative impact on local air quality as a result of development.
OP27 Land near Bucksburn School	-	-	-	-	-	+/-	-	+	+	+	As per general greenfield assessment, with the following exceptions. This site is a flood risk category C site and it could be vulnerable to future climate changes. A masterplan would be required for this site, see the masterplan section of this table and the assessment of master plan policies in Appendix 7.g.
Key: + positive, - negative, 0 = neutral =? = uncertain											

Appendix 7.g: Sites Identified for Masterplanning

SEA Topics	Air	Water	Soil	Biodiversity	Climatic factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Sites											
1. Dubford and Murcar											An SEA has been undertaken as part of the Developer Options assessment. Ref: OP25 and OP2.
2. Grandhome											An SEA has been undertaken as part of the Developer Options assessment. Ref: OP12 and OP10.
3. Stoneywood											An SEA has been undertaken as part of the Developer Options assessment. Ref: OP24.
4. Newhills Expansion and Dyce Drive											An SEA has been undertaken as part of the Developer Options assessment. Ref: OP26, OP29, OP27, OP30, OP28, OP31.
5. Greenferns											An SEA has been undertaken as part of the Developer Options assessment. Ref: OP45.
6. Maidencraig											An SEA has been undertaken as part of the Developer Options assessment. Ref: OP43 and OP44.
7. Kingswells											An SEA has been undertaken as part of the Developer Options assessment. Ref: OP40 and OP41 and OP42.
8. Countesswells											An SEA has been undertaken as part of the Developer Options assessment. Ref: OP58.
9. Friarsfield											An SEA has been undertaken as part of the Developer Options assessment. Ref: OP51.
10. Oldfold Farm											An SEA has been undertaken as part of the Developer Options assessment. Ref: OP62.
11. Loirston											An SEA has been undertaken as part of the Developer Options assessment. Ref: OP79, OP78, OP76 and OP77.
Greenferns (OP2) and Greenferns SHLR including 10 ha - employment land ⁽¹⁾	-	-	0	0/-	0/-	0	+/-	++	++	+	An SEA has been undertaken as part of the Developer Options assessment. Ref: OP2 and Greenferns SHLR (masterplanned together) This is a large development which would lead to substantial increase in water abstraction and waste generation. Landscape impacts would be present if not sensitively treated as it is quite a visible site from Northfield in particular. There would however, be substantial benefits in terms of proving fixed assets, including housing, business and community uses and there could be a positive knock on effect for the local economy. Emerging development framework indicates up to 1400 units possible.
East Woodcroft North ⁽¹⁾	-	-	-	-	-	0	-	+	+	0	An SEA has been undertaken as part of the Developer Options assessment. Ref: 2/08
Murcar ⁽¹⁾ Including 20 ha of employment land	-	-	-	+	-	0	0	-	+	0	An SEA has been undertaken as part of the Developer Options assessment. Ref: 2/18 (part)

Balgownie Centre (OP19)	0/-	-	0	0	0/-	0	0/-	+	+	0	This site is surplus to Aberdeen College's requirements and is considered for residential development. Positive impacts include enhanced material assets and the re-use of a derelict site. Potential negative cumulative impacts include negative affects in CO2 concentrations, waste production, and water abstraction.
Cummings Park See map 12	0	0	0	0	+/-	0	0	+	+	0	The Cummings Park regeneration project would have a positive impact on population and material assets through the provision of new social housing. There would be mixed impacts on climate as the development would create waste, but new housing would be more energy efficient. The redevelopment would otherwise have neutral impacts.
Northfield See map13	0	0	0	0	+/-	0	0	+	+	0	The Northfield regeneration project would have a positive impact on population and material assets through the provision of new social housing. There would be mixed impacts on climate as the development would create waste, but new housing would be more energy efficient. The redevelopment would otherwise have neutral impacts.
Middlefield See map 14	+	0	0	0/-	+/-	+	0	+	+	0	This development would include junction improvements at Haudagain, and replacing the existing housing on an area of open space to the west. The redevelopment would also incorporate limited retailing. The development would have a positive impact on air quality in the area, and the provision of new social housing would support the population. There would be mixed impacts on climate as the development would create waste, but new housing would be more energy efficient.
Granitehill	0	0	++	0	0	0	0	+	0	+	Granitehill Road/Quarry Road/Marchburn Road, currently Business and Industrial Land with links to surrounding regeneration areas. Continued use as employment land, although consideration to be given to other uses through a development framework. Redevelopment would involve the clean up of contaminated land.
Broadford Works	0	0/-	++	0	-0	++	0	0	+	0/+	Estimated 400 units. Distinctive and self-contained area of townscape with obvious scope for development as an 'Urban Village'. A relatively large development with potential negative impacts of water abstraction and waste generation. Positive impacts include clean-up of contaminated land, and increased residential material assets within the City Centre.
City Centre	+	0	0	0	+	+	+	+	+	++	This development framework would set the principles for development in the city centre. In particular it would address issues such as: access and movement, improved design, and assess the function and uses for different character areas of the city centre.
Woodside See map 14	0	0	0	0	+/-	0	0	+	+	0	The Woodside regeneration project would have a positive impact on population and material assets through the provision of new social housing. There would be mixed impacts on climate as the development would create waste, but new housing would be more energy efficient. The redevelopment would otherwise have neutral impacts.
Foresterhill	0	0	0	0	0	0	0	+	+	++	Hospital redevelopment, associated transport and public realm improvements. This development will be of major benefit to the Aberdeen Community, by enhancing and modernising healthcare provision and facilities.
Upper & Lower Hospitals, Berryden	0	0	+	0	+	+	+	+	+	+	Former hospital site, redevelopment for mix of uses, residential, office/business, community uses. Within conservation area, substantial granite buildings. Planning brief required.
Tillydrone See map 14	0	0	0	0	+/-	0	0	+	+	0	The Tillydrone regeneration project would have a positive impact on population and material assets through the provision of new social housing. There would be mixed impacts on climate as the development would create waste, but new housing would be more energy efficient. The redevelopment would otherwise have neutral impacts.
The Beach, see Map 11.	0	0/-	0	0	0/-	0	0/-	+	+	0/+	Masterplan outlining a concept and vision for the regeneration of Aberdeen Beach including possible projects such as an Energy Futures Centre, Community Stadium, urban regeneration, Mosque and enhancement of open space.
Seaton See map 14	0	0	0	0	+/-	0	0	+	+	0	The Seaton regeneration project would have a positive impact on population and material assets through the provision of new social housing. There would be mixed impacts on climate as the development would create waste, but new housing would be more energy efficient. The redevelopment would otherwise have neutral impacts.
Aberdeen Harbour / North and South Dee	0	0/-	+	0	0/-	0/+	0	+	+	0	North Dee – concentrate on commercial uses. South Dee – mixed use and include residential, business and leisure. The north part of the site is zoned as Specialist Employment Area and the south side is zoned as OP129.

Torry See map 14	0	0	0	0	+/-	0	0	+	+	0	The Torry regeneration project would have a positive impact on population and material assets through the provision of new social housing. There would be mixed impacts on climate as the development would create waste, but new housing would be more energy efficient. The redevelopment would otherwise have neutral impacts.
Pinewood and Hazledene (OP120 & OP4)	-/+	.	0	0/-	-/+	0	0	+	+	+	Development of 300 units in this location would fit within the landscape and provide an attractive living environment. Development is close to existing transport routes and facilities.
Friarsfield and Morkeu OP5	0	0	0	0/+	.	0	0/-	+	+	0	An SEA has been undertaken as part of the Developer Options assessment. Ref: OP5, 9/01, 9/21 and 9/27 (part) (masterplanned together). Development in this area would extend and consolidate existing transport corridors. Currently zoned for residential in the local plan. Would impact positively on population and material assets. Creation of park alongside Cults Burn would be beneficial on wildlife and biodiversity. Access and junction improvements would be needed.
Countesswells Including 10 ha of employment land	0	:	0	.	:	0	0	++	++	0	An SEA has been undertaken as part of the Developer Options assessment. Ref: 9/24, 9/05 and 9/50 (masterplanned together)
Garthdee Development Framework	0	0	0	0/-	+	0	0/+	++	0	0/+	Campus redevelopment and improvement. This has positive impacts for the provision of secondary education facilities for the city, respects the site landscape and topography and location as a 'city gateway' location. Sustainable construction methods and LZC technologies are positive benefits to climate change.
North Garthdee Farm	.	.	?	+	+	?	An SEA has been undertaken as part of the Developer Options assessment. Ref: OP65
Leggart Terrace (OP122)	.	.	0	.	.	0	-/0	+	+	+	Housing development of 50 units. Development is within the catchment of the River Dee SAC and there are potential negative impacts resulting from abstraction and run off. Through masterplanning impact on landscape and the River Dee can be mitigated.
Cove North (OP9)	-/+	.	+	+	-/+	+	+	+	++	+	Zoned for residential use. Development would include community uses and green space. Constraint on the site due to existing waste licence.
Stationfields, Cove (OP8)	+	.	.	0	++	0	0	++	+	+	Residential development close to existing facilities to help deliver a railway station. A station in Cove would provide benefits for all the residents in the area and would provide a more sustainable transport alternative.
Key: + positive, - negative, 0 = neutral =? = uncertain											

Appendix 7.h: Assessment of Policies and Supplementary Guidance

SEA Topics	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Policy Options											
Land Release											
LR1 Land Release Policy											
Part A First Phase Release	-	-	-	-	-	++/-	-	++	++	++	Policy allows the release of first phase Greenfield development, which amounts to 11,995 new homes and 105 hectares of employment land. All the sites that would be released as a result of this policy have been assessed within the allocations. This policy would result in a cumulative impact that would have a greater impact than the individual sites. However impact will be minimised by development of sites and allocations being phased.
Part B Second Phase Release	---	---	-	---	---	+++/-	---	+++	+++	+++	Policy allows the release of second phase Greenfield development, which amounts to 5,000 new homes and 70 hectares of employment land. Assessment as per LR1, but this would increase the cumulative impact on air, water and climate. Impacts on soil are short-term and there is unlikely to be a significant cumulative impact on soil as a result of additional development.
Part C Third Phase Release	---	---	-	---	---	+++/-	---	+++	+++	+++	Policy allows the release of third phase Greenfield development, which amounts to 3,440 new homes. Assessment as per LR1. Assessment as per LR1, but this would increase the cumulative impact on air, water and climate. Impacts on soil are short-term and there is unlikely to be a significant cumulative impact on soil as a result of additional development.
LR2 Delivery Of Mixed Use Communities	0	+	0	0	+	0	0	++	++	+	This policy ensures that new large Greenfield housing releases include a mix of housing and employment, and that the employment land is delivered along with the housing land. This will encourage more sustainable communities and reduce the need for commuting. The policy does not promote development and will have mainly neutral impacts on indicators, but the delivery of employment land will have positive benefits on material assets and population. Mixing development encourages walking which should have a positive impact on human health and reducing our reliance on the car and fossil fuels. This policy will help to deliver high quality drainage infrastructure and as a result may have a positive effect on water.
Infrastructure Delivery											
I1 Infrastructure Delivery and Developer Contributions	0	0	0	0	0	0	0	++	+	++	This policy provides guidance on developer contributions and infrastructure requirements. It provides a clear and concise guide to the contributions that each developer will be expected to pay to support new development. Providing infrastructure, services and facilities would have a positive affect on a range of receptors. It would have a positive affect on material assets, human health and population as it would provide for new and improved infrastructure as well as likely improve the supply of housing – such as affordable housing and community and health facilities.
SG Infrastructure and Developer Contributions Manual	0	0	0	0	0	0	0	++	+	++	This Supplementary Guidance document provides details on the methodology and rationale for the infrastructure identified to support the sites identified in the Local Development Plan. It also sets out the criteria that should be used to calculate developer contributions for any development proposed in the City. The SG should improve the ability to secure the delivery of an appropriate level of infrastructure from new development. The provision of new infrastructure, such as public transport, walking and cycling routes, health facilities and schools would have a positive affect on material assets, human health and the population.

SEA Topics											Comment	
	Policy Options	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population		Human health
City Centre												
C1 City Centre Development – Regional Centre	-	0	0	0	0	0	+	+	+	0/+	0	This policy promotes the city centre as a location for regional developments and ensures development does not negatively impact on the city centre. This policy will have a positive affect on material assets as it would promote the creation of more retail and business uses in the City Centre. The policy will also have a positive affect on landscape and cultural heritage as cultural heritage will be conserved or enhanced by development and landscape will be conserved outwith the city centre as development is encouraged in the built up area. The policy has no impact on water, soil, biodiversity, climatic factors and human health. There may be a slight positive impact on population as a well developed city centre may attract more people to the city. There may be a negative impact on air due to the likely negative impact on the City Centre Air Quality Management Areas as a result of promoting development.
C2 City Centre Business Zone	-	0	0	0	0	0	+	+	+	0/+	0	This policy promotes the City Centre Business Zone as the preferred first choice for major retail developments. This policy will have a positive affect on material assets as it would promote the creation of more retail in the City Centre. The policy would also have a positive affect on landscape and cultural heritage as cultural heritage will be conserved or enhanced by development and landscape will be conserved outwith the city centre as development is encouraged in the built up area. The policy has no impact on water, soil, biodiversity, climatic factors and human health. There may be a slight positive impact on population as a well developed city centre may attract more people to the city. There may be a negative impact on air due to the likely negative impact on the City Centre Air Quality Management Areas as a result of promoting development.
C3 Union Street – Change of Use	0	0	0	0	0	0	+	0	+	0/+	0	This policy promotes Union Street as a key retail location within the City Centre to maintain and enhance vitality and viability. This policy will have a positive affect on material assets as it would promote the creation of more retail and business uses in the City Centre. The policy will also have a positive affect on cultural heritage as it will be conserved or enhanced. The policy has no impact on air, water, soil, biodiversity, climatic factors, landscape and human health. There may be a slight positive impact on population as a well developed city centre may attract more people to the city.
Retail												
RT1 Sequential Approach and Retail Impact	-	0	0	0	0	0	+	+	+	0/+	0	This policy promotes retail, business and leisure development to be located according to the sequential approach. This policy will have a positive affect on material assets as it would promote the creation of more retail and business uses in the City Centre. The policy would also have a positive affect on landscape and cultural heritage as cultural heritage will be conserved or enhanced by development and landscape will be conserved outwith the city centre as development is encouraged in the built up area. The policy has no impact on water, soil, biodiversity, climatic factors and human health. There may be a slight positive impact on population as a well developed city centre may attract more people to the city. There may be a slight positive impact on population as a well developed city centre may attract more people to the city.
RT2 Out of Centre Proposals	+/-	0	+	+	0	0	0	+	0	0	0	This policy discourages retail development in out of centre locations. This policy will have no affect on water, climatic factors, cultural heritage, material assets, population and human health. The policy will positively affect soil, biodiversity and landscape as retail development on undeveloped land is discouraged. There may also be a positive and negative affect on air as more retail development is encouraged in the city centre which may affect the City Centre Air Quality Management Areas but air quality may be positively affected outwith the city centre due to the restrictions on retail development.
RT3 Town, District and Neighbourhood Centres	0	0	0	0	0	0	0	0	+	+	0	This policy discourages a change of use from retail in town, district and neighbourhood centres. This policy will have a positive impact on material assets as it would promote the retention of more retail and business uses in town, district and neighbourhood centres. The policy would also have a positive impact on population as this will maintain local facilities for residents.

SEA Topics	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Policy Options											
RT4 Local Shops	0	0	0	0	0	+	0	+	+	0	This policy discourages change of use from retail in all local shops outwith designated shopping centres. The policy will have a positive affect on material assets as it would promote the retention of more retail and business uses in areas outwith designated shopping centres. It would also have a positive affect on cultural heritage as cultural heritage will be conserved or enhanced by development. The policy has no impact on air, water, soil, biodiversity, climatic factors, landscape and human health. There will be a positive impact on population as this will maintain local facilities for residents.
RT5 Retail Development Serving New Development Areas	0	0	0	0	0	+	+	+	+	0	This policy encourages appropriate retail development within new housing sites. This policy will have no impact on air, water, soil, biodiversity, climatic factors, cultural heritage, landscape and human health. It will have a positive impact on material assets as it would promote the creation of more retail and business uses in new developments. It would also have a positive impact on population as this will maintain local facilities for residents.
SG Hierarchy of Centres	0	0	0	0	0	+	0	+	+	0	This Supplementary Guidance supports Policy RT1 Sequential Approach and Retail Development. This Supplementary Guidance will have a positive impact on material assets as it would promote the creation of more retail and business uses in the City Centre and other retail centres. The Supplementary Guidance would also have a positive affect on landscape and cultural heritage as cultural heritage will be conserved or enhanced by development.
SG Harmony of Uses	0	0	0	0	0	+	0	0	0	0	This is a group of Supplementary Guidance which encourages the harmony of uses in and outwith the City Centre with regards to liquor licensed premises, street cafes, amusement centres and arcades, hot food takeaways and residential uses. This Supplementary Guidance will have no impact on air, water, soil, biodiversity, climatic factors, landscape and human health. It would have a significant impact on cultural heritage as historical shutters will be maintained, keeping heritage present within conservation areas.
SG Shopfront Security	0	0	0	0	0	++	0	0	0	0	This Supplementary Guidance aims to enhance and maintain the high quality of life within the city by promoting shopfront security measures. It will have no impact on air, water, soil, biodiversity, climatic factors, landscape, material assets, population and human health. It would have a significant impact on cultural heritage as historical shutters will be maintained, keeping heritage present within conservation areas.
SG Union Street Frontages	0	0	0	0	0	+	0	+	0/+	0	This Supplementary Guidance supports Policy C3 Union Street – Change of Use. This Supplementary Guidance will have a positive affect on material assets as it would promote the creation of more retail and business uses in the City Centre. The Supplementary Guidance will also have a positive affect on cultural heritage as it will be conserved or enhanced. The policy has no impact on air, water, soil, biodiversity, climatic factors, landscape and human health. There may be a slight positive impact on population as a well developed city centre may attract more people to the city.
Housing											

SEA Topics Policy Options	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
H1 Residential Areas	--	--	--	--	--	+/-	--	++	++	++	Policy identifies areas of residential development and allows compatible uses to be developed in these areas, but ensures the character and amenities of such areas are retained. Housing development is likely to have short-term adverse affects soil through soil erosion, desegregation, compaction and pollution during construction phases. Housing development could potentially have short-term negative impacts on water through a change in water table, stream flows, site water budgets, localised flooding, silt deposition and water-borne pollution. Inevitably, some localised impacts on watercourses would occur due to the development. Greenfield development is likely to impact negatively on biodiversity through the loss of habitats, habitat fragmentation or disturbance to species that use the site as a habitat. The scale of development that could be accommodated on site could have a negative impact on climate due to increased use of resources and increased emissions. Positively for population, human health and material assets, large scale housing development is likely to have long-term positive affects. Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no access to housing now gaining access to housing. Since new homes are more energy efficient than the existing stock; they reduce running costs and assist in decreasing fuel poverty. Greenfield development is likely to have a negative impact on landscape. These effects may weaken the sense of place, the identity of existing settlements and landscape character in places. Depending on implementation strategies, housing development proposed on these greenfield sites could positively or adversely affect the built features, their context, pattern of past historic use, and associations of the historic environment, which encompasses built heritage features (ancient monuments, archaeological sites and landscapes, historic buildings, townscapes, parks, gardens and designed landscapes, as well as marine heritage) and the context or setting in which they sit, and the patterns of past use, in landscapes and within the soil, and also in our towns, villages and streets. The planning and design of developments, which conforms, substantially to the City's existing design, layout, material and quality is likely to have long-term positive affects. But new developments that deviate from existing designs could adversely affect the setting of historic settlements in the long-term. New housing provides the scope for creation of fixed assets, the use of natural and material assets, promoting waste minimisation, recycling and composting.
H2 Mixed Use Areas	0	0	0	0	0	0	0	+	0	0	Policy allows for certain areas to be developed with a mix of uses and protects the mixed uses against the potential negative affects of each other. The policy protects the existing use, character and townscape of an area – therefore protecting the historic environment and setting. It improves the supply of housing through allowing housing development in areas not traditionally housing, e.g. above shops in the city centre, and looks to protect against development that would adversely affect the amenity of people living and working in a mixed use area. This policy does not promote any particular development but regulates any potential developments in mixed use areas to ensure that there is no negative impact on existing uses, therefore neutral impacts apart from a positive impact on material assets.
H3 Housing Density	0	0	+	+	+	0	0	0	0	0	Policy seeks minimum densities for new developments. The purpose is to make the most efficient use of land and to encourage higher densities around transport nodes, which will encourage more sustainable travel patterns. This policy does not promote development, but regulates the allocations made through the Local Development Plan, therefore impacts are neutral apart from positives on soil, biodiversity and climate as development will require less land.
H4 Housing Mix	0	0	0	0	0	0	0	+	+	0	This policy seeks to encourage a mix of house types and sizes. The purpose is to ensure that there is a wide variety of houses to support the population. This policy does not promote development, but regulates the allocations made through the Local Development Plan; therefore impacts are neutral apart from positive on material assets and population as a result of the mix of house types that would be delivered.

SEA Topics	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Policy Options											
H5 Affordable Housing	0	0	0	0	0	0	0	+	+	+	Policy states a figure that is expected for affordable housing from new developments. The purpose is to ensure that sufficient affordable housing is delivered to meet the needs of those people in housing need. This policy does not promote development, but ensures a % of development is affordable to those on lower incomes. Therefore, impacts are neutral apart from positive on material assets and population as a result of the mix of house types that would be delivered. There would also be a positive impact on human health as people on lower incomes will have better access to suitable accommodation that meets their needs.
H6 Gypsy and Traveller Caravan Sites	-	-	-	-	-	+/-	-	++	++	++	Policy allows for the development of Gypsy and Traveller sites if they can ensure that there will be no significant impact. This policy does not promote development, but does allow development if criteria can be met. Therefore policy may result in development of Gypsy and Traveller sites but will ensure that proposals for development minimise their impact. Therefore, impacts are the same as per policy H1 Residential Areas .
H7 Gypsy and Traveller Requirements for new residential developments	0	0	0	0	0	0	0	+	+	+	Policy states a figure that is expected for affordable housing from new developments. Within specified sites a small proportion of that requirement is to be for Gypsies and Travellers. The purpose is to ensure that across the city housing is delivered to meet the needs of all people in housing need. This policy does not promote development, but ensures a % of development is developed for Gypsies and Travellers. Therefore, impacts are neutral apart from positive on material assets and population as a result of the mix of house types that would be delivered. There would also be a positive impact on human health as people in housing need will have better access to suitable accommodation that meets their needs, and is closer to schools and medical facilities.
H8 Housing and Aberdeen Airport	0	0	0	0	0	0	0	0	0	+	Policy identifies areas where residential development will not be permitted in relation to the Airport. The policy will have a positive impact on human health as it stops development occurring where there are excess noise levels from the airport which would be detrimental to residential amenity. All other impacts are neutral.
SG Affordable Housing Guide	0	0	0	0	0	0	0	0	0	0	Supplementary Guidance on affordable housing provides more detailed advice on the provision of affordable housing and the process for ensuring deliver of affordable housing. The Supplementary Guidance does not promote new development or change the aim of the affordable housing policy, therefore impacts are neutral.
SG Gypsy and Traveller Site Provision	0	0	0	0	0	0	0	0	0	0	Supplementary Guidance on Gypsy and Traveller Site Provision provides more detailed advice on the provision of Gypsy and Traveller Sites and advice on the process for ensuring Gypsy and Traveller sites within new developments. The Supplementary Guidance does not promote new development or change the aim of the affordable housing policy, therefore impacts are neutral.
Community Facilities											
CF1 Existing Community sites and Facilities	0	0	0	0	0	0	+	+	+	+	Policy seeks to protect existing community sites and facilities for their original uses and allows for extension to such sites if appropriate and in accordance with policy. The policy would have positive affects by making sure that the character and vitality of an area was kept, the promotion of key fixed assets such as hospitals and schools and improve the well-being of all age groups in the community.
CF2 New Community Facilities	0	0	0	0	0	0	+/-	+	+	+	Supports new community facilities provided they are in convenient locations and are readily accessible to all. Can improve brownfield land, whilst be detrimental to greenfield sites. The policy promotes the creation of fixed assets such as hospitals or schools, and cause positive changes to the well-being of all age groups.

SEA Topics	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Policy Options											
SG Private Children's Nurseries	0	0	0	0	0	0	0	0	0	+	This SG does not promote development but sets out the criteria for allowing children's nurseries in residential areas. The proposal promotes safe access so there may be a small positive impact on human health. There are no significant impacts anticipated on the other SEA topics.
SG Sports Facilities	0	0	0	0	0	0	0	0	+	++	This SG does not promote development but sets out the criteria for developing sports facilities. It also protects existing facilities so there are expected to be positive impacts on human health and the population. No other significant impacts are anticipated.
Design											
D1 Architecture and Placemaking (Design Quality)	0	0	0	+	++	++	++	0	+	+	Good design leads to a good quality of life and can attract people and businesses to Aberdeen. This policy may lead to an enhancement and improvement of Aberdeen's unique character, ensure more sustainable neighbourhoods are developed and ensure that new housing developments integrate with the local identity, context and settlement patterns. High quality design in all buildings and developments that enhance context, connectivity and identity are expected. Biodiversity rates as a positive as sites that are part of the masterplan process will possibly contain green corridors. Landscaping will ensure the natural elements on the landscape provide good biodiversity habitats and wildlife corridors. More sustainable and better design communities will reduce the need for driving, and encourage walking, non motorised modes of transport and the use of public transport. Also with houses that are better designed to fit within the landscape and make use of natural elements, such as solar gain. These all aim to reduce CO2 emissions and promote energy efficiency. Placemaking involves using the existing built and natural heritage as a basis for the development of new sites. It is expected that many historic buildings within development sites will be retained and/or reused thereby ensure the cultural heritage is protected. With regard to landscape new developments will look to the natural landscape and pick out traces in the landscape to be used in or to inform the design of place. Places will have a mix of uses and facilities for a wide range of people and a wide range of house type will be available for people at all ages of life. Human health will improve as there will be access to a number of walkways and multiuse paths to encourage active travel. Provision of appropriate and relevant open space will also be included in developments.
D2 Design and Amenity	0	0	0	+	+	++	+	+	+	++	This policy requires that development proposals are welcoming, safe, and pleasant places that enhance the public realm. By ensuring light does not spill into the night sky there may be an increase in biodiversity as insects and other creatures are not confused by inappropriate levels of light. Public art will increase cultural heritage, landscape and material assets by ensuring the street and other areas are interesting and welcoming places with attractive features. This policy will impact positively on the population as it protects new buildings from antisocial behaviour and will make housing more attractive, regardless of location and increasing community safety. Human health will be increased through more safely design developments. Developments will benefit solar gain and orientation to capture sunlight.
D3 Sustainable and Active Travel	+	0	0	0	+	0	0	0	0	+	This policy ensures that the design and layout of new development reflects the modal hierarchy identified in National Planning Policy and the principles of Designing Streets, and ensures that services, facilities and jobs are accessible to new communities. This policy has a positive affect on air, climatic factors and human health by promoting walking and cycling and sustainable public transport over car/other motorised vehicle use, a reduction in motorised vehicle use leads to less congestion and improved local air quality. This policy also encourages active travel within communities helping to tackle obesity and improve human health.

SEA Topics Policy Options	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
D4 Aberdeen' s Granite heritage	0	0	+	0	0	++	++	0	+	0	Granite is an important part of Aberdeen and provides the very distinctive character of the city. There will be many positive impacts from the granite heritage policy. Reusing historic sites may involve a clean up operation to remove contamination. The historic environment will be protected and the reuse of existing buildings promoted, thereby improving our cultural heritage. The landscape features will be protected through the retention of original settled streets and granite pavements thereby maintaining the character of streets. Many disused historic buildings may be converted into dwelling houses or employment use, thereby increasing the supply of housing and employment opportunity
D5 Built Heritage	0	0	+	0	0	++	+	0	+	0	Allows for the sensitive conversion of listed buildings. Policy will have positive affects through better maintenance of historically valuable buildings and townscape, reuse of derelict buildings/land, increasing the supply of housing through conversion and improving the overall environment. Through the retention and reuse of listed buildings there is the possibility that a clean up of contamination may be required thereby improving soil quality. Also as the policy is about protecting and reusing historic buildings, cultural heritage will be protected and enhanced. A sense of place will be maintained and developed further through this policy, impacting positively on landscape and the supply of housing or employment space may be increased due to the conversation of listed buildings, impacting positively on population by giving them a choice of living and work space. Encourages sensitive conversion of buildings in rear lanes. Policy would have positive affects through retaining the character of rear lanes and the townscape. Through the retention and reuse of buildings in rear lanes in conservation areas there is the possibility that a clean up of contamination may be required thereby improving soil quality. Also as the policy is about preserving and enhancing conservation area, cultural heritage will be protected and enhanced. A sense of place will be maintained and developed further through this policy, impacting positively on landscape.
D6 Landscape	0	+	0	+	+	+	++	+	0	+	The policy protects Aberdeen's landscape setting from unacceptable development. It aims to protect the essence of Aberdeen, ensure that strategic view points that are specific to Aberdeen are protected, ensures wildlife, recreation and woodland settings and linkages are protected to ensure countryside activity and ensure coalescence is avoided. The policy also requires details of a landscape design scheme compatible with the scale and character of the overall development are submitted with planning applications. The positive impact relating to water may be that water elements within the landscape may be enhanced, as they could become riparian buffers thereby possibly improving water quality. Soil will be enhanced as Biodiversity and climatic factors will have a positive impact as wildlife corridors, open space, green corridors and landscaping will ensure that there is good habitat and the possibility to reduce CO2 emissions by encouraging active travel. Material assets will be improved as the essential character and strategic views of Aberdeen will be protected and enhanced. Human health will be improved as there will be the ability for active travel and recreation in open space. This also benefits mental health, alongside physical health.

SEA Topics	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Policy Options Landscape Planning	-/+	-/+	-/+	-/+	-/+	-/+	-/+	-/+	+	-/+	This policy aims to protect important landscapes which are both natural and manmade, plus, allow the creation of developments that are sympathetic to the existing landscape character. Development that is sympathetic to some aspects of landscape will have a direct significant negative affect on biodiversity, soil and water. There will also be an indirect significant negative affect on air and climatic factors. However, this policy provides protection to natural and existing manmade landscapes including the need to avoid impacts to wildlife, woodland and the physical links between them which will have a direct significant positive affect on biodiversity, soil and water, plus, an indirect significant positive affect on air and climatic factors. These effects are likely to be medium to long term, plus, temporary and permanent. Cultural heritage sites help to create landscapes, therefore, this policy should have direct and indirect significant positive affects in areas where the cultural heritage is protected or enhanced as part of new development. This should be medium to long term and temporary or permanent. Development at sites may not always benefit all areas of local cultural importance, such as historic informal playing areas which are classed as patterns of past use, and there may be some direct significant negative affects which could be long term and permanent. The aim of this policy to conserve, enhance and restore important landscapes and will have a direct significant positive affect on landscape which can be medium to long term and permanent. However, direct significant negative affects may occur on natural or scenic landscapes where development is sited in areas of little development. This will be long term and permanent. Depending on the landscape capacity of a site, the creation of new material assets may not be accepted which will create a direct significant negative affect. Direct significant positive affects will occur for new material assets that are positive to the landscape. These affects will be medium to long term and both temporary and permanent. The affects on population are expected to be direct and indirect significant positive affects due to the protection of important landscapes and the creation of development to cater for population growth which has been sympathetic to landscape. This effect will be medium term and temporary. The loss of biodiversity and associated negative affects on soil, water, air and climatic factors as a result of development will have an indirect significant negative affect on human health, however, the provision of new development that is also sympathetic to landscape will have an indirect significant positive affect on human health. These effects are likely to be medium to long term and permanent.
SG Tall and large buildings	0	0	0	0	0	++	++	+	+	0	The Supplementary Guidance on Tall and large buildings outlines the strategic views within the city and the criteria proposals for tall and large buildings have to consider. By ensuring tall and large buildings take account of strategic views, landmarks and landscape they will add to the overall aesthetic of the city. By being well designed they can also add architectural merit and enhance the city skyline. This supplementary guidance will ensure that cultural heritage and landscape are protected as tall or large buildings have to consider these elements thoroughly in their design and placement. Material assets will see an improvement as the city will improve its stock of tall and large building, as they will be better designed. Population will also see an improvement as there will be more places to work in the city centre.

SEA Topics Policy Options	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
SG Masterplanning Process	+	0	+	+	+	+	+	+	+	+	The Supplementary Guidance on the Aberdeen Masterplanning Process provides guidance on the three levels of development proposal that are expected within the city, the content of the proposal and communication and engagement that is expected to be undertaken. The Masterplanning process will ensure that rounded development are proposed that ensure sustainable communities are built, with a relationship to context, identity and connection. Sites that follow the Masterplanning process are well connected internally and externally, they ensure sustainable modes of transport are present and that local facilities are located close to residential units. These factors will help to improve air quality and reduce CO2 emissions as there are opportunities to use non motorised modes of transport and public transport to travel between home, work and shopping facilities, thereby having a positive impact on climatic factors. Soil quality may be improved as sites that may be subject to contamination could be redeveloped. Biodiversity rates as a positive as site that are part of the masterplan process may contain green corridors and landscaping, that will ensure the natural elements on the landscape provide good biodiversity habitats and wildlife corridors. Cultural heritage is positive as existing historic buildings on sites will be used to inform the design process and will most likely be retained and reused with in the site. Landscape characteristics and traces on the landscape will be used to inform the design process and it is likely that many of these elements will be kept in the development, linking the development into the identity of the place. Material assets will be positive as more attractive and welcoming place to live, work and play will be developed. The population will have a wider choice in where they live, work and travel to. Finally human health will be improved due to the connectivity, internally and externally of sites and well designed and appropriate areas of open space which benefit both physical and mental wellbeing.
SG Aberdeen City and Shire Design Review Panel	0	0	0	0	0	0	+	++	++	0	This supplementary guidance outlines what the design review panel is, what it aims to achieve, who is involved and what the process is. The basic function of the design panel is to raise awareness of design in the North East, with the need for improvements to be made to the quality of the built environment by securing well designed places and buildings that respect and contribute positively to their settings, promote aspiration, provide a sense of place, and use resources efficiently. The design review panel will assess a variety and scale of developments ranging from individual buildings to masterplanned sites. The design review panel will draw together a number of professionals to advise and critique plans. The results will be more coherent, well rounded developments. Depending on the type of site that is being assessed there may either be no impact or a positive impact. Landscape will be impacted positively as well placed well designed buildings and development will enhance and promote landscape features. Material assets will be positively impacted as the design quality of development and buildings will be improved beyond the current standard. The population will benefit from well designed buildings and developments within which they can live and work.
SG Conversion of steadings	0	0	0	-/0	0	+	+/-	+	+	0	The aim of the guidance is aid those who are considering converting a traditional agricultural steading or other non-residential vernacular building in the Aberdeen countryside to an alternative use. This supplementary guidance will have little impact on air, water or soil. There is the potential for a negative impact on biodiversity as many buildings in poor condition are habitats for a number of wildlife species, therefore the conversion of the buildings may destroy or limit the potential roosting sites for wildlife. There is the possibility of positive impacts on cultural heritage as historic building may be protected for future generations, thereby enhancing cultural heritage. The impact to landscape is personal in nature. A person may see the redevelopment of a dilapidated building as either adding to the landscape or detracting from it. Material assets could be improved as a building that was unused is now used. The positive impact on the population as that there is now more choice of housing available.
SG Dormer windows and roof extensions	0	0	0	0	0	+	0	+	0	0	The Dormer windows and Roof Extensions Design Guide give guidance on the appropriate style and placement of dormer windows and roof extensions. This guidance will improve cultural heritage and material assets as it aims to eliminate poorly designed and badly placed development that will detract from the quality of the individual buildings and the street.

SEA Topics	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Policy Options											
SG Dwelling Extensions (in Cove and Aberdeen Addendum)	0	0/-	0	0/-	0	0	0	+	0	0	The supplementary guidance gives advice and guidance on the appropriate scale, height and placement of extensions of dwelling in Aberdeen and Cove. There will be a positive contribution to material assets as well designed and well placed extensions could add to the desirability of the dwelling. Extensions could have a negative impact on water as the rate of run off may be increased as there is less 'natural' land available as a soak away. There is also a possible negative impact on biodiversity for a similar reason, in that land will now be built on.
SG Extensions to Dwelling Houses Forward of the Build Line	0	0/-	0	0/-	0	0	0	+	0	0	The supplementary guidance gives advice and guidance on the appropriate scale and placement of extensions forward of the build line. There will be a positive contribution to material assets as well designed and well placed extensions could add to the desirability of the dwelling. Extensions could have a negative impact on water as the rate of run off may be increased as there is less 'natural' land available as a soak away. There is also a possible negative impact on biodiversity for a similar reason, in that land will now be built on.
TAN Lime Harling Guide	0	0	0	0	0	+	0	+	0	0	This supplementary guidance gives advice on when it is appropriate to lime harl buildings and the techniques and methods that should be used. The positive impacts will be to cultural heritage and material assets. Cultural heritage will benefit as only those buildings which were original intended to be lime harled, or are in a poor state of repair will be lime harled. This will improve the design quality of the building and its ability to breath. Material assets will be improved as lime harling could add to the desirability of the dwelling.
TAN Repointing of Granite Masonary Joints	0	0	0	0	0	+	0	+	0	0	The repointing of masonry joints provides guidance as to when and how to repoint a building. If done incorrectly pointing can physically damage the fabric of a building and it can also alter its appearance and character. If done correctly the cultural heritage of the city will be protected, and the material assets may be improved as buildings will not be affected by the impacts of poor pointing such as damp.
TAN Railings Guide	0	0	0	0	0	+	0	+	0	0	This guidance gives advice on how to repair or reinstate cast iron railings. These can add to the cultural heritage of the city by add to the sense of place, and environment of the city in a positive way. The material assets of also be improved as the railings may add to the character of the building and street.
TAN Replacement windows and doors	0	0	0	0	0	+	0	+	0	0	This supplementary guidance gives advice on the necessary requirements for the replacement of windows and doors in a number of building types and designations. The two factors that will be improved by this are cultural heritage and material assets. The replaced items will ensure that the windows and doors add to the character of the buildings, block or street and add to a sense of place. Material assets may improve as buildings, blocks and streets will look more attractive with windows and doors that are appropriate to their setting and fit with other buildings in the street, or block.
SG Stone cleaning	0	0	0	0	0	+	0	+	0	0	The stone cleaning guidance gives advice on when planning permission are necessary for the cleaning of designated buildings before outlining the types of cleaning that are available. This will allow for cultural heritage and material assets to become more attractive within their setting.
SG Temporary Buildings Guide	0	0	0	0	0	+	+	0	0	0	This guidance gives a definition of a temporary building and advice on where temporary buildings should be sited in relation to existing buildings. By ensuring that the temporary building is sited correctly it will not detract from the attractiveness of the existing building or street, thereby ensuring that cultural heritage and landscape are not negatively impacted.
SG Archaeology and Planning	0	0	0	0	0	++	++	0	0	0	This guidance is a protective policy. It will protect built features, their context, pattern of past historic use, and associations of the historic environment, which encompasses built heritage features (ancient monuments, archaeological sites and landscapes, historic buildings, townscapes, parks, gardens and designed landscapes. It is therefore likely to have long-term positive affects on landscape and cultural heritage.

SEA Topics	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Policy Options											
SG Sub division and redevelopment of residential curtilages	0	0	0	0/-	0	-	-/0	+/-	0	0	The supplementary guidance outlines the concerns that have to be addresses when a residential curtilage is sub divided and redeveloped. The impact on biodiversity could be negative or not at all depending on the existing use of the areas that is to be developed. There is the possibility of a loss of wildlife habitat. Cultural heritage will be negativity impacted as the original setting of the building will be lost. The landscape could be negatively impacted as the area is used for development when it was possibly openspace. There is also the possibility that due to the proper siting of development that landscape will not be negatively impacted. Material asserts may either have a positive or a negative impact as the attractiveness of a site is based in personal opinion and people may prefer larger gardens over more dwelling houses and vice versa.
SG Conservation areas appraisals	0	0	0	0	0	+	0	+	0	0	The conservation area appraisals justify the designation of each conservation area and review the existing boundaries, identify important characteristics of each area in terms of townscape, architecture and history, to identify important issues which affect the conservation area and to identify scheme for enhancement. Conservation area appraisals improve the cultural heritage of the city by ensuring that those areas of special charter are enhanced and developed appropriately. This will also add a positive impact to material assets are the attractiveness of buildings, streets and areas is preserved and enhanced.
SG Landscape strategy part 2	0	0/+	0/+	+	0	+	+	0	0	0	The second part of the landscape strategy sets out 14 landscape practice notes to act as a guide to the factors that needs to be considered in developments. They intent to raise the general awareness of landscape issues and standards for new developments aid the effectiveness of the development management process and address the lack of professional landscape design in some planning applications. The elements of landscaping that are proposed will add to the biodiversity of developments thereby having a positive impact. Soil is vital for some characteristic vegetation and habitat to survive, therefore the maintenance of these soils is crucial. This will either not be impacted or will be positively impacted if vegetation is added to areas and that reduced soil erosion. Water will be impacted through the placement of development that follow these guidelines, and will ensure that natural drains or open water course and their associated waterside wildlife and vegetation are reflected in the design of the development. These may even been improved through the enhancement of the area as a riparian buffer. The landscape and townscape character of a development has to be conserved and enhanced through development, and the trace on the land should inform the design process therefore this will have a positive impact on cultural heritage. The landscape will be positively enhanced as development will have to ensure that it fits within the landscape and takes account of distinguishing features. Appropriate landscaping it also advised.

SEA Topics	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Policy Options											
SG Airport Masterplan	-/0	-/0	-/0	0	-/0	0	-	-/0	+	0	The masterplan for Aberdeen Airport outlines the sustained and responsible growth of the airport until 2030. The masterplan aims to set out the prospects for air traffic growth up to 2030, to clearly identify the areas of land currently outside the airport's boundaries which may be required in order to allow the airport to expand to handle the forecast growth in passenger numbers, to set out the approximate timescales for the incremental phasing of additional capacity requirements, to identify the key improvements required to ground transport links (surface access), serving the airport and the surrounding area, to inform the current and future reviews of the Aberdeen City Local Plan and the North East Scotland (NEST) Structure Plan, to identify environmental impacts and set out mitigation strategies. Due to the proposed increase in fixed wing traffic at the airport it is possible that the air may become more polluted, however, due to modern advances in technology this may be not so. Soil and water course may become polluted due to run off from the airport; therefore they may be a negative impact. Climatic factors may be negatively impacted due to the volume of CO2 released due to the proposed increased volume of fixed wing flights from the airport, however, it is also predicted that there will be a reduced number of helicopter flights. Also modern technology is trying to reduce CO2 emissions. Landscape may be negatively impacted if an extension to the runway is built. Material assets may be negatively impacted if they sit below the flight path. Population may be positively impacted as people may wish to travel for work and pleasure.
SG Fire Station North Anderson Drive	0	0	0	0	0	0	0	+	+	0	The SG outlines the proposed used for the fire station as residential use if the site becomes surplus to requirement. The positive aspects will relate to the development of residential accommodation, which may supply the population with more housing.
SG Robert Gordon University Campus	-/0	0	0	-/+	0	0	0	+	+	0	The SG for the Robert Gordon University Campus at garthdee outlines a proposal to consolidate the Robert Gordon Campus into one site and release the City Centre site, once surplus to requirement. The masterplan for this site outlines that they will have a reduced number of car parking places than is outlined in policy and they will ensure an active travel plan is in place, walking and cycling routes are also to be encouraged. This will help to mitigate air pollution, but there will be a negative impact due to the increase volume of traffic going to the site compare to at present. Biodiversity will be impacted as habitats such as trees are to be removed, however these will be replaced and existing areas of high quality woodland and trees will be retained and protected. Material assets will be enhanced as the site will aim to consolidate all the university building into one place, and provide a high quality campus, that is energy efficient and sustainable. The population will benefit from having a campus of this nature.
Minerals energy and Waste											
R1 Minerals	+/-	+/-	+/-	+	+	0	+	+/-	0	0	This policy allows for mineral extraction which will have negative affects on air, water and soil. However, this is also a controlling policy, so these negative impacts would be mitigated as far as practicable. The controls in policy will ensure that there are no significant impacts on human health. Local extraction for local uses reduces transport requirements and impacts positively on climate change. Impacts on material assets are mixed. Although the policy allows for mineral development, there are restrictions in terms of location and operation.
R2 Degraded and Contaminated Land	0	+	++	0	0	0	0	0	0	++	This requires contaminated land to be remediated to a level appropriate to its use. This is likely to have significant positive impacts on human health, soils and possibly groundwater. No other significant impacts are anticipated.

SEA Topics	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Policy Options											
R3 New Waste Management Facilities	+	+	++	0	++	0	+/-	+	0	0	The main affect of this policy is to promote the waste hierarchy and reduce our reliance on landfill. Reducing landfill will have positive affects on air, water and soil quality and will reduce the amount of methane – a powerful greenhouse gas – which is released. This will have a significant positive impact on climate change. Higher recycling will make better use of resources which positively impacts on material assets. New facilities are likely to impact on the landscape but the policy requires a design statement where development is likely to have more than a local impact.
R4 Sites for New Waste Management Facilities	+/-	+	++	0	++	0	+/-	++	0	0	These are the type of facilities which are required to reduce our reliance on landfill so the scores are similar to those for Policy R3. There could be localised impacts on air quality from some of these facilities but Policy R3 would require appropriate control, mitigation and monitoring of these. These facilities will be valuable material assets and because they will also result in an increase in the recycling of resources, they warrant a significant positive affect on material resources. None of the sites identified are likely to significantly affect biodiversity or cultural heritage.
R5 Energy From Waste	+/-	0	0	0	+	0	+/-	+	0	0	Energy from Waste could cause localised impacts on air quality and the landscape but Policy R3 would require appropriate control, mitigation and monitoring of these. These facilities will be valuable material assets but because they are not as far up the waste hierarchy as waste reduction and recycling, they would not warrant a significant positive affect on material assets. Providing CHP to neighbouring users will reduce reliance on non-renewable energy sources and will impact positively on climate change. In order to ensure that these facilities do not negatively affect residential amenity, biodiversity or cultural heritage, it is recommended that the policy should include a reference directing them to industrial areas.
R6 and SG Waste Management Requirements for New Development	0	0	0	0	0	0	0	+	0	0	This policy and guidance requires appropriate storage for waste and recycling facilities in new development and is unlikely to raise many significant effects. There could be a positive impact on material assets as it could encourage businesses and householders to recycle more.
R7 Low and Zero Carbon Buildings	0	0	0	·	+	·	·	+	0	+	This policy ensures that new buildings incorporate renewable technologies to reduce their predicted carbon emissions. As a result this will encourage the incorporation of micro renewables and larger renewable technologies. The renewable technologies may have negative impacts on biodiversity, cultural heritage, landscape if not carefully sited. This policy will have positive affects on climate. Developments will have positive benefits on material assets as there will be more control over future energy supplies. There will also be positive benefits on human health as the policy will enhance good health since new homes are more energy efficient than the existing stock; they reduce running costs and assist in decreasing fuel poverty.
R8 Renewable and Low Carbon Energy Developments	0	0	0	0	+	0	0	0	0	0	This policy promotes renewable energy schemes in Aberdeen, and sets criteria to ensure that where there are no significant impacts resulting from development. Developments may have the potential to have negative impacts on water, soil, biodiversity, cultural heritage, landscape if not carefully sited, however there are provisions in the policy to ensure that there are no significant negative impacts. For larger schemes there will be a requirement for an EIA and combined there should be no negative impact on indicators. The will be positive benefits on climate as a result of reduced use of fossil fuels.
SG Low and Zero Carbon Buildings	0	·	·	·	+	·	·	+	0	+	Supplementary Guidance on Low and Zero Carbon Buildings provides more detailed advice on the provision of renewable technologies and sets increasing targets for the reduction of carbon emissions through the implementation of low and zero carbon technologies. The Supplementary Guidance does not promote new development or change the aim of the policy, but the increasing standards will have the same impacts as the Low and Zero Carbon Buildings Policy.
Natural Environment											

SEA Topics											Comment
Policy Options	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	
NE1 Greenspace Network	+	+	0	+	+	0	+	0	0	+	The policy aims to create a green network throughout and surrounding the urban area. It will have a positive affect on air quality due to the protection and enhancement of a green network both in terms of vegetation, particularly trees, absorbing CO2 and NO2 and removing particles, and the use of the network to facilitate modal shift to walking and cycling. Water impacts are likely to be positive as water bodies are usually within Green Space Network and should be protected and enhanced as part of the policy. Green Space Network will protect and enhance habitats, therefore having a positive affect on biodiversity. There will also be some positive impact on climatic factors through absorbing greenhouse gases and reducing some vulnerability to flooding. No significant impact on cultural heritage although may offer some opportunities to promote and protect cultural heritage assets. One of the intentions of the policy is to protect land that contributes to the landscape setting of the city and improvements to Green Space Network land may enhance the landscape further. The provision of Green Space Network close to where people live, offering opportunities for informal recreation and sustainable travel has positive impacts on human health.
NE2 Green Belt	+	+	+	+	+	+	++	-	0	+	Identifies the green belt and protects it against inappropriate development. Policy would have a positive affect by preventing pollution in green belt areas, therefore contributing to a reduced vulnerability to climate change. The policy also protects the surrounding landscape and setting and providing open space provision for people which has consequent health benefits. Habitats are also protected. However the policy would restrict development in these areas, consequently reducing the amount of land available for material assets. Effects on the population are insignificant because green belt boundaries are adjusted in order to allow for the employment and housing requirements of the structure plan.
NE3 Urban Green Space Policy	+	0	0	+	+	0	+	0	0	+	The purpose of the Urban Green Space Policy is to protect green space in the urban area. It may have some positive impact on air quality as green spaces can act as the 'green lungs' of urban areas, absorbing greenhouse gases and particles. The urban green space policy should have a positive affect on biodiversity as the green space it protects can often be important habitats for wildlife. The policy should have some positive impact on climate change as land protected as green space can help to reduce flooding, reduce or mitigate some CO2 emissions and provide habitats. The policy helps to protect the landscape setting of the city. Human health will be positively impacted on by this policy through providing facilities for active recreation as well as mental health benefits that are derived from green space.
NE5 Trees and Woodland	++	+	+	+	+	0	+	0	0	+	The policy aims to protect and enhance Aberdeen's trees and woodlands with the aim of doubling the existing tree cover of the City. The policy would have a positive affect on the receptors by improving air quality in the city, helping to prevent soil disturbance and avert the likelihood of flooding. The policy also provides habitats for wildlife and provides open space which will positively impact on human health and the landscape.

SEA Topics / Policy Options	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
NE6 Flooding and Drainage	-/+	-/+	-/+	-/+	-/+	-/+	-/+	+	+	+	<p>This policy can have a direct significant positive affect on biodiversity, water and soil through the proper control of drainage and flooding. Water quality will be improved where runoff from new builds avoid water bodies. The provision of SUDS can also be beneficial to biodiversity in terms of reducing volume and rate of runoff and in design. This will also have indirect significant positive affects on air and climatic factors. These effects are likely to be medium to long term and both temporary and permanent. Direct significant negative affects will be seen on biodiversity, water and soil where flood defences are provided in areas where there are less than significant damaging affects on natural heritage. This is due to the development of hard infrastructures and the loss of natural flooding which is a natural environmental process within an ecosystem. This will also have an indirect significant negative affect on air and climatic factors as a result of negative impacts to biodiversity, soil and water. These effects are likely to be long term and permanent. As well as the indirect significant positive and negative affects to climatic factors as a result of impacts to biodiversity, there are likely to be direct significant positive affects to climatic factors given that the policy has to take account of climatic changes in terms of flood risk management. This, therefore, helps to deal with the negative impacts of storms, tidal surges and rising sea levels. This effect will be medium term and temporary. Cultural heritage can be protected through measures to address flooding, storms and sea level rises. This will have indirect significant positive affects. However, there is potential for flood defences to have direct significant negative affect on cultural heritage that is situated on or near such a site. These effects are likely to be long term and permanent. Landscapes may be protected from measures to address effects from flooding and could even be enhanced through sympathetic steps such as SUDS that benefit the natural environment and providing a scenic aspect for people. This would be indirect significant positive affects. However, measures such as flood defences could have a direct significant negative affect on the scenery and an area that is seen as a sense of place. This would be long term and permanent. Material assets such as buildings and other hard infrastructures would be protected from flooding and runoff. These significant positive affects would be direct, long term and permanent. This policy would have indirect significant positive affects on population through the provision of housing with infrastructure to address flood risk and drainage issues, plus, the protection of existing housing already occupied and associated infrastructure. These impacts will be long term and permanent. For human health, new development would be built in areas that would have low flood risk measures to address climactic factors and drainage issues. Negative issues such as smell and runoff in new builds will be addressed in this policy, and such measures which can enhance the natural heritage and open space available, will enhance the quality of life for the population. Mental wellbeing would also be enhanced where existing developments are protected from flooding and other climatic factors. These indirect significant positive affects are likely to be long term and permanent.</p>

SEA Topics Policy Options	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
NE7 Coastal Planning	-/+	-/+	-/+	-/+	-/+	-/+	-/+	-/+	+	-/+	<p>This policy aims to balance the need to identify sites suitable for development which will contribute to economic growth, with the need to avoid development at areas at risk of flooding or coastal erosion, or damaging the character of the coast which is important for natural heritage, open space, landscapes, culture and tourism. For sites identified as suitable for development, there will be a direct significant negative affect on biodiversity, water, soil and landscape. There will also be indirect significant negative affects on air and climatic factors. This will be long term and permanent. At the same time, sites identified as areas subject to significant constraints will have some protection from development which means that the policy will have some direct significant positive affects on biodiversity, water, soil and landscape. There will also be some indirect significant positive affects on air and climatic factors. These effects could be short to medium term and temporary as a result of other Council policies including further policies within this plan, plus, development directly adjacent to sites with constraints. There will be direct significant positive and negative affects on cultural heritage. This policy specifically mentions the importance of cultural heritage at the coast and these sites will be protected particularly in areas subject to significant constraints. However, some cultural heritage sites may have some direct significant negative affects as a result of development at or nearby such sites. There may be direct significant positive and negative affects on material assets. Material assets such as commercial or industrial buildings can be created in areas suitable for development. These effects will be long term and permanent. There may, however, be restrictions on the creation of material assets in areas subject to significant constraints. This effect may be short or medium term and temporary as a result of other policies. The effects on population are expected to be direct and indirect significant positive affects as a result of new development which will focus on economic growth, plus, protecting natural areas for natural heritage, open space, culture and tourism which will make the coast attractive for people to work and visit. The loss of biodiversity and associated negative affects on soil, water, air and climatic factors as a result of development will have an indirect significant negative affect on human health, however, economic growth as a result of development and tourism, plus, the protection of natural heritage, open space and cultural heritage will have an indirect significant positive affect on human health. These effects may be medium and long term, plus, permanent as a result of other policies. There will, however, be significant negative affects on any coastal site regardless of protection level where parts of the policy which allows development to occur if there are no other suitable sites and respects the environment, are exercised.</p>

SEA Topics Policy Options	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
NE8 Natural Heritage	-/+	-/+	-/+	-/+	-/+	-/+	-/+	-/+	?	-/+	This policy aims to have a positive affect on natural heritage through the protection of designated sites and protected species, the need for green networks, plus, consideration of the protection of the wider environment and the precautionary principle. Through the protection of natural heritage, this policy has a direct significant positive affect on biodiversity which in turn has a direct significant positive affect on water, soil and landscape. There are also indirect significant positive affects to air and climatic factors. The protection of natural heritage also has a good effect on people's physical and mental wellbeing and overall quality of life; this policy, therefore, has an indirect significant positive affect on human health. Cultural heritage sites located on designated sites can also be protected through this policy; there is an indirect positive affect on cultural heritage. However, these effects may be negative in areas where there is little or no protection; the level of significant positive affects decreases as the level of designation decreases from international to local with less protection to non-designated areas and non-priority species. There will also be a significant negative affect on any protected site regardless of protection level where the part of the policy which allows development to occur if there are no alternative solutions, overriding public interest, or public interest outweighs the adverse effects, is exercised. Development that occurs in less protected areas or where the policy overrides the environmental effects will have a significant direct and indirect negative affect which may be long term and permanent. While natural heritage can attract people to an area other factors may influence demographics, for example the economy. Therefore, the effects of this policy on the population are unknown. This effect is anticipated to be long term and permanent. The protection of natural heritage can enhance the desirability of material assets, but the protection of sites for natural heritage purposes may prevent the regeneration of material assets found on or near protected sites. The significant effects on material assets are, therefore, both positive and negative. The regeneration of material assets may be short term and temporary where there are protected species found and subsequent mitigation measures put in place.
NE9 Access and Informal Recreation	0	0	0	+/-	+	+/-	0	0	0	+	The Access and Informal Recreation policy aims to protect and enhance opportunities for informal recreation, such as walking, cycling, horse riding and non-motorised water sports. The policy may have some positive impacts on biodiversity by enhancing access to nature, and therefore encouraging people to appreciate and care for it. The policy could also have some negative impacts on biodiversity as a result of disturbance by people, dogs or construction of paths. This should be avoided through proper planning and mitigation however. There could be some positive impacts on climate factors through achieving some modal shift by facilitating and promoting active and sustainable travel and an integrated transport system. Cultural heritage assets must be identified and taken into consideration in the construction of new paths, and could be promoted as part of the policy. The provision of access opportunities close to where people live has positive impacts on human health.
NE4 Open Space Provision in Residential Development	0	0	0	+/-	+/-	+/-	0	+	0	+	The purpose of this policy is to provide minimum standards for the quantity, quality and accessibility of open space to be provided as part of new residential development. The provision of new open space could involve enhancement of habitats and therefore positive impacts on biodiversity although there may be some negative impacts on habitats in other situations. The policy may offer opportunities to protect and promote cultural heritage. There would be positive affects on material assets and human health through an increase in the number of sports pitches, playing fields, play spaces and opportunities for physical activity.
SG on Sustainable Urban Drainage Systems (SUDS)	0	++	+	++	++	0	+	0	0	0	Provides guidance on the provision and maintenance of SUDS. These are designed to capture and slow surface water run off which in turn prevents flash flooding. This will have positive impacts on issues such as water quality and climatic factors such as flood prevention. Soil erosion should also be reduced. The use of soft landscaping and ponds could also have positive impacts on biodiversity and the landscape.

SEA Topics	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Policy Options											
SG on Drainage Impact Assessments	0	++	+	++	++	0	+	0	0	0	The impacts of this supplementary guidance are likely to be similar to those of the guidance on SUDS which is why the scores are the same
SG Open Space	0	0	0	+/-	+/-	+/-	0	+	0	+	An SEA is being carried out on the Open Space Strategy and this will be used to inform this supplementary guidance on open space. The purpose of this policy is to provide minimum standards for the quantity, quality and accessibility of open space to be provided as part of new residential development. The provision of new open space could involve enhancement of habitats and therefore positive impacts on biodiversity although there may be some negative impacts on habitats in other situations. The policy may offer opportunities to protect and promote cultural heritage. There would be positive affects on material assets and human health through an increase in the number of sports pitches, playing fields, play spaces and opportunities for physical activity.
SG Protecting Trees and Woodland	++	+	+	+	+	0	+	0	0	+	The policy aims to protect and enhance Aberdeen's trees and woodlands with the aim of doubling the existing tree cover of the City. The policy would have a positive affect on the receptors by improving air quality in the city, helping to prevent soil disturbance and avert the likelihood of flooding. The policy also provides habitats for wildlife and provides open space which will positively impact on human health and the landscape.
SG Natural Heritage	+	+	+	+	+	0	+	0	0	+	This Supplementary Guidance (SG) supports the Natural Heritage policy NE7 by providing further general information on natural heritage topics that are relevant to the policy. The SG provides an indirect significant positive affect on biodiversity, air, water, soil, climatic factors, landscape and human health through the description of the legislation that has been designed to protect designated sites and protected species, plus the wider natural environment. Included are an explanation of the 'precautionary principle' and a list of the priority sites and species found within Aberdeen City which also has an indirect significant positive affect on biodiversity, air, water, soil, climatic factors, landscape and human health. Given that this is guidance to support a policy, this SG has no significant effects on cultural heritage, material assets or population. The guidance could change based on updated legislation, policy etc, therefore, all effects are anticipated to be short to medium term to temporary.
SG Buffer Strips	+	++	+	+	+	+	+	+	0	+	This Supplementary Guidance (SG) supports the Natural Heritage policy NE7 by providing specific guidance on buffer strips around all water bodies. This SG has direct significant positive affects on water, soil and biodiversity, as buffer strips provide a natural protection from development on all water bodies. There may also be direct significant positive affects on cultural heritage and material assets that could be protected from unnatural flooding through the implementation of buffer strips. Landscape could also be enhanced through the implementation of natural buffer strips. There will also be indirect significant positive affects on air, climatic factors, and human health. It is anticipated that there will no significant effects on population. The effects may last the time the associated policy is in existence and possibly beyond, therefore, all effects are anticipated to be medium to long term and temporary to permanent.
SG Bats and Development	0	0	0	+	0	+	+	-/+	0	0	This Supplementary Guidance (SG) supports the Natural Heritage policy NE7 by providing specific guidance on bats when dealing with a planning application. This SG has direct significant positive affects on biodiversity. Given that bats are part of a wider ecosystem. There may be direct significant positive affects on cultural heritage and landscape – the protection of bats may indirectly protect cultural heritage sites where bats may exist plus existing landscapes from new development. Like cultural heritage, some material assets may indirectly receive protection (indirect significant positive affects) through the direct protection of bats that exist in such material assets. However, the presence of bats may stop development in some material assets resulting in indirect significant negative affects. There is clear legislation to protect bats, however, there may be overriding reasons for development to progress, therefore, and the effects are anticipated to be short, medium and long term, plus, temporary and permanent.

SEA Topics	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Policy Options											
Transport and Accessibility											
T1 Land For Transport	+/-	-	-	-	+/-	0	-	++	++	+	This policy identifies land that is safeguarded for existing and future transport proposals. This policy protects these areas of land from any development that is unacceptable. The sites safeguarded are identified in the policy and are also assessed cumulatively here. These are large transport proposals which are likely to contribute to an increase in traffic in some cases but also a reduction in congestion, which is why there are likely to be positive and negative impacts on climate change and air quality. These large development projects are likely to have negative impacts on water, soil and biodiversity. They will be highly visible from nearby areas and by the users of them – hence the negative landscape impact. This policy has a significant positive affect as it safeguards land for future uses such as Park & Ride sites, which are material assets for the City and which enable the use of sustainable modes of travel. This in turn will help to support a thriving economy and population as a whole. New schemes are likely to be designed with the latest safety standards in mind and positively impact in health.
T2 Managing the Transport Impact of Development	+	0	0	0	+	0	0	0	0	+	Provides the policy framework for minimising the impact of development on the transport network and encouraging sustainable and active travel as viable alternatives to the car. Sets requirements for Travel Plans and Transport Assessments as well as maximum car parking standards. This policy has a positive affect on air, climatic factors and human health by promoting walking and cycling and sustainable public transport over car/other motorised vehicle use, a reduction in motorised vehicle use leads to less congestion and improved local air quality. This policy also sets requirements for mitigation measures that must be carried out by developers to minimise any adverse impacts on the traffic network.
SG Transport and Accessibility Standards for Accessibility and Public Transport Services	0	0	0	0	0	0	0	0	0	0	Sets requirements for the minimum distances to services and facilities from new developments. The ability to access key services and facilities directly affects quality of life and is a major contributor to social inclusion. This policy ensures that new and existing communities can access services, facilities and jobs by walking, cycling and public transport. This policy is not considered to have any significant impact on the environment.
SG Transport and Accessibility Access and Permeability	+	0	0	0	+	0	0	0	0	+	This policy sets requirements for new development to protect or enhance existing access rights including core paths, rights of way and paths within the wider network. This policy has a positive affect on air, climatic factors and human health by promoting walking and cycling and sustainable public transport over car/other motorised vehicle use, a reduction in motorised vehicle use leads to less congestion and improved local air quality. This policy also encourages active travel within communities helping to tackle obesity and improve human health.
SG Transport and Accessibility Guidelines and Specifications	0	0	0	0	0	0	0	+	+	+	This guidance will set the appropriate design standards for roads and streets, and will positively affect the road and street patterns to allow people to move around the city effectively. It will provide pedestrian priority in more residential areas and will positively impact on population, material assets and human health. The guidance does not promote development and all other indicators are neutral.

SEA Topics	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Policy Options											
SG Transport and Accessibility Transport Assessments	+	0	0	0	+	0	0	0	0	+	This policy requires that all significant traffic generating developments must submit a Transport Assessment (TA) when planning permission is requested. This policy has a positive affect on air quality and climate change as TA's promote transport choice over car-dependency. TAs also have a positive affect on human health by promoting other transport choices such as walking and cycling.
SG Transport and Accessibility Travel Plans	+	0	0	0	+	0	0	0	0	+	This policy requires that all proposals for development over a certain threshold submit a Travel Plan when planning permission is requested. This policy has a positive affect on air quality and climate change as Travel Plans promote transport choice over car-dependency. Travel Plans also have a positive affect on human health by promoting other more active transport choices such as walking and cycling.
SG Transport and Accessibility Parking	+	0	0	0	+	0	0	0	0	+	This policy sets out ACC's maximum car parking standards for across the city as well as setting out guidelines on low or no car housing and car clubs. This policy has a positive affect on air quality and climate change as the policy promotes transport choice over car-dependency. The policy also has a positive affect on human health by promoting other transport choices such as walking and cycling.
SG Transport and Accessibility Driveways Guide	0	0	0	0	0	0	0	+	0	0	This policy requires that all applications for new driveways and parking within gardens conform to ACC's requirements. This policy restricts the amount of new driveways and car parking in front gardens to those that ACC's sees as suitable. This has a positive affect on road maintenance as roads with fewer driveways are more viable.
SG Transport and Accessibility Automatic Teller Machines	0	0	0	0	0	0	0	+	0	+	This policy ensures that new ATM's (cash machines) are sited in suitable locations that do not obstruct pedestrian movements or lead to road safety problems. This policy has a positive affect on material assets and human health as it helps to ensure that new ATM's are provided for people across the city in safe and appropriate locations.
Air Quality											
AQ1 Air Quality	++	0	0	0	+	0	0	0	0	+	Resists proposals that result in deterioration in air quality unless appropriate mitigation measures are implemented. Also sets out criteria for when Air Quality Assessments will be required to be provided through the planning application process. This policy has a positive impact on air quality as its main aim is to enhance the existing air quality situation across the city and within the three declared Air Quality Management Areas (AQMAs). This policy also has a positive impact on climatic factors and human health through the promotion of improved air quality across the city.
SG Air Quality	++	0	0	0	+	0	0	0	0	+	Sets out criteria for when Air Quality Assessments will be required to be provided through the planning application process. This policy has a positive impact on air quality as its main aim is to enhance the existing air quality situation across the city and within the three declared Air Quality Management Areas (AQMAs). This policy also has a positive impact on climatic factors and human health through the promotion of improved air quality across the city.
Business and Industrial Development											

SEA Topics Policy Options	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
BI1 Business and Industrial Land	--	--	--	--	--	++/--	--	++	++	++	This policy identifies areas of business and industrial land and supports the development of these sites for this use. It also safeguards them against development of other uses. This policy has a positive affect on material assets as it promotes and safeguards areas of employment. Development is likely to increase traffic into the built up area and impact negatively on air quality and specifically on Air Quality Management Areas. Development is likely to have short-term adverse effects soil through soil erosion, desegregation, compaction and pollution during construction phases. Development could potentially have short-term negative impacts on water through a change in water table, stream flows, site water budgets, localised flooding, silt deposition and water-borne pollution. Inevitably, some localised impacts on watercourses would occur due to the development. Greenfield development is likely to impact negatively on biodiversity through the loss of habitats, habitat fragmentation or disturbance to species that use the site as a habitat. The scale of development that could be accommodated on sites could have a negative impact on climate due to increased use of resources and increased emissions. Development would impact positively on population and material assets, in the provision of employment sites and jobs to support the economy. Greenfield development is likely to have a negative impact on landscape. These effects may weaken the sense of place, the identity of existing settlements and landscape character in places. Depending on implementation strategies, employment development proposed on greenfield sites could positively or adversely affect the built features, their context, pattern of past historic use, and associations of the historic environment, which encompasses built heritage features (ancient monuments, archaeological sites and landscapes, historic buildings, townscapes, parks, gardens and designed landscapes, as well as marine heritage) and the context or setting in which they sit, and the patterns of past use, in landscapes and within the soil, and also in our towns, villages and streets. The planning and design of developments, which conforms, substantially to the City's existing design, layout, material and quality is likely to have long-term positive affects. But new developments that deviate from existing designs could adversely affect the setting of historic settlements in the long-term. New employment development provides the scope for creation of fixed assets, the use of natural and material assets, promoting waste minimisation, recycling and composting.
BI2 Specialist Employment Area	-	-	-	-	-	++/--	--	++	++	++	This policy identifies areas of specialist employment and safeguards them against development of other uses. This policy is likely to have similar impacts to policy BI1.

SEA Topics	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Policy Options											
BI3 West End Office Area	+/-	-	+/-	0	-	+/-	+/-	+	+	+	This policy identifies the West End Office Area and favours change of use to office purposes and residential use in this area. Further employment development in this location is likely to increase traffic in a built up area and impact negatively on air quality and specifically on the Anderson Drive Air Quality Management Area, but location of brownfield opportunities are close to existing services and facilities and promotes walking and cycling. New development on undeveloped sites may have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases, but development will be required to remediate any contaminated land. Development could potentially have short-term negative impacts on water through a change in water table, stream flows, site water budgets, localised flooding, silt deposition and water-borne pollution. Inevitably, some localised impacts on watercourses would occur due to the development. This policy supports development of offices in a built up area and the impact on biodiversity will be neutral. Developments in this area may have a negative impact on climate due to increased use of resources and increased emissions. Development will provide business and housing to support the population and economy and will have positive effects on population and material assets. Any residential development is likely to have long-term positive effects on human health. Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no access to housing now gaining access to housing. Since new homes are more energy efficient than the existing stock; they reduce running costs and assist in decreasing fuel poverty. While development of brownfield site has a scope for enhancement of landscapes, development may also restrict some views. These effects may weaken the sense of place, the identity of existing settlements and landscape character in places. Depending on implementation strategies, development in this conservation area could positively or adversely affect the built features, their context, pattern of past historic use, and associations of the historic environment. The planning and design of developments, which conforms, substantially to the City's existing design, layout, material and quality is likely to have long-term positive effects. But new developments that deviate from existing designs could adversely affect the setting of historic settlements in the long-term. New development provides the scope for creation of fixed assets, the use of natural and material assets, promoting waste minimisation, recycling and composting.
BI4 Aberdeen Airport and Aberdeen Harbour	0	0	0	0	0	0	0	+	0	+	Identifies Public Safety Zones around Aberdeen Airport. Policy favours development within the operational land of the Airport and Harbour that has associated uses with the airport and harbour. This policy has a positive affect on Aberdeen's material assets as it protects the Airport and the Harbour from inappropriate development. This policy protects health by setting out a public safety zone around the Airport.
BI5 Pipelines and Controls of Major Accident Hazards	0	0	0	0	0	0	0	0	0	++	This policy states that ACC will take full account of advice from the Health and Safety Executive when determining all applications for development within consultation distances of hazardous installations. This policy has a positive affect by ensuring that no development takes place that will be likely to negatively impact on human health.
Key: + positive, - negative, 0 = neutral =? = uncertain											

Appendix 7.i: Assessment of Main Issues Report Policy Alternatives

SEA Topics Policy Options	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
	1. Transport and Accessibility										
Preferred Options											
1.1 Promote detailed impact analysis using Part B of the Transport Framework	+	0	0	0	+	0	0	++	+	+	Significant positive impact on material assets as development will deliver key infrastructure to help deliver a more sustainable transport system in Aberdeen
1.2 Use masterplans to incorporate infrastructure for sustainable modes and detailed design	+	0	0	0	+	0	0	++	+	+	Significant positive impact on material assets as masterplans can help to deliver key infrastructure to help deliver a more sustainable transport system in Aberdeen, and ensure facilities are in the most accessible locations.
1.3 Promote location of new development near infrastructure and services using Accession Software	+	0	0	0	+	0	0	0	+	+	It would have a positive affect on air quality and climate change as it promotes accessibility and transport choice over car-dependency. It also has a positive affect on human health and material assets by promoting other transport choices such as walking and cycling through the introduction of new paths. All ages of the population would benefit from this option as it promotes more accessible services.
1.4 Minimise traffic generation and impacts by using Transport Assessments and Travel Plans	+	0	0	0	+	0	0	+	+	+	Impacts from new developments are minimised and were there are impacts mitigation measures can be incorporated into the development
Alternative Option											
1.5 Incremental assessment of sites on a case by case basis	.	0	0	0	.	0	0	0	.	.	The alternative option relies on looking at sites individually. This may not address cumulative impacts and may result in the approval of car-based development and increased travel demand which would have a negative affect on air, climate, human health and all age groups of the population.
2. Infrastructure and Developer Contributions											
Preferred Option											
2.1 Providing clarity for developers through supplementary guidance on developers contribution regarding their obligations	0	0	0	0	0	0	0	+	+	0	The preferred option is to provide supplementary guidance on developer contributions. This would provide a clear and concise guide to the contributions that each developer will be expected to pay to support new development. Providing guidance would have a positive affect on a range of receptors. It would have a positive affect on material assets and population as the supplementary planning guidance would provide for new and improved infrastructure as well as likely improve the supple of housing – such as affordable housing.
Alternative Option											
2.2 Continue with the status quo without providing clarity for developers through supplementary guidance	0	0	0	0	0	0	0	.	.	0	The alternative option is to proceed with the current system which may cause delays in the negotiation and procurement of developer contributions. This would have negative impacts on two receptors. In contrast to the previous option this would result in delays and difficulty in receiving developer contributions, which in turn would mean that key infrastructure that is needed to allow development to occur would be missing, negatively impacting on the economy.
3. The City Centre and Retailing											

SEA Topics	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Preferred Option											
3.1 Continue with the status quo of enhancing vitality and viability of the city centre	0	0	0	0	0	+	+	+	0/+	0	It would have a positive affect on material assets as it would promote the creation of more retail and business uses.
3.2 Provide clarity on the role of primary and secondary shopping areas as contributing to vitality and viability	0	0	0	0	0	+	+	+	0/+	0	Help to regenerate derelict or vacant land within the city centre. This in turn would positively affect cultural heritage and townscape.
Alternative Option											
3.3 Adopt an ad-hoc, piecemeal approach to city centre development whenever the need arises	0	0	0	0	0	0	+	+	0	0	It will positively impact on material assets as it will promote development in the city centre. It will negatively affect the city's townscape as development will not be related and will look piecemeal.
4. Housing											
Preferred Option											
4.1 Promote a mix of uses in new residential areas	0	0	0	0	+	0	0	+	+	+	It would have positive affects across a range of receptors. Residential mixed use areas would be less car-dependent and therefore lessen their impact on climate change. Mixed use areas provide fixed assets for wealth creation (shops, offices). Nearby services and facilities would benefit less mobile residents (such as younger and older people). Walkable neighbourhoods also bring health benefits.
4.2 Provide guidance on the appropriate mix of new developments	0	0	0	0	0	0	0	+	+	0	The alternative option relies on establishing good working relationships with developers during the masterplanning stage to deliver mixed use. This reliance introduces uncertainty into how effective such a policy would be in delivering mixed use. Appropriate mix of house types and tenures will help provide the types of housing required.
4.4 Provide for a range of house types in new developments by using density policies or SPG	0	0	0	0	0	0	+	0	++	+	May result in new developments becoming more visually interesting, and less monotonous, though the overall design will have more of an impact. Will cater for the diverse needs of a range of households, thereby supporting population growth. More appropriate forms of housing will raise households' health and well being.
Alternative Option											
4.3 Continue with the status quo by not providing guidance	0	0	0	0	0	0	0	0	0	0	No impact on receptors resulting from this option.
4.5 Continue with the status quo on density by not providing guidance	0	0	0	0	0	0	0	0	+	0	The alternative option relies on the masterplanning of sites to determine the appropriate mix of house types. The policy is likely to have some success in introducing a mixture of house types, but without being informed by the Local Housing Strategy, the mix delivered may not respond to the city's needs.
5. Design											
Preferred Option											

SEA Topics	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Policy Options											
5.1 Promote architecture and place-making policy that respects context; provides a sense of place and promotes sustainability	0	0	0	0	+	+	+	+	+	+	Good design leads to a good quality of life and can attract people and businesses to Aberdeen. This option may lead to an enhancement and improvement of Aberdeen's unique character, ensure more sustainable neighbourhoods are built that are non car dependent, and ensure that new housing developments integrate with the local identity, context and settlement patterns.
5.2 Promote context, identity, connection and communication through masterplanning.	0	0	0	0	+	+	+	+	+	+	This option may lead to an enhancement and improvement of Aberdeen's unique character, ensure more sustainable neighbourhoods are built that are non car dependent, and ensure that new housing developments integrate with the local identity, context and settlement patterns.
5.3 Distinguish between road and street; and promote street frontages, activity, safe and walkable neighbourhood	+	0	0	0	+	0	0	0	+	+	It would have a positive affect on air quality and climate change as it promotes accessibility and transport choice over car-dependency. It also has a positive affect on human health and material assets by promoting other transport choices such as walking and cycling through the introduction of new paths. All ages of the population would benefit from this option as it promotes more accessible services.
5.4 Promote good housing design to make them more distinctive, safe, easy to move around and adaptable	0	0	0	0	0	0	0	0	+	+	Increased safety would impact positively on population and human health.
5.5 Protect the townscape by controlling tall buildings and developments affect the skyline	0	0	0	0	0	+	+	0	0	0	This would have a positive impact on cultural heritage and landscape. There may be negative impacts on material assets if a restrictive policy prevents some developments taking place.
5.6 Improving designs through the use of design statements	0	0	0	0	+	+	+	+	+	+	This option may lead to an enhancement and improvement of Aberdeen's unique character, ensure more sustainable neighbourhoods are built that are non car dependent, and ensure that new housing developments integrate with the local identity, context and settlement patterns.
5.7 Promoting best practice by working with our neighbouring authority on design panels	0	0	0	0	+	+	+	+	+	+	This option may lead to an enhancement and improvement of Aberdeen's unique character, ensure more sustainable neighbourhoods are built that are non car dependent, and ensure that new housing developments integrate with the local identity, context and settlement patterns.
Alternative Option											
5.8 Continue with the status quo based on a piecemeal approach in respect of design	0	0	0	0	0	0	0	+	+	0	This approach could result in developments that are not integrated with the surrounding context or identity and that are alien to existing settlements. It could also lead to a lack of co-ordination and result in potentially inconsistent decisions.
5.9 Promoting a highly prescriptive approach to design by using design coding	0	0	0	0	+	+	0	0	+	+	This approach is inflexible, time consuming and will not allow developments to integrate to their surroundings to the same degree as the preferred option.
6. Waste											
Preferred Option											

SEA Topics	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Policy Options											
6.1 Locate new waste management facilities at Altens East/Doonies	-	0	+	-	+	-	0/-	++	+	0	This option will help to increase the amount of waste that is recycled or reused and this will reduce the amount of waste being sent to landfill. New waste facilities are likely to have minimal impact on the landscape, low building height. Large number of HGV used to transport waste to new facilities. Increased levels of dust, odour, and noise may have a local air quality impact. Well run and controlled new facilities should have no significant impact on the water environment or human health.
6.2 Incorporate waste management storage areas and recycling facilities into new developments	0	0	+	0	+	0	0	++	+	0	This option will help to increase the amount of waste that is recycled or reused and this will reduce the amount of waste being sent to landfill. Well designed facilities should have no impact on health.
Alternative Option											
6.3 Continue with the status quo with increasing landfill use	-	-	-	-/+	-	-	-	0	-	-	Landfill gas is mainly made up of methane, which is approximately 25 times more powerful a greenhouse gas than carbon dioxide. Landfill sites can have significant impacts on the landscape, and any archaeological remains on site could be sterilised. Dust and odour can have significant impact on human health.
7. Sustainable Construction											
Preferred Option											
7.1 Constantly raise the standards of energy efficiency through sustainable building standards	+	++	0	+	+	0	0	+	0	+	The energy and travel criteria seek to reduce developments' dependency on the national grid (which currently relies heavily on fossil fuel supplies) and private cars. Both will result in developments contributing less to climate change and the latter reduces developments' impact on air pollution. All developments are to incorporate water-saving technology. The ecology criteria require biodiversity enhancements. Developments meeting the standards will be cheaper to maintain. Such developments will allow people to live more sustainable lifestyles.
7.2 Reducing carbon emissions by developing a city-wide low carbon strategy	+	+	0	+	+	0	0	++	0	+	Reduce carbon emissions and help to progress the implementation of renewable technologies.
7.3 Continue with the limited council-wide carbon management programme	+	++	0	+	+	0	0	+	0	+	Improving the efficiency of council owned properties and sets an example to private developers and developments can be used as case studies.
7.4 Promote best practice in sustainable building standards through the Council's own initiatives	+	++	0	+	+	0	0	+	0	+	Improving the efficiency of council owned properties and sets an example to private developers. Developments can be used as case studies.
7.5 Encourage higher city-wide standards in efficiency through awards and accreditation schemes	+	++	0	+	+	0	0	+	0	+	Would help to drive up the efficiency of new developments, and sets an example to developers. Developments can be used as case studies.
Alternative Option											

SEA Topics	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
7.6 Delay the requirements for higher building standards	+	++	0	0	+	0	0	+	0	0	The energy criteria will still reduce developments' dependency on the national grid, but not car dependency. The water criteria will still require all developments to incorporate water-saving technology. The developments would also be cheaper to maintain than without. But ecological impacts and life cycle costing are not taken into account during the plan period.
7.7 Provide a level playing fields for developers in the City and the Shire in building standards in order to avoid unfair advantage in one authority area over the other	0	0	0	0	0	0	0	0	0	0	There would be no direct impact on receptors from this option. This would just ensure that a single standard was applied across the region.

Appendix 7.j: Assessment of Existing Local Plan Policies

SEA Topics Existing Policies as alternative Option	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Policy 1 Design	0	0	0	0	0	++	++	+	0	0	Requires that the appearance of new buildings is appropriate to their context and setting. The policy will make sure new buildings respect existing cultural heritage and landscape/townscape and raise the standards for new building design, thereby creating material assets.
Policy 2 Landscape Design	0	+	+	+	+	+	++	+	0	+	Ensures landscape schemes are compatible with the scale and character of the development, as required by the Landscape Guidelines (Landscape Strategy Part 2). The Landscape Guidelines describe how developments can have positive affects on the areas in which they sit, are more sustainable, and have respect for the wider environment.
Policy 3 Brownfield Development	0	0	+	0	+	+	+/-	++	+	+	Encourages development on brownfield sites. Brownfield development will have positive affects on receptors such as potential to clear up contaminated sites and support regeneration, but may alter the appearance of townscapes.
Policy 4 Protection of Urban Green Space	0	+	0	++	0	+	+	0	0	++	Seeks to protect valuable green space adjacent to existing buildings. The protection of green space has positive affects on receptors such as sustainable urban drainage, the setting of buildings and designed landscapes, as well as access to open space.
Policy 5 Design and Context	0	0	0	0	0	+	+	+	0	++	Requires brownfield developments to be laid out and integrated into existing streets, and to retain and convert existing buildings where possible. This policy would have positive affects on receptors by making the urban environment more people friendly, reusing old buildings which contribute to the character of the area.
Policy 6 Design and Amenity	0	0	0	+	0	0	+	+	+	++	Requires new residential development proposals to meet certain design and amenity requirements. These requirements would have positive affects by creating new and greener streets, raising the standards of new building design, and thereby creating material assets. Requiring a range of sizes and types of accommodation caters for an ageing population.
Policy 7 Crime Prevention and Community Safety	0	0	0	0	0	0	0	+	+	++	Requires development proposals to design out crime and design in safety. Protects new buildings from antisocial behaviour. Policy would have positive affects through making housing more attractive, regardless of location and increasing community safety.
Policy 8 Design and Policy Guidance	+	+	+	++	++	++	++	++	+	+	Lists the supplementary guidance to be referred to in relevant development proposals. Policy would have positive affects through guidance on transport, drainage impact assessment, nature conservation, design and conservation, landscape, housing and open space.
Policy 9 Telecommunications Apparatus	0	0	0	0	0	+	+	+/-	0	0	Seeks to ensure that the installation of such apparatus does not have an adverse visual impact on the natural or built heritage of the City. Policy would have positive affects, through protecting the architectural character of historic buildings, the coast, countryside and townscape from adverse impact. But, the policy may restrict the city's connectivity by not allowing apparatus in optimum locations.
Policy 10 New Uses for Listed Buildings	0	0	0	0	0	++	+	++	+	+	Allows for the sensitive conversion of listed buildings. Policy would have positive affects through better maintenance of historically valuable buildings and townscape, reuse of derelict buildings/land, increasing the supply of housing through conversion and improving the overall environment.
Policy 11 Signage on originally residential listed buildings	0	0	0	0	0	++	+	0	0	0	Requires business plates on originally residential listed buildings to be a particular size. Policy would have positive affects through retaining the character of the residential use of the building and townscape.

SEA Topics Existing Policies as alternative Option											Comment
	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	
Policy 12 Building on rear lanes	0	0	0	0	0	+	+	0	0	0	Encourages sensitive conversion of buildings in rear lanes. Policy would have positive affects through retaining the character of rear lanes and the townscape.
Policy 13 Retention of Granite Buildings	0	0	0	0	0	++	+	0	0	0	Encourages the retention of granite buildings and reclaimed materials. Policy would have positive affects through retaining the character of conservation areas and the townscape.
Policy 14 Granite Streets and Pavements	0	0	0	0	0	++	++	0	0	0	Seeks to retain granite streets and pavements, particularly in the city centre. Policy would have positive affects through retaining the character of city streets.
Policy 15 Stone Cleaning	0	0	0	0	0	+	+	0	0	0	Seeks to ensure that stonework is not cleaned using abrasive chemical or high pressure water methods. Policy would have positive affects through retaining the character of granite buildings and streetscapes.
Policy 16 Archaeology and Planning	0	0	0	0	0	++	+	0	0	0	Seeks to protect Scheduled Ancient Monuments and their setting, and any archaeological remains from development. Policy would have positive affects on some receptors, through protecting historical sites and their settings.
Policy 17 Mineral Extraction	-	-	-	-	0	0	-	+	0	0	Specifies acceptable locations for Mineral Extraction and land restoration activities. Policy would have a positive affect in increasing scope for creating fixed assets, but such activities also have the potential to produce dust, contaminate soil and water, destroy habitats, and have an adverse impact on landscape.
Policy 18 Degraded and Contaminated Land	+	+	+	+	+	+	+	++	+	+	Ensures that degraded and contaminated land is either restored, reclaimed or remediated. Positive affect on air and water pollution from contaminated land, improving contaminated and degraded soils, naturalising sites, reducing methane emissions from contaminated land, improving the setting of buildings, landscape/ townscape improvements, regeneration of derelict land. It could also contribute to land supply for housing and improve access to safe and attractive open space.
Policy 19 Waste Management Facilities	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+	+	+	Policy seeks to provide waste facilities in an environmentally friendly way. While, some methods of waste management like landfill will have negative affects on receptors, others like recycling will have positive affects on receptors.
Policy 20 Waste Facilities in New Development	+/-	+/-	+/-	+	+	0	+	+	+	+	Policy requires new developments to have adequate facilities for the segregation of waste at source. Policy would have a positive affect through less waste being sent to landfill, resulting in less land take, pollution and demands on existing infrastructure. Provision of facilities for sorting and storage at source promotes more sustainable lifestyles, but may result in local pollution.
Policy 21 Landfill and Land Raise	-	-	-	-	-	0	-	0	0	+	Specifies acceptable locations for Landfill and Land Raise. Policy would have a positive affect in maintaining public health, but such activities also have the potential to produce dust, smells, methane, contaminate soil and water, destroy habitats, and have an adverse impact on landscape.
Policy 22 Energy and Development	0	0	0	-	++	0	-	+	+	0	Specifies acceptable locations for renewable energy developments. Policy would have a positive affect in increasing scope for creating fixed assets, combating climate change and increasing energy security, but such activities also have the potential to disturb habitats and have an adverse impact on landscape. Future generations stand to benefit most from investments in low carbon energy generation.

SEA Topics											Comment
	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	
Existing Policies as alternative Option											
Policy 23 Eco Development	+	+	+	0	+	-	+/-	++	+	+	Encourages sustainable construction in new developments. Reductions in waste sent to land fill will reduce pollution (including methane) and land take and reductions in water and energy usage will also reduce pollution. Setting higher building standards increases the scope for creating fixed assets that serve a wide range of people and promotes more sustainable lifestyles. Low and zero carbon technologies may adversely affect the character of historic buildings and townscapes.
Policy 24 Planning and Flooding	0	+	+	+	+	0	+	+	0	+	Seeks to ensure that the flood risk around developments is properly assessed and appropriate measures put in place. Policy would have a positive affect by reducing the potential damage to hydromorphology, soil and natural heritage, preventing developments that would be vulnerable to climatic changes and lead to changes in landscape character, increasing access to watercourses and the provision of SUDS and flood defences. Plus, the policy would increase mental well being by ensuring developments are not at significant risk of flooding.
Policy 25 Foul Drainage	+	+	+	+	0	0	0	+	+	++	Ensures new developments are connected to the public sewer where possible. Policy would have a positive affect on the receptors by reducing smells and run off from private septic tanks and contributing to the maintenance of public sewers, which raise the capacity of the city to absorb more housing.
Policy 26 Coastal Management	0	0	+	0	+	+	++	0	0	+	Identifies the areas and describes the types of development that will be acceptable at the coast. Policy would have a positive affect by avoiding areas at risk of flooding or coastal erosion and protecting the character of the coast. The policy also safeguards the coastline for recreation.
Policy 27 Air Quality	++	0	0	+	++	0	0	0	0	+	Ensure that new developments do not have adverse impacts on local air quality. Policy would have a positive affect by preventing a rise in air pollution and further disturbance to wildlife. Safeguarding human health and climatic factors by preventing significant changes in concentration of CO2 and Methane.
Policy 28 Green Belt	+	+	+	+	+	+	++	-	-	+	Identifies the green belt and protects it against unacceptable development. Policy would have a positive affect by preventing pollution in green belt areas, therefore contributing to a reduced vulnerability to climate change. The policy also protects the surrounding landscape and setting, providing open space provision for people. However the policy would restrict development in these areas, consequently reducing the amount of land available for fixed assets.
Policy 29 Green Space Network	+	+	+	++	+	+	++	-	-	+	Identifies the green space network and protects it against unacceptable development, whilst aiming to enhance the value of the green space network. Policy would have a positive affect by preventing pollution in the green space network, therefore contributing to a reduced vulnerability to climate change. The policy also protects wildlife habitats and species, and their surrounding landscape and setting, providing open space provision for people. However the policy would restrict development in these areas, consequently reducing the amount of land available for fixed assets.
Policy 30 Strategic Housing Land Reserve	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	+/-	+/-	Shows areas considered potentially suitable for development post 2010. Whether or not this policy has a positive or negative affect is dependent on whether the Strategic Housing Land is released for housing or designated for another land use. The land is protected from development under the greenbelt policy until the development plan is reviewed.
Policy 31 Landscape Protection	0	0	0	+	+	+	++	0	0	+	The policy protects Aberdeen's landscape setting from unacceptable development. Policy would protect woodland and wildlife, this in turn has a positive affect on the climate. The policy also provides protection to views of the city's townscape. Additionally the policy provides opportunities for countryside activities.

SEA Topics											Comment	
	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health		
Existing Policies as alternative Option												
Policy 32 Historic Gardens and Designed Landscapes	0	0	0	0	0	++	++	+	0	+	Protects sites listed in the Inventory of Gardens and Designed Landscapes in Aberdeen from the adverse effects of development. This policy would have a positive affect on cultural heritage, landscape and human health by conserving and enhancing essential characteristics, aesthetics, historic value and setting of the site.	
Policy 33 Protecting Trees and Woodlands	++	+	+	+	+	0	+	0	0	+	The policy aims to protect and enhance Aberdeen's trees and woodlands with the aim of doubling the existing tree cover of the City. Policy would have a positive affect on the receptors by improving air quality in the city, help to prevent soil disturbance and avert the likelihood of flooding. The policy also provides habitats for wildlife and provides open space provision.	
Policy 34 Natural Heritage	0	0	0	++	0	0	+	0	0	++	Identifies valuable designations and protects areas of International, National, Regional and Local designation from development that would cause a significant adverse impact. This policy has a positive affect on biodiversity through protection of areas of importance and significance. It also protects the landscapes that give Aberdeen its character and provides open space provision for the people of the city.	
Policy 35 Access and Recreation Areas	0	0	0	0	0	0	+	0	0	+	Policy protects and enhances access to areas of informal recreation across the city. This policy has a positive affect on landscape by protecting recreation areas from new development. This policy also has a positive affect on physical and mental wellbeing by safeguarding and improving access to open space.	
Policy 36 Urban Green Space	+	+	+	++	+	+	++	-	-	+	Policy identifies areas designated as Urban Green Space. Protects and enhances green space in urban areas and sets minimum standards for green space provision in new developments. Policy would have a positive affect by preventing pollution in the urban green space, therefore contributing to a reduced vulnerability to climate change. The policy also protects wildlife habitats and species, and their surrounding landscape and setting, providing open space provision for people. However the policy would restrict development in these areas, consequently reducing the amount of land available for fixed assets.	
Policy 37 Sites for Residential Development	-	-	-	-	-	+/-	+/-	++	++	+	Policy allows for the release of allocated Greenfield housing sites. Greenfield housing will increase land take, waste generation, water abstraction and habitat fragmentation and reduce biodiversity. Policy creates material assets and housing for more people. Increased car use will negatively impact on air quality in the city. Depending on the location, effects on landscape and cultural heritage could be positive or negative.	
Policy 38 Sites Safeguarded for Residential Development	-	-	-	-	-	+/-	+/-	++	++	+	Policy identifies sites that are safeguarded for residential development. Greenfield housing will increase land take, waste generation, water abstraction and habitat fragmentation and reduce biodiversity. Policy creates material assets and housing for more people. Increased car use will negatively impact on air quality in the city. Depending on the location, effects on landscape and cultural heritage could be positive or negative.	
Policy 39 Greenspace Provision in Residential Development	0	0	0	0	0	0	+	+	0	++	This policy requires the provision of 2.8 hectares per 1000 people of public green space on new residential development. The policy would have a positive affect on landscape due to the provision of open space. There would also be positive affects on material assets and human health through an increase in the number of sports pitches, playing fields, play spaces etc.	
Policy 40 Residential Areas	0	0	0	0	0	0	+	+	+	+	Identifies areas of residential development and aims to make sure the character and amenity of such areas are retained. The policy will have positive affects where it will support the development of fixed assets within the city. It may also improve the supply of housing and help to cater for an ageing population. The policy also looks to protect open spaces, woodland and recreational areas within residential areas and will therefore benefit the community.	

SEA Topics											Comment	
	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health		
Existing Policies as alternative Option												
Policy 41 Mixed Use Areas	0	0	0	0	0	+	+	0	++	+	Policy allows for certain areas to be developed with a mix of uses and protects the mixed uses against the potential negative affects of each other. The policy protects the existing use, character and townscape of an area – therefore protecting the historic environment and setting. It improves the supply of housing through allowing housing development in areas not traditionally housing, e.g. above shops in the city centre, and looks to protect against development that would adversely affect the amenity of people living and working in a mixed use area.	
Policy 42 Affordable Housing	0	0	0	0	0	0	0	+	+	+	Policy states a figure that is expected for affordable housing from new developments. The policy promotes the creation of fixed assets, improves the supply of housing, caters for an ageing population and can help to improve social inclusion.	
Policy 43 Mobile Homes	0	0	0	0	0	0	+	+	+	0	Policy states that there will be a presumption against further development of mobile home sites, including intensification of current sites. The policy will have a positive affect as mobile home sites can often be blight on the landscape, therefore with no more then the landscape will not be further damaged. It will also have a positive affect with more suitable housing types being built instead which are more suited to the climatic conditions of Aberdeen.	
Policy 44 Housing and Aberdeen Airport	0	0	0	0	0	0	0	-	-	+	Policy identifies areas where residential development will not be permitted in relation to the Airport. The policy will have a positive impact on human health as it stops development occurring where there are excess noise levels from the airport which would be detrimental to residential amenity. However the policy would also stop the promotion of fixed assets and prevent the improvement of the supply of housing.	
Policy 45 Existing Community Sites and Facilities	0	0	0	0	0	0	+	+	+	+	Policy seeks to protect existing community sites and facilities for their original uses and allows for extension to such sites if appropriate and in accordance with policy. The policy would have positive affects by making sure that the character and vitality of an area was kept, the promotion of key fixed assets such as hospitals and schools and improve the well-being of all age groups in the community.	
Policy 46 New Community Facilities	0	0	0	0	0	0	+/-	+	+	+	Supports new community facilities provided they are in convenient locations and are readily accessible to all. Can improve brownfield land, whilst be detrimental to greenfield sites. The policy promotes the creation of fixed assets such as hospitals or schools, and cause positive changes to the well-being of all age groups.	
Policy 47 Private Children's Nurseries	0	0	0	0	0	+	+	+	0	0	The policy provides advice on where such developments would, and would not, be acceptable. The policy would have a positive affect as proposals must not prejudice/damage other Local Plan policies – therefore including buildings of historic value, benefit the townscape as the area will remain predominantly residential and promote fixed assets within the city.	
Policy 48 Sports Facilities	0	0	0	0	0	+	+	+	0	+	The policy provides advice on where sports facilities would, and would not, be acceptable, and what criteria must be met for such a facility to be acceptable. The policy would have a positive affect by making sure new sports facilities are not detrimental to the natural or built environment or to residential amenity. The policy would also benefit the health and wellbeing of people as it allows for sports facilities to be developed with good access to the public.	
Policy 49 Regional Centre	-	0	0	0	-	0	+	+	0	+	The policy seeks to promote the city centre as the first and main option for new retail, commercial, leisure and other city centre based uses. Would result in more pollution problems with more people and traffic in the centre. The townscape would be improved as new, well designed or refurbished buildings come into use, whilst more people and business in the centre would help maintain infrastructure and possibly regenerate derelict or vacant land. The policy would also have a positive affect on wellbeing as people would be happier living and working in a vibrant city centre.	

SEA Topics											Comment
	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	
Existing Policies as alternative Option											
Policy 50 City Centre Business Zone	0	0	0	0	0	+	+	+	0	0	Policy protects the City Centre Business Zone against developments other than Class 1 with exceptions in some cases. Policy could positively affect receptors by protecting buildings within a conservation area against constant changes of use and therefore potential damage to the building, also by maintaining a sense of place by making sure that the city centre business zone stays as what it currently is. The policy also positively promotes the creation of fixed assets – in this case the business zone.
Policy 51 Major Shopping Developments in the City Centre	0	0	0	0	0	+	+/-	++	+	0	Policy encourages retail developments to locate in the city centre and seeks to enhance its vitality, viability and environmental quality. Concentrating development in the city centre could negatively impact on air quality and climatic factors through traffic generation. Policy would create jobs, protect and enhance townscape and create new assets and properties.
Policy 52 Union Street – Changes of Use	0	0	0	0	0	+	+	+	0	0	Policy looks to protect premises that are currently used for retail and sets permissible occasions when a change may be allowed. Policy could positively affect receptors by protecting buildings within a conservation area against constant changes of use and therefore potential damage to the building, also by maintaining a sense of place by making sure that Union Streets character is maintained. The policy also positively promotes the creation of fixed assets – in this case the Union Street frontages and shopping area.
Policy 53 Chapel Street Business Development Area	0	0	0	0	0	0	+	+	0	0	This policy has been introduced to provide a focus for development of business within the Chapel Street area. Policy could positively affect receptors by maintaining a sense of place by making sure that Chapel Street's character is maintained. The policy also positively promotes the creation of fixed assets – in this case the Chapel Street Business Area.
Policy 54 Living/Working above or below the business	0	0	0	0	0	+	+	+	+	0	This policy, on condition, favours proposals that will bring back into use parts of properties that are under-used, vacant or sub-standard. This policy has a positive affect as it could potentially bring back into use historically important buildings and help maintain a sense of Aberdeen. It also may promote the creation of fixed assets where affordable housing or the promotion of sustainable materials could be used to restore such a property and therefore improve the overall supply of housing.
Policy 55 Residential Developments in the City Centre	0	0	0	0	0	0	+	-	-	+	Policy looks to limit the number of residential developments within the City Centre to developments that will result in an acceptable residential amenity. This policy has a positive affect by not allowing development near bad neighbour/nuisance uses, this would improve the cities overall townscape. But the policy would restrict the development of fixed assets and the improvement of housing supply.
Policy 56 The Location of Licensed Premises in the City Centre	0	0	0	0	0	+/-	+/-	+	0	+	Policy looks in regard to where, and where not, licensed premises can locate in the City Centre. This policy has a positive affect by allowing premises to locate in the city centre or in a historic building; this may give a frontage that has been empty for some time a revival and enhancement that was greatly needed. The policy may also help maintain infrastructure through people going to an area and also be positive through regeneration of derelict or vacant land. Lastly the policy improves social inclusion and prevents licensed premises from being located in residential areas – which could damage amenity.
Policy 57 Street Cafes	0	0	0	0	0	+/-	+/-	0	0	+	The policy welcomes the Street Café ideal and cosmopolitan culture that comes with it, whilst setting some conditions to control development. This policy allows people to enjoy the public realm and make the city more vibrant and it can lead to the enhancement of the historic environment and townscape. But if the policy is not properly adhered to then important areas and the townscape may become run-down.

SEA Topics											Comment	
	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health		
Existing Policies as alternative Option												
Policy 58 Streets and Spaces	0	0	0	0	0	+	+	+	0	+	The policy identifies principles that streets and spaces within the city should follow. This policy has positive affects as it makes sure that streets and spaces are well designed, allowing people to enjoy the public realm and make the city more vibrant, and leading to the enhancement of the historic environment and townscape.	
Policy 59 Pedestrian Priority in the City Centre	+	0	0	0	+	0	0	0	0	+	This policy supports pedestrian priority in the City including the proposal to introduce a pedestrian priority area in Union Street. This policy has a positive affect on air quality and climate change as the policy promotes walking and transport choice over car-dependency. The policy also has a positive affect on human health by promoting other transport choices such as walking and cycling.	
Policy 60 Linkages	+	0	0	0	+	0	0	0	0	+	This policy requires that development that would affect certain routes within the City would be required to retain and improve public access along them. This policy has a positive affect on air quality and climate change as the policy promotes transport choice over car-dependency. The policy also has a positive affect on human health by promoting other transport choices such as walking and cycling.	
Policy 61 Servicing Arrangements	0	0	0	0	0	0	0	0	0	+	This policy requires that all development must include appropriate servicing arrangements for goods in and out, waste, recycling, etc. This policy has a positive affect on human health by making sure that developments have adequate arrangements in place to deal with waste hazards.	
Policy 62 New Superstore	+	0	0	0	+	0	0	+	0	+	This policy identifies site OP61 as a site for a potential new food superstore. This policy makes reference to any development on this site requiring a transport assessment. This policy has a positive affect on air quality and climate change as Tas promote transport choice over car-dependency. Tas also have a positive affect on human health by promoting other transport choices such as walking and cycling. This policy has a positive affect on material assets as a new food superstore would be a valuable asset in the City.	
Policy 63 Convenience Shopping	0	0	0	0	0	0	0	0	0	0	This policy states that a condition may be placed on all permissions for convenience shopping developments restricting the amount of floorspace within the development that may be used for non-convenience goods. This policy is irrelevant in this SEA consideration as it only refers to a condition that may be placed on planning permission.	
Policy 64 District and Neighbourhood Centres	0	0	0	0	0	0	0	+	0	0	This policy restricts proposals for changes of use from retail to non-retail within district and neighbourhood centres. This policy has a positive affect on material assets as it promotes the retention of shops and businesses in these areas.	
Policy 65a Sequential Approach	0	0	0	0	0	0	0	+	0	0	This policy sets out the hierarchical approach that applies to retail, commercial leisure and other development that is appropriate to town centres. This policy has a positive affect on material assets as it promotes the town centre as the main retail area within Aberdeen City, helping to keep the city centre viable.	
Policy 65b Out of Centre Proposals	0	0	0	0	0	0	0	+	0	0	This policy resists retail, commercial leisure and any other development which is appropriate to town centres in out-of-town locations. This policy has a positive affect on material assets as it promotes the town centre as the main retail area within Aberdeen City, helping to keep the city centre viable.	
Policy 66 Cash and Carry and Wholesale Warehouses	0	0	0	0	0	0	0	0	0	0	This policy states that proposals for development considered as cash and carry and wholesale will be considered on their own merits and that premises which sell to the public will be considered as normal retail outlets. This policy is irrelevant in this SEA consideration as it only refers to how ACC will categorise these applications.	
Policy 67 Protection of Services in Lower Deeside	0	0	0	0	0	0	0	+	0	0	This policy resists any development in Lower Deeside which will change uses from commercial to residential. This policy has a positive affect on material assets as it promotes and safeguards areas of employment.	

SEA Topics Existing Policies as alternative Option											Comment
	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	
Policy 68 Business and Industrial Land	0	0	0	0	0	0	0	+	0	0	This policy identifies areas of business and industrial land and safeguards them against development of other uses. This policy has a positive affect on material assets as it promotes and safeguards areas of employment.
Policy 69 Specialist Employment Area	0	0	0	0	0	0	0	+	0	0	This policy identifies areas of specialist employment and safeguards them against development of other uses. This policy has a positive affect on material assets as it promotes and safeguards an area of employment and research.
Policy 70 West End Office Policy Area	0	0	0	0	0	0	0	+	+	0	This policy identifies the West End Office Area and favours change of use to office purposes and residential use in this area. This policy has a positive affect on material assets as it promotes and safeguards an area of employment. This policy also allows for change of use to residential, crating new homes for people, as long as the continued use as an office area is not prejudiced.
Policy 71 Pipelines and Control of Major Accident Hazards	0	0	0	0	0	0	0	0	0	++	This policy states that ACC will take full account of advice from the Health and Safety Executive when determining all applications for development within consultation distances of hazardous installations. This policy has a positive affect by ensuring that no development takes place that will be likely to negatively impact on human health.
Policy 72 Use of Appropriate Transport Modes	+	0	0	0	+	0	0	0	0	++	This policy resists development that would be likely to increase the proportion of trips made in the City by private car. This policy has a positive affect on air quality and climate change as the policy promotes transport choice over car-dependency. The policy also has a positive affect on human health by promoting other transport choices such as walking and cycling.
Policy 73a Vehicular Access to New Developments	+	0	0	0	+	0	0	0	0	+	This policy requires that new developments mitigate adverse impacts that are created by traffic accessing the new development. This policy has a positive affect on air quality and climate change as the policy promotes mitigation measures such as green transport plans and traffic-reducing. This policy protects human health by requiring that new developments do not compromise road safety.
Policy 73b New Driveways and Parking in Front Gardens	0	0	0	0	0	0	0	+	0	0	This policy requires that all applications for new driveways and parking within gardens conform to ACC's relevant SPG. This policy restricts the amount of new driveways and car parking in front gardens to those that ACC's sees as suitable. This has a positive affect on road maintenance as roads with fewer driveways are more viable.
Policy 74 Pedestrian & Public Transport Access to Development	+	0	0	0	+	0	0	0	0	+	This policy requires that developments have pedestrian links to trip sources within 800m and public transport links within 400m. This policy has a positive affect on air quality and climate change as the policy promotes transport choice over car-dependency. The policy also has a positive affect on human health by promoting other transport choices such as walking and cycling.
Policy 75 Transport Provision within Development	+	0	0	0	+	0	0	+	0	+	This policy requires that developments should provide both the appropriate level of car parking and appropriate levels of walk, cycle routes, bike and motorcycle storage, etc depending on whether they are residential, non- residential or mixed use. This policy has a positive affect on air quality and climate change as the policy promotes transport choice over car-dependency. The policy also has a positive affect on human health by promoting other transport choices such as walking and cycling. The policy also has a positive affect by producing material assets such as paths.
Policy 76 Car Parks	+	0	0	0	+	0	0	0	0	+	This policy resists proposals that result in an overall increase in off street car parking spaces. This policy has a positive affect on air quality and climate change as the policy promotes transport choice over car-dependency. The policy also has a positive affect on human health by promoting other transport choices such as walking and cycling.

SEA Topics											Comment	
	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health		
Existing Policies as alternative Option												
Policy 77 Green Transport Plans	+	0	0	0	+	0	0	0	0	0	+	This policy requires that all proposals for major development submit a Green Transport Plan when planning permission is requested. This policy has a positive affect on air quality and climate change as Green Transport Plans promote transport choice over car-dependency. Green Transport Plans also have a positive affect on human health by promoting other transport choices such as walking and cycling.
Policy 78 Transport Assessments	+	0	0	0	+	0	0	0	0	0	+	This policy requires that all significant traffic generating developments must submit a Transport Assessment (TA) when planning permission is requested. This policy has a positive affect on air quality and climate change as TA's promote transport choice over car-dependency. Tas also have a positive affect on human health by promoting other transport choices such as walking and cycling.
Policy 79 Land for Transport Proposals	0	0	0	0	0	0	0	+	0	0	0	This policy identifies land that is safeguarded for future transport proposals. This policy protects these areas of land from any development that is unacceptable, i.e. non-transport related development. This policy has a positive affect as it safeguards land for future uses such as Park & Ride sites, these are material assets for the City.
Policy 80 The Western Peripheral Route	+/-	0	0	0	+/-	0	0	++	0	0	0	This policy states ACC's commitment to work with the Scottish Executive and Aberdeenshire Council to safeguard the final AWPR route. This policy has a positive affect as its outcome, i.e. a road, is a material asset for the City. The AWPR will inevitably have a negative affect on landscape. This policy has both negative and positive affects on the climate and air quality. The route of the AWPR will experience increased air pollution impacting on climate change whereas areas of previous congestion relieved by the AWPR will experience improved air quality, in turn having a positive affect on the climate.
Policy 81 Aberdeen Airport and Aberdeen Harbour	0	0	0	0	0	0	0	+	0	0	+	Identifies Public Safety Zones around Aberdeen Airport. Policy favours development within the operational land of the Airport and Harbour that has associated uses with the airport and harbour. This policy has a positive affect on Aberdeen's material assets as it protects the Airport and the Harbour from unacceptable development. This policy protects health by setting out a public safety zone around the Airport.
Policy 82 Masterplans	+	0	0	+	+	0	+		+	+	+	This policy requires Masterplans for certain sites when ACC considers it appropriate. This policy has a positive affect on air quality and climate change as the policy promotes transport choice over car-dependency and sustainable materials and lifetime standards. The policy also has a positive affect on human health by promoting other transport choices such as walking and cycling. The policy also has a positive affect on the population as it will improve the supply of housing, type of housing and potential to cater for an ageing population.
Policy 83 Developer Contributions	+	+	0	0	+	0	+	+	0	0	+	This policy requires developers to enter into Planning Obligations to address fully the consequences of development. This policy has a positive affect on air quality and climate change as the policy promotes transport choice over car dependency. The policy also has a positive affect on human health by promoting other transport choices such as walking and cycling. It also promotes SUDS and helps to provide valuable education and community facilities, building on the fixed assets within the city.

Appendix 7.k: Assessment Masterplanning Policies

SEA Topics Existing Policies as an alternative Options	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Appraising and respecting the local context (Policy 1, 2 and 5)	0	+	0	+	0	++	+	+	0	0	This aim ensures that the appearance of new buildings / development is considered in relation to the local context, and enables local factors to be taken into consideration during the masterplanning stage.
Review of relevant policies	+	+	+	+	+	+	+	+	+	+	Means that all supporting and supplementary policies and guidance are used during the masterplanning stage. This has positive benefits on all aspects by helping to consider wide ranging issues.
Create a vision	0	0	0	+/0	+/0	+	+/0	+	+	+	Helps promote the 'place making' agenda, and create marketable places for people to buy, live and invest in.
Establish and promote a set of design principles (Policy 1)	0	0	0	0	0	++	++	+	0	0	Ensures that the appearance of new buildings / development have a clear set of objectives and help to raise design standards.
Establish a phasing / delivery programme	0	0	0	0	0	0	0	+	+	0	Ensures that the proposed development is programmed and deliverable from the masterplanning stages. This ensures that housing provision and the quality of development outlined in the masterplan / development framework is delivered.
Promote greenspace / open space network (Policy 28, 29, 36 and 39)	+	+	+	++	+	+	++	+/-	+/-	+	Ensures the protection and enhancement of biodiversity, its setting and surrounding landscape and provision of open space provision. This could detract from the amount of material assets, but adequate density management during the masterplanning of sites can act as a mitigating measure.
Promote ecology / biodiversity (Policy 33 and 34)	+	+	+	++	+	0	++	0	0	+	This ensures that areas of local biodiversity importance are conserved, enhanced and where appropriate new places are created.
Promote health and wellbeing (Policy 35 and 39)	+	0	0	0	+	0	0	0	++	++	Promote healthy lifestyles through the encouragement of walkable neighbourhoods with appropriate open space provision, foot and cycle path networks.
Promote community / neighbourhood centres (Policy 64)	0	0	0	0	+	0	0	+	+	+	This creates positive impacts of increased viability of neighbourhood retail / facilities, community safety and general increase in standard of living.
Promote community facilities, education and employment (Policy 46)	0	0	0	0	+	0	+/-	+	+	+	Supports new community facilities provided they are in convenient locations and are readily accessible to all. Promoting the creation of fixed assets such as hospitals or schools, and cause positive changes to the well-being of all age groups.
Promote accessibility / core paths (Policy 59 and 74)	+	0	0	0	+	0	0	0	0	+	Promotes pedestrian priority and encourages use of alternative transport modes such as walking and cycling. Therefore has a positive impact on human health, as well as air quality and climate change due to reduction in car-dependency.

SEA Topics Existing Policies as an alternative Options											Comment
	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	
Promote connectivity to surrounding network (Policy 60)	+	0	0	0	+	0	0	0	0	+	This means that development needs to be considered in respect of the wider infrastructure network, and ensures that development retains and where needed improves public access to such routes. It encourages transport choice and therefore has positive affects on air quality and climate change.
Promote mixed use developments (Policy 41)	0	0	0	0	+	+	+	0	++	+	Allows for certain areas to be developed with a mix of uses which will contribute to the character and townscape of an area – therefore protecting the historic environment and setting. It improves the supply of housing through allowing housing development in areas not traditionally housing, e.g. above shops in the city centre, and looks to protect against development that would adversely affect the amenity of people living and working in a mixed use area.
Promote affordable housing (Policy 42)	0	0	0	0	0	0	0	+	+	+	Provide increased supply of affordable housing in the city which meets modern housing and building standards. Promote the creation of fixed assets, improves supply of housing, caters for an aging population and can help improve social inclusion.
Promote sustainable transport options (Policy 72, 74, and 77)	++	0	0	0	+	0	0	0	+	++	Resists development that would be likely to increase the proportion of trips made in the City by private car. Positive affect on air quality and climate change as the policy promotes transport choice over car-dependency. Also has a positive affect on human health by promoting other transport choices such as walking and cycling.
Promote sustainable development / construction (Policy 22 and 23)	+	+	+	+	++	0	+/-	++	+	+	This ensures that energy saving technologies, layout and orientation, as well as sustainable construction methods for new buildings / developments are considered at the masterplanning stage, in order to help combat climate change. Future generations will benefit most.
Promote recycling / reduce waste generation (Policy 20 and 21)	+/-	+/-	+/-	+	+	0	+	+	+	+	This ensures that waste disposal and recycling facility requirements are considered during the masterplanning stage, it supports more sustainable lifestyles, less waste to landfill. Potential negative impacts may result from localised pollution concerned with the type of such facilities, particularly in regard to predominantly residential developments.
Promote developer contributions (Policy 83)	+	+	0	0	+	0	+	+	0	+	Requires developers to enter into Planning Obligations to address fully the consequences of development. This policy has a positive affect on air quality and climate change as the policy promotes transport choice over car dependency. The policy also has a positive affect on human health by promoting other transport choices such as walking and cycling. It also promotes SUDS and helps to provide valuable education and community facilities, building on the fixed assets within the city.
Promote Community Engagement	0	0	0	0	0	0	+	0	+	++	Allows people and communities to be able to participate in the masterplanning stages, comment on proposals and provide local knowledge.
Promote safety and crime prevention through design (Policy 7)	0	0	0	0	0	0	0	+	+	++	Design Out Crime principles used to ensure that new buildings / development are protected from antisocial behaviour. The aim is to create safer communities and more attractive development layouts.
Promote Street Design (Policy 58)	0	0	0	0	0	+	+	+	0	+	Makes sure that streets and spaces are well designed, allowing people to enjoy the public realm and make the city more vibrant, and leading to the enhancement of the historic environment and townscape.

Key: + positive, - negative, 0 neutral, ? uncertain

Appendix 7.I: Cumulative Effect Assessment of Options/Policies

	Preferred Option	Alternative 1	Alternative 2	Alternative 3	Policies	Cumulative Impacts	Comments
Air	-	-	-	--	+/-	-	If the development of new homes causes more use of the motorcar, then congestion on the roads will be exacerbated and air quality standards will be compromised in some areas. Policies and SPG on Air Quality will seek to mitigate negative affects. During the implementation phases of the LDP, housing construction is likely to have short-term negative impacts on air quality.
Biodiversity	--	--	--	---	+/-	--/+	Most of the developments may take place on greenfield sites. This will have long-term negative impacts on habitat loss (green space, open space, greenbelt and the countryside around the City), habitat fragmentation and vegetation removal. Developments on brownfield sites are likely to have long-term positive affects on biodiversity particularly if new developments incorporate soft landscaping and tree planting into the design of new homes. The plan is likely to have policies that protect and enhance biodiversity. Overall, however, the plan is likely to have long-term irreversible negative and positive affects on biodiversity.
Climatic Factors	-/+	-/+	-/+	---/+	+/-	+/-	New developments will have negative affects on the climate as they will increase the demand for energy and to travel. However, new developments will be required to be more efficient than current buildings and there will be an increased requirement for renewable energy.
Water	--	--	--	--	+/-	--/+	Development will have a negative impact on water quality and will increase water abstraction from the River Dee. Policies in the plan will protect water quality and the River Dee, but the plan is likely to have significant impacts on water.
Soil	-/0	-/0	-/0	-/0	+/-	--/+	The implementation of the LDP is likely to have negative affects on soil through soil erosion, desegregation, compaction and contamination of greenfield sites. There would be positive impacts where development carries out remediation of contaminated land.
Landscape	-	-	-	---	+/-	--/+	Development of the scale proposed is likely to have significant impact on the setting of Aberdeen and some areas will be visually prominent. Positive affects are likely through enhancement where the quality of the landscape and view are poor; where urban edges are hard and abrupt; or where the landscape is scrubby and visually exposed.
Cultural heritage	0/-	0/-	0/-	0/--	+/-	-/+	Implementation of the LDP may have direct impacts on the historic environment including loss and or damage to historic buildings and remains, and affect the setting. Through the use of design policies and policies to enhance the historic environment there could be positive affects.
Population	++	++	++	++	++	++	Development of these sites will support an increase in the population of Aberdeen and provide a range of house types and sizes to meet everyone's needs.
Human Health	++	++	++	++	++	++	The LDP is likely to have long-term positive affects on human health. New developments which conform to new building standards can enhance good health for occupiers. New homes are more generally energy efficient, incorporate good landscaping, and are located near the countryside or on greenfield land. They therefore provide the opportunity for people to have access to the open spaces and recreational facilities and to appreciate the natural environment. If those with no access to housing gain access to housing, the strategy will engender long-term positive affects in bringing social justice and health if they are in safe environments.
Material Assets	++	++	++	++	++	++	This option will provide large amounts of employment land to support expanding businesses and attract new businesses into Aberdeen. This option will also provide a range of house types and sizes including affordable housing. There will be a wider range of housing and employment sites resulting from this option.

Key: + positive, - negative, 0 = neutral =? = uncertain

Appendix 7.m: Links to other PPS & Env. Protection Objectives

Name of PPS / Environmental protection objective	Requirements of the PPS	How it affects, or is affected by The ALDP in terms of SEA issues* at Schedule 3 of the Environmental Assessment (Scotland) Act 2005
INTERNATIONAL		
1. European Framework on Sustainable Development 2001		
2. EC Birds and Habitats Directive	Protects all wild birds, their nests, eggs and habitats within the EC Gives basis to classify Special Protection Areas to protect rare and vulnerable birds Gives basis to classify Special Areas of Conservation and European Protected Species.	Biodiversity, Fauna and flora Strategies should ensure the protection of all wild, rare and vulnerable birds, their nests, eggs and habitats.
3. EC Birds Directive 79/409/EEC	Provide for the protection, management and control of all species of naturally occurring wild birds; Seeks to preserve habitats for naturally occurring, rare and migratory species	Biodiversity, Fauna and flora The Local Development Plan should not hinder protection, management and control of species of naturally occurring wild birds
4. Water Framework Directive 2000/60/EC	Safeguard the sustainable use of surface water; transitional waters, coastal waters and groundwater Supports the status of aquatic ecosystems and environments; Addresses groundwater pollution; flooding and droughts; river basin management planning.	Water The Local Development Plan should consider sustainable use of water and mitigate the effects of floods and droughts
5. The Nitrates Directive 91/43/EEC	This Directive has the objective of: • Reducing water pollution caused or induced by nitrates from agricultural sources; and • Preventing further such pollution.	The spatial strategy should not increase water pollution caused or induced by nitrates from point source pollution sources.
6. The Landfill Directive 99/31/EC	The Landfill Directive has derived a waste hierarchy, which starts at waste minimisation and increasing the levels of recycling and recovery, and facilitates a move towards sustainable waste management. It also sets out demanding targets to reduce the amount of biodegradable municipal landfilled up to 2020,	The Plan should reflect the needs of the Landfill Directive, including the infrastructure required to meet the municipal biodegradable waste targets to 2020.
7. Proposed Soil Framework Directive	Proposed in the Thematic Strategy for Soil Protection (COM(2006)231), the Directive will establish a European framework for the protection of the soil with the aim of maintaining the capacity of the soil to fulfil ecological, economic, social and cultural functions. Member States will be obligated to take measures to reduce seven large-scale threats to European soils: pollution, erosion, loss of organic matter, compaction, salinization, sealing and earthquakes.	The plan should not increase the likelihood of soil pollution or erosion from new developments.
8. The National Emission	Sets ceilings for each Member State for emissions of ammonia, oxides of	Although the Plan is not the tool to implement this

Ceilings Directive 2001/81/EC (NECD)	nitrogen, sulphur dioxide and volatile organic compounds (VOCs), which are primarily responsible for acidification, eutrophication and ground-level ozone. The ceilings must be met by 2010, and requires each State to draw up national programmes to demonstrate how they are going to meet the national emissions ceilings.	Directive, it should reflect the purpose of the Directive and propose sites for development and strategic objectives that will improve air quality in the region, such as Aberdeen's city centre.
9. The Waste Framework Directive 2006/12/EC	Is implemented by the Waste Management Licensing Regulations 1994, the Environmental Protection Act 1990 and the Pollution Prevention and Control (Scotland) Regulations 2000. <ul style="list-style-type: none"> • Requires the planning system to provide policies and sites for waste disposal. • Recovery or disposal of waste without endangering human health and without processes or methods which could harm the environment. • Liaison with local authorities and between planning authorities and SEPA. • Provide the right infrastructure for the new thematic strategy on the prevention and recycling of waste. 	The Plan should identify suitable locations for large-scale waste management facilities to meet the Directive (and Landfill Directive and Area Waste Plan) whilst safeguarding the natural and built environment including designated areas, green belts, open countryside and the coast.
10. Council Directive 2005/0183/EC Ambient air quality and cleaner air for Europe	Defines and establishes objectives for ambient air quality designed to avoid, prevent or reduce harmful effects on human health and the environment as a whole	Although the Plan is not the tool to implement this Directive, it should reflect the purpose of the Directive and propose sites for development and strategic objectives that will improve air quality in the region, such as Aberdeen's city centre.
11. Council Directive 2002/96/EC on waste electrical and electronic equipment	Tackles the increasing waste stream of electrical and electronic equipment and complements European Union measures on landfill and incineration of waste. It promotes the recycling of electrical and electronic equipment.	Although the Plan is not the tool to implement this Directive it should reflect the needs of the Directive by ensuring there is adequate infrastructure to recycle and dispose of electronic equipment.
12. European Landscape Convention (2000)	<ul style="list-style-type: none"> • Encourages sustainable management, protection, and enhancement of all landscapes and not solely just areas of exceptional quality. It further promotes the cultural significance and social value of all landscapes and not just sites of 'heritage' value. • Highlights the need to integrate landscape into regional and town planning policies that may have direct or indirect impact on the landscape. • The convention also draws attention to schemes such as the Pan-European Ecological Network (PEEN), which aims to secure the links between the flora and fauna habitats of Europe, thereby compensating for the fragmentation of landscapes. • Is promoted via Scottish Landscape Forum's Scotland's living landscapes – places for people. 	Consider how the Plan can maintain and restore natural habitats to ensure biodiversity and landscapes.
13. European Biodiversity Framework	Promotes the conservation and sustainable use of biological diversity Emphasises education, training and awareness, research, identification, monitoring and exchange of information	Biodiversity, Fauna and flora The Local Development Plan should support the conservation and sustainable use of biological

		diversity
14. European Framework on sustainable development 2001	Promote quality of life, coherent and costs effective policy-making; technological innovation; stronger involvement of civil society; and business in policy formulation Strategies for sustainable economic growth should support social progress and respect the local environment	All Issues The Local Development Plan should support social progress and respect the local environment
15. The Sixth Environmental Action Programme of the European Community 1600/2002/EEC	Promotes Clean Air for Europe (CAFÉ); Supports sustainable use of pesticides, conservation of the maritime environment Favours soil protection, waste prevention and recycling as well as sustainable use of natural resources, and the urban environment	Air & Climatic factors The Local Development Plan should ensure sustainable use of natural resources, and the urban environment
16. Planning to halt the loss of biodiversity – Biodiversity conservation standards for planning in the UK – Code of Practice (2006)		Biodiversity
17. Sustainable Development and the Natural Heritage: The SNH Approach		Biodiversity
18. Bathing Waters Directive (EC Directive 76/160/EEC).	Its main objective is to protect public health and the environment from faecal pollution at bathing waters	Water
19. 1992 OSPAR Convention for the Protection of the Marine Environment of the North East Atlantic	The Convention has adopted several long-term strategies relating to hazardous substances, radioactive substances, eutrophication and protection of ecosystems and biodiversity (www.ospar.org);	Water
20. The EU Thematic Strategy on Air Pollution (2005)	Sets out interim objectives for improving air quality (http://ec.europa.eu/environment/air/cafe/index.htm)	Air
21. UN Framework Convention on Climate Change 1992	An international environmental treaty produced at the United Nations Conference on Environment and Development (UNCED) (informally known as the Earth Summit) held in Rio de Janeiro in 1992. The treaty is aimed at reducing emissions of greenhouse gases in order to combat global warming.	Climate
22. Taking Sustainable Use of Resources Forward: A Thematic Strategy on the prevention and recycling of waste (EU, 2005)	One of several sector-focused strategies produced under the Environmental Action Programme (http://ec.europa.eu/environment/waste/pdf/sec_2005_1682_en.pdf);	Climate
NATIONAL		

1. National Planning Framework for Scotland (2004)	<ul style="list-style-type: none"> • Promotes the development of City Regions. • Facilitates the regeneration of socially disadvantaged areas. • Facilitates the implementation of sustainable transport and other key infrastructure. • Development of skills and the knowledge economy (accessibility). • Encourages environmental stewardship. 	The Plan should take account of the spatial and environmental issues set out in the NPF, such as: <ul style="list-style-type: none"> • Promoting the concepts of sustainable development, community regeneration, transportation infrastructure, and other environmental issues; & • Ensuring land required to meet the city region's needs (e.g. infrastructure and affordable housing) is delivered.
2. Climate Change (Scotland) Act 2009	Reducing greenhouse gas emissions and transitioning to a low carbon economy to help create a more successful country, with opportunities for all of Scotland to flourish, through increasing sustainable economic growth.	Climate, Material Assets, Population. Specifically the plan should include policies to reduce the greenhouse gas emissions of new development through the implementation of low and zero carbon generating technologies.
3. DTI (2007) Energy white paper: meeting the energy challenge	<ul style="list-style-type: none"> • To reduce the UK's carbon dioxide emissions – the main contributor to global warming – by some 60% by 2050, with real progress by 2020. • Maintain the reliability of energy supplies. • Promote competitive markets in the UK and beyond. • Ensure that every home is adequately and affordably heated. 	The Plan should contribute to meeting the requirements of the White Paper.
4. Choosing Our Future: Scotland's Sustainable Development Strategy	It highlights the need to build a sustainable future taking account of public well-being (e.g. quality of life, food, and economic opportunities), travel, natural resources and waste.	Consider objectives (and policies) that will lead to sustainable communities.
5. Meeting the Needs, Priorities, Actions and Targets for Sustainable Development in Scotland (2002)	Requires all new developments to be sustainable, and it sets out the priorities for Scotland, which focus on resource use, energy use (e.g. fossil fuels, energy efficiency and renewable energy), and transportation (e.g. encouraging better land use planning, alternative service delivery and sustainable transport systems).	Promote objectives (and policies) that promote efficient resource use, energy efficiency and reduce the need to travel by private car.
6. Changing Our Ways: Scottish Climate Change Programme	It reaffirms local government responsibilities set out in Energy White Paper and implements the Kyoto Protocol, which seeks to reduce greenhouse gas emissions.	Include policies that: <ul style="list-style-type: none"> • Promote sustainable alternatives to car and reduce congestion traffic pollution; and • Encourage sustainable development /landuse.
7. Air Quality Strategy for England, Scotland, Wales and Northern Ireland (2000)	Seeks to "render polluting emissions harmless". Sets objectives for protecting human health to be included in regulations for the purposes of Local Air Quality Management relating to concentrations of, amongst others, carbon monoxide, lead, nitrogen dioxide, ozone and particulates.	Air & Climatic factors The Local Development Plan should improve local air quality
8. Scotland's Transport Future:	Supports building, enhancing, managing and maintaining of transport	All Issues

The Transport White Paper (2004)	services infrastructure and networks Promote social inclusion; protect our environment and improve health Improve safety of journeys Improve integration by making journey planning and ticketing easier and working to ensure smooth connection between different forms of transport.	The Local Development Plan should promote economic growth, social inclusion, environmental improvement, health and safety
9. Wildlife and Countryside Act 1981 (as amended)	Gives protection to listed species from disturbance, injury intentional destruction or sale.	Biodiversity The Local Development Plan should protect wildlife from disturbance, injury and intentional destruction
10. The Nature Conservation (Scotland) Act 2004	Sets out a series of measures, which are designed to conserve biodiversity and to protect and enhance the biological and geological natural heritage of Scotland. Places a general duty on all public bodies to further the conservation of biodiversity.	Biodiversity, flora & fauna The Local Development Plan should promote and protect biodiversity
11. UK Biodiversity Action Plan (1994)	Seeks to conserve and enhance biological diversity within the UK and to contribute to the conservation of global biodiversity through all appropriate mechanisms.	Biodiversity, flora & fauna The Local Development Plan should promote biodiversity
12. Water Environment (Controlled Activities) (Scotland) Regulations 2005	<ul style="list-style-type: none"> • Implements the obligations of section 20 of the Water Environment and Water Services (Scotland) Act 2003 (WEWS Act), and the requirements of the Water Framework Directive (2000/60/EC). • Sets out the framework for protecting the water environment that integrates the control of pollution, abstractions, dams and engineering activities in the water environment. 	The plan should not promote development that would have adverse impacts on the water environment, and lead to the authorities failing to ensure water bodies achieve good ecological status, as required in the Water Framework Directive by 2015.
13. SEPA (2006) Indicative Flood Map	Provides an estimate at the national scale of areas at risk from river and coastal flooding (areas with a 0.5% (1 in 200) or greater probability of being flooded in any given year) and is to be used as a strategic flood management tool.	The Plan should consider areas at high risk of flooding from rivers and/or the sea and the possible constraints it may have on the spatial strategy when identifying settlements for development.
14. SEPA (2003) Groundwater Protection Policy for Scotland: Environmental Policy	To protect groundwater quality by minimising the risks posed by point and diffuse sources of pollution, and to maintain the groundwater resource by influencing the design of abstractions and developments, which could affect groundwater quantity.	The spatial strategy should not adversely affect ground water supplies, principally from water abstraction and point source pollution.
15. The Conservation (Natural Habitats, &c.) Regulations 1994 (as amended)	These Regulations implement the Habitats and Wild Birds Directives. The Regulations provide for the: <ul style="list-style-type: none"> • Designation and protection of 'European sites' (e.g. SACs); • Protection of 'European protected species' from deliberate harm; and • Adaptation of planning and other controls for the protection of European 	The plan should not adversely affect habitats and species protected under the Wild Birds and Habitats Directives.

	<p>sites.</p> <p>The Habitats Regulations only apply as far as the limit of territorial waters (12 nautical miles from baseline).</p>	
16. The Conservation (Natural Habitats, &c.) Amendment (Scotland) Regulations 2007	<p>The amended Regulations:</p> <ul style="list-style-type: none"> • Simplifies the species protection regime to better reflect the Habitats Directive; • Provides a clear legal basis for surveillance and monitoring of European protected species (EPS); • Toughens the regime on trading EPS that are not native to the UK • Ensures that the requirement to carry out appropriate assessments on water abstraction consents and land use plans is explicit 	An appropriate assessment will be required where the plan is likely to have a significant effect on a European site.
17. Scottish Executive (2001) A Policy Statement for Scotland Designing Places	<p>Development plans should:</p> <ul style="list-style-type: none"> • Set out the council's distinctive vision for how its area will develop. It should summarise its appraisals of the most important features of the area's character and identity. • Have effective design policies, and urban design frameworks, development briefs and master plans to provide planning and design guidance; and • Explain how the plan's priorities are distinctly different from those of other places, and not just say that the council is committed to good design, or that development should respect its context. 	The plan should set out concisely the local authorities priorities in relation to design, leaving the detail to be provided in guidance documents.
18. Scottish Executive (2006) People and Place: Regeneration Policy Statement	<ul style="list-style-type: none"> • The purpose of the policy statement is to complement existing strategies and help ensure that the need to regenerate and renew communities across the country is tackled proactively in an integrated way. • It sets a forward-looking strategic framework and priorities for Regeneration in Scotland. • It proposes a series of meetings and events to discuss the Scottish Executive's approach to regeneration. 	The plan needs to ensure it takes account of changing regeneration opportunities.
19. Scotland's Biodiversity: It's in Your Hands. A strategy for the conservation and enhancement of biodiversity in Scotland	<p>Is a 25 year strategy, which sets out a vision for the future health of Scotland's biodiversity to 2030. It highlights the need to:</p> <ul style="list-style-type: none"> • Look at the bigger picture: reconnecting and extending habitats and reducing barriers; • Think in terms of landscapes and ecosystems (not just in terms of species and habitats), which it says can be better delivered through strategic planning; and • Encourage more engagement with people in biodiversity conservation. 	<p>The Plan's strategy needs to:</p> <ul style="list-style-type: none"> • Ensure the protection and conservation of biodiversity; • To assist in reversing the decline of important species and habitats; and • To maximise habitat linkage in both urban and rural areas and minimise further fragmentation.

20. Scottish Executive Marine & Coastal Strategy (2005)	<ul style="list-style-type: none"> • To enhance and conserve the overall quality of the coasts and seas, their natural processes and their biodiversity. • To integrate environment and biodiversity considerations into the management of marine activities. • To promote wider public awareness, on the value of the marine and coastal environments and the pressures on them. • To identify means of working with natural processes to protect against coastal flooding and to maintain inter-tidal and coastal habitats of importance for biodiversity. 	Promote objectives that promote clean, safe, healthy and productive coastal and water environments.
21. The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997	Prescribes the approach to be taken in planning for listed buildings, conservation areas and designed landscapes and gardens.	The Plan should ensure that listed buildings, conservation areas and designed landscapes and gardens are not adversely affected by new development.
22. Ancient Monuments and Archaeological Areas Act 1979	Prescribes the approach to be taken in planning for scheduled ancient monuments and archaeological areas.	The Plan should ensure that scheduled ancient monuments and archaeological areas are not adversely affected by new development.
23. Land Reform (Scotland) Act 2003	Legislation provides for reasonable rights of access to countryside.	The Plan should protect and keep open and free from obstruction or encroachment any route, waterway or other means by which access rights may reasonably be exercised.
24. National Waste Strategy	To provide a framework within which Scotland can reduce the amount of waste, which it produces, and to facilitate a move to sustainable waste management. The National Waste Plan is the key to implementing the National Waste Strategy. This plan brings together Area Waste Plans for the different Waste Strategy Areas across Scotland.	The Plan should contribute to implementing the strategy, and include policies that promote waste minimisation and reduce the amount of municipal waste going to landfill.
25. Scottish Executive (2007) <i>Reaching Higher – Building on the Success of Sport 21</i>	<p>Is the national strategy for sport in Scotland and sets out the long-term aims and objectives for sport until 2020 and plans for its delivery and evaluation. It has been produced following a scheduled review of <i>Sport 21: 2003-2007</i>. The strategy maintains a vision of Scotland as:</p> <ul style="list-style-type: none"> • a country achieving and sustaining world class performances in sport; • a country where sport is more widely available to all; and • a country where sporting talent is recognised and nurtured. 	The Plan should contribute to implementing the strategy.
26. Scottish Planning Policy:	<p>Promotes sustainable economic Development in planning Encourages and supports regeneration and social justice through the planning system Maintaining and enhancing the quality of natural heritage and built environment</p>	<p>All Issues The Local Development Plan should pursue sustainable economic development, regeneration and social justice</p>
27. Scottish Landscape Forum' (2007) Scotland's living landscapes	The Scottish Landscape Forum has published a report entitled <i>Scotland's Living Landscapes – places for people</i> . It considers how to promote good management of all landscapes, to secure benefits for all. It provides seven key recommendations to the Scottish Government and other public	Consider how the Plan can maintain and restore natural habitats to ensure biodiversity and landscapes.

	bodies as first steps to delivering better care for Scottish landscapes. This includes preparing a European Landscape Convention action plan.	
28. Scottish Historic Environment Policies (SHEP) The Historic Environment	<ul style="list-style-type: none"> • Is the overarching policy statement for the historic environment. • It provides a framework for more detailed strategic policies and operational policies that inform the day to day work of a range of organisations that have a role and interest in managing the historic environment. • They are intended to sit alongside and complement the Scottish Planning Policy series and other relevant Ministerial policy documents. 	The Plan should take account of the vision statements in the SHEP by managing the historic environment in a sustainable way.
29. Passed to the Future (Historic Scotland Policy)	<p>Sets out for the Scottish Executive's policy for sustainable management of Scotland's historic environment through four broad principles:</p> <ul style="list-style-type: none"> • Recognising the value of historic features, which can make a positive contribution to modern society and quality of life. • Good stewardship of the historic environment, having regard to its capacity for change. • Assessing impact to the historic environment, otherwise follow the precautionary principle. • Working together to ensure that the management of the historic environment is considered at the same time as other needs. 	Ensure that the management of the historic environment is considered at the strategic level.
30. Disability Discrimination Acts 1995 & 2005	<p>Ensures that discrimination law covers all the activities of the public sector; and requires public bodies to promote equality of opportunity for disabled people.</p> <p>Aims to end the discrimination that many disabled people face and gives disabled people rights in the areas of employment, education, access to goods, facilities and services and buying or renting land or property.</p>	<p>Population and Human health</p> <p>The Local Development Plan should build the needs of disabled persons into its strategic actions</p>
31. Physical Activity Strategy	<p>Aims to increase and maintain the proportion of physically active people in Scotland.</p> <p>Sets targets to achieve 50 percent of adults aged over 16 and 80 percent of all children aged 16 and under who meet the minimum recommended levels of physical activity by 2022 through building healthy public policy, creating supportive environments, strengthening community action, developing personal skills and directing health services at the people who need them most.</p>	<p>Population and Human health</p> <p>The Local Development Plan should promote physical activities</p>
32. PAN 60: Planning for Natural Heritage	<p>Provides advice on how development and the planning system can contribute to the conservation, enhancement, enjoyment and understanding of Scotland's natural environment.</p> <p>Encourages developers and planning authorities to be positive and creative in addressing natural heritage issues</p>	<p>Cultural heritage, Landscape</p> <p>The Local Development Plan should contribute to the conservation, enhancement, enjoyment and understanding of the natural environment.</p>
33. PAN 61 Planning & sustainable urban drainage	<p>Describes how the planning system has a central co-ordinating role in getting SUDS accepted as a normal part of the development process. In implementing SUDS on the ground, planners are central in the</p>	<p>Water & Soil</p> <p>The Local Development Plan should consider the role of sustainable urban drainage</p>

	development control process, from pre-application discussions through to decisions, in bringing together the parties and guiding them to solutions which can make a significant contribution to sustainable development	
34. PAN 63 Waste Management Planning	Ensures that development plans reflect the land use requirements for the delivery of an integrated network of waste management facilities Enables planning authorities to implement the emerging and future Area Waste Plans Provides a basis for more informed consideration of development proposals for waste management facilities. Provides developers seeking planning permission for waste management facilities with advice on the issues taken into consideration when determining applications.	Soil, water, air The Local Development Plan should promote integrated waste management
35. PAN 65: Planning and Open Space	Raise the profile of open space as a planning issue Provides advice on the role of the planning system in protecting and enhancing existing open spaces and providing high quality new spaces Sets out how local authorities can prepare open space strategies and gives examples of good practice in providing, managing and maintaining open spaces	Landscape, human health The Local Development Plan should promote conservation and environment protection
36. PAN 75 Transport and Planning	Provides good practice guidance which planning authorities, developers and others should carry out in their policy development, proposal assessment and project delivery. Creates greater awareness of how linkages between planning and transport can be managed. Highlights the roles of different bodies and professions in the process and points to other sources of information.	Air, Climatic factors, material asset, biodiversity The Local Development Plan should promote the use of existing transportation networks and develop new cycling and walking alternatives.
37. PAN 76 New Residential Streets.	Aims at creating attractive, safe residential environments, which reflect the needs of people, rather than cars. Requires that street design should reflect local character, be appropriate to the built form and linked to surrounding areas by direct pedestrian, cycle and car routes; that the character of the street should be determined by space requirements of people and vehicles, street furniture should fit with its surroundings and streets should use high quality materials, be well maintained and may employ signage to reinforce its sense of place; and that streets should provide easy movement within and beyond the site, street design itself should be used to limit traffic speed and home zones, prioritising pedestrian and cycle needs over car users, should be considered for residential streets.	Cultural heritage, Population & human health The Local Development Plan should safeguard safe and high standard design of streets
38. PAN 77 Designing safer places	Highlights the positive role that planning can play in helping to create attractive, well-managed environments which help to discourage antisocial and criminal behaviour. Aims to ensure that new development can be located and designed in a way that deters such behaviour as poorly designed surroundings can	Cultural heritage, Population & human health The Local Development Plan should safeguard safety

	create feelings of hostility, anonymity and alienation and can have significant social, economic and environmental costs.	
39. PAN 78 Inclusive Design	Seeks to deliver high standards of design in development and redevelopment projects; and widens the user group that an environment is designed for. Makes is a legal requirement to consider the needs of disabled people under the terms of Disability Discrimination legislation.	Cultural heritage The Local Development Plan should promote high standard of design
40. River Basin Management Plans	Sets out the proposed arrangements for River Basin Management Planning in the each of Scotland's two River Basin Districts (www.sepa.org.uk/about_us/consultations.aspx);	The Local Development Plan should look to protect the river catchments
41. Scotland's Bathing Waters: A Strategy for Improvement – Scottish Executive Environment Group (2002)	(www.scotland.gov.uk/Resource/Doc/46905/0031395.pdf)	Plans should ensure that the quality of bathing waters should be maintained
42. Scottish Waters Strategic Asset Capacity and Development Plan	Sets out the services and investment that it intends to undertake in order to meet its environmental obligations (www.scottishwater.co.uk). Note that this may also be relevant to the material asset receptor	The Local Development Plan should take into account existing infrastructure and provide for new infrastructure if required.
43. SEPA's Policy 55 on "Provision of Waste Water Drainage in Settlements"	Outlines SEPA's policy in relation to the provision of strategic foul drainage infrastructure	Water
44. Thematic Strategy on the Protection and Conservation of the Marine Environment (2002)	Its purpose being to protect and conserve the marine environment (www.scotland.gov.uk/Topics/Environment/Water/16440/7090)	Water
45. The Pollution Prevention and Control (Scotland) Regulations 2000	Sets out a pollution control regime for the purpose of implementing the Integrated Pollution Prevention and Control Directive (Council Directive 96/61/EC) and for regulating other environmentally polluting activities not covered by the Directive (www.legislation.gov.uk/legislation/scotland/ssi2000/20000323.htm).	Water, Soil, Air
46. Building a Better Scotland Infrastructure Investment Plan: Investing in the Future of Scotland, (2005)	Sets out the delivery plan for achieving significant investment in transport, education, health, water, waste management, sports, business, flood prevention and regeneration programmes in Scotland (www.scotland.gov.uk/Publications/2005/02/20756/53560)	Material Assets
4. Zero Waste Scotland, new policy and targets on waste management	(www.scotland.gov.uk/Topics/Environment/waste-and-pollution/Waste-1)	The Local Development Plan should encourage reduction, re-use and recycling over disposal.
48. SEPA Guidelines for Thermal Treatment of Municipal Waste	www.sepa.org.uk/waste/waste_regulation/energy_from_waste.aspx	Air
Regional		
1. North East of Scotland Local	Ensures the protection and enhancement of the biodiversity in the north	Biodiversity, fauna & flora

Biodiversity Action Plan	east through the development of effective, local, working partnerships; Ensure that national targets for species and habitats, as specified in the UK Action Plan, are translated into effective local action.	The Local Development Plan should promote and protect biodiversity.
2020 Forest and Woodland Strategy for Aberdeenshire and Aberdeen Implements the Forests for Scotland – The Scottish Forestry Strategy, (Scottish Executive, 2000)	The Strategy provides a framework for woodland development and management, and aims to: <ul style="list-style-type: none"> • Ensure the sustainable management of the woodlands and forests; • Contribute to the local economy; • Provide opportunities for recreation and tourism; and • Protect and enhance biodiversity and the environment. This means encouraging multi-benefit forestry in new planting and through re-structuring, balancing forestry against other land uses, protecting sensitive areas and identifying priority areas for expansion of a variety of forest and woodland types.	Although the Plan does not need to conform to the Strategy, as it is a management tool, the Plan can ensure that new development does not conflict with forest and woodland priorities (e.g. sustaining ancient woodlands, enhancing popular recreation areas, and linking wildlife corridors).
3. River Dee Catchment Management Plan	<ul style="list-style-type: none"> • Records the current state of the Dee catchment, including water quality, the type and extent of habitats and species in the catchment, and important land management activities. • Identifies key issues and puts forward potential solutions through a series of actions. 	The Plan should contribute to delivering the actions proposed in the Catchment Management Plan
2020 Regional Transport Strategy (RTS),	Sets the long-term framework to improve the transport network in the North East, including: <ul style="list-style-type: none"> • Integrating land use and transportation; • Creating a long-term sustainable framework; • Providing communities with a choice of means of travel and improving people's access to jobs; • Improving air quality both locally and globally; • Improving external links to the area by rail, road, sea and air; and • Integrating different modes of transport to provide seamless interchange. 	The Plan should contribute to meeting the MTS, which ends in 2011 and the future Regional Transport Strategy, which will extend to 2021.
5. North East Area Waste Plan	Sets out the existing waste-management infrastructure, develop the principles and plan for progress in waste-management in the medium and long term to meet current and future legislative requirements and objectives of the National Waste Plan. Seeks to make the maximum possible contribution to reduce environmental impact at an acceptable cost and the maximisation of opportunities for businesses arising from sustainable waste-management	Soil, air, water The Local Development Plan should promote waste minimisation and environmental protection
6. Economic Growth Framework for North East Scotland	Sets the context for economic prosperity which will in turn drive sports development Promote sustainable economic growth; sustainable competitiveness and inclusive communities	Material asset The Local Development Plan should support sustainable economic growth
7. North East Scotland Together Aberdeen & Aberdeenshire	Creates a long-term sustainable framework of settlements in a hierarchy, which focuses major development on the main settlements in the North	All Issues The Local Development Plan should promote

Structure Plan 2001-2016	East. Sets the strategic context for Aberdeen City Local Plan which in turn set the framework for land use development	sustainable development
8. North east Global Footprint Reduction Report		
9. Aberdeen City and Shire Structure Plan 2009	Guides the development of the Aberdeen City and Aberdeenshire region for the next 25 years. Sets the strategic context for Aberdeen Local development Plan which in turn set the framework for land use development	All Issues
10. Aberdeenshire Proposed Local Development Plan 2010	Aberdeenshire's Proposed Local Development Plan	Cross boundary impacts in terms of impacts on Air Quality, Climate, Water, and Landscape.
Local Level		
1. Aberdeen Futures – Aberdeen Community Plan	Stresses access to services of a high quality that meet their needs; seeks to make Aberdeen an attractive, clean, healthy and safe place to live; Promotes Aberdeen as a forward looking city that recognises its heritage and its internationally recognised institutions and services; and seeks to give Aberdeen a strong, positive image of itself both nationally and internationally.	All Issues The Local Development Plan should support accessibility, health, safety, and the environment
2. Aberdeen Local Plan 2008	Sets the context, direction and targets for land use in the City Seeks to set the context within which green spaces will be optimised in the City	All Issues The Local Development Plan should support the conservation of green spaces
3. Joint Health Improvement Plan	Seeks to encourage, support and enable individuals and communities to take shared responsibility for their own health and to work together to bring about improvements by enabling people to become involved in community issues; Supports action to suppress poverty, lack of physical activity and leisure facilities, poor sports and other factors that contribute to physical inequality;	Population & human health Develop sports strategies that support health and well-being
4. Aberdeen Local Housing Strategy	The LHSs have been produced to tackle the problems across Aberdeen and Aberdeenshire for the period 2004-2009. Both documents seek to work in partnership to ensure every household in the North East: <ul style="list-style-type: none"> • Has access to housing (e.g. affordability) • Of good quality and design (e.g. housing condition and energy efficiency (to reduce fuel poverty)) • Which meets a required particular need (e.g. special need/elderly) • In a sustainable and inclusive community (e.g. reducing deprivation). 	The Plan should contribute to delivering both Aberdeen's and Aberdeenshire's LHS in terms of provision of land, need, tenure, affordability, location, and reducing deprivation.
5. Aberdeen Contaminated Land Strategy	The Contaminated Land Strategy sets out how local authorities deal with potentially contaminated land.	Unknown at present.
6. Aberdeen City Local Transport Strategy	Makes the Local Development Plan to take full account of the environment, social and economic implications of transport; Promotes the maximisation of accessibility for all to services and jobs;	Material Asset, Air, Climatic factors The Local Development Plan should support sustainability, environment protection, accessibility

	efficient resource use, as well as safety in delivering transportation	and safety and reduce social exclusion.
7. Aberdeen City Air Quality Action Plan	To reduce nitrogen dioxide within the Air Quality Management Area (AQMA) in Aberdeen City Centre, and to a lesser extent reduce particulates (PM ₁₀) through short, medium and long term infrastructure and other projects.	The Plan should contribute to delivering the actions proposed in the Action Plan in order to improve air quality with the AQMA and ensure land required to implement the Action Plan is provided timeously.
8. Aberdeen City Nature Conservation Strategy.	Aims to control and maintain remaining natural habitats and associated wildlife through the identification of designated sites and additional non-statutory sites. This will benefit both biodiversity and the citizens that live, work and visit the City of Aberdeen.	Biodiversity, flora and fauna The Local Development Plan should promote biodiversity
9. Aberdeen City Core Paths Plan	Core Paths Plans are required under the Land Reform (Scotland) Act 2003 for each council area <i>sufficient for the purpose of giving the public reasonable access throughout their area.</i> They set out the core paths network. The Plans are developed in consultation with local communities, user groups, land managers and other stakeholders. Drafts are expected in 2008. Their aims include: <ul style="list-style-type: none"> • Connecting residential areas, green-spaces, amenities, other attractions and the wider countryside; • Forming a basic, safe framework for outdoor recreation and sustainable and active travel; • Assisting people to lead healthier lifestyles; • Promoting environmental protection and foster the development of a more sustainable city; and • Being well integrated in policy and usage terms, encouraging access opportunities for all. 	The plan should support the aims of the Core Paths Plans.
10. Aberdeen City Parks and Greenspace Strategy (draft).	Seeks to promote efficient use, development and maintenance of parks and green spaces within the context of community, environment and economy.	Biodiversity The Local Development Plan should be consistent with Greenspace provisions
11. Aberdeen City Outdoor Access Strategy	Promotes a well-used network of safe, clear and enjoyable routes linking people and places. It recognises that there are many potential benefits for promoting and encouraging access to the outdoors including health; transport; tourism; environment and community; and recreation.	Population & human health The Local Development Plan should promote outdoor access, recreation and physical activity
12. Aberdeen City State of the Environment Reports.	Sets the baseline against which the evolution of the City's environment can be gauged.	All Issues
13. Landscape Character Assessment of Aberdeen.	Seeks to maintain a balance between landform, geology, ecology, and vegetation despite human influences. Encourages development in existing settlements; avoiding coalescence between settlements and discouraging isolated development in the open countryside unless it is clearly identified in development plan	Landscape The Local Development Plan should take account of landscape character and promote good landscape designs

Appendix 7.n: Baseline data, targets and trends

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
SEA Topic: Air & Climatic Factors					
Air quality (NO ₂)	Market Street ¹ (2006-2009): • 55 – 73 µg/m ³ Union Street (2006-2009): • 48 – 64 µg/m ³ Anderson Drive (2006-2009): • 23 – 28 µg/m ³ Wellington Road (2008-2009): • 40-43 µg/m ³ Errol Place(2006-2009): • 23 – 30 µg/m ³ king's Street (2009) 32 µg/m ³	Inverurie 1-4(2006-2008) • 10.6-37.4 µg/m ³ Mintlaw (2006-2008) • 18.2-18.3 µg/m ³ Peterhead 1-4 • 24.1-28.9 µg/m ³ Stonehaven1-3(2006-2008) • 9.8-28.3 µg/m ³ Westhill 1-2(2006-2008) • 12.2-18.9 µg/m ³ EU annual mean limit value (40 µg/m ³)	Little change in Aberdeen City between 2006 and 2009. However, the NO ₂ concentrations measured by Aberdeenshire Council during the period are below the NAQS annual mean objective for NO ₂ at all monitoring locations.	NO ₂ concentrations monitored by Aberdeen City Council at Union Street and Market Street continuous monitoring sites exceed national objectives.	Aberdeen City Council Air Quality Progress Report 2010 Aberdeenshire Council Air Quality Updating and Screening Assessment (2009)
Air quality (Properties exposed to NO ₂ concentrations above EU/Scottish limit value)	Wellington Road AQMA • < 10 (2010) • 0 (2012) Anderson Drive AQMA • 10-100 (2010) • <10 (2012-1016) City Centre AQMA • 100-1000 (2010) • 100-1000 (2012) • 10-100 (2016)	EU annual mean limit value (40 µg/m ³)	Little change in Aberdeen City between 2006 and 2009. However, the NO ₂ concentrations measured by Aberdeenshire Council during the period are below the NAQS annual mean objective for NO ₂ at all monitoring locations.	NO ₂ concentrations monitored by Aberdeen City Council at Union Street and Market Street continuous monitoring sites exceed national objectives.	Aberdeen City Council Air Quality Progress Report 2010 Aberdeenshire Council Air Quality Updating and Screening Assessment (2009) Council
Air quality (PM ₁₀)	Market Street (2006-2009): • 50 – 85 µg/m ³ Union Street (2006-2009): • 18 – 25 µg/m ³ Anderson Drive(2006-2009): • 15 – 18 µg/m ³ Wellington Road: (2008-2009): • 23- 25 µg/m ³ Errol Place(2006-2009): • 15 – 22 µg/m ³ King Street (2009):	2004 annual mean objective for EU • 40 µg/m ³ 2010 annual mean Scottish Objective • 18 µg/m ³	Little change in Aberdeen City between 2006 and 2009.	PM10 concentration measured by Aberdeen City Council at Market Street, Union Street and Wellington Road Exceed 2010 Scottish annual mean objective.	Aberdeen City Council Air Quality Progress Report 2010 Aberdeenshire Council Air Quality Updating and Screening Assessment (2009)

¹ The monitoring station at Market Street was relocated in 2009

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
	<ul style="list-style-type: none"> • 17 µg/m³ 				
Air quality (Properties exposed to PM10 concentrations above the 2010 Scottish objective)	<p>Wellington Road AQMA</p> <ul style="list-style-type: none"> • 100-1000 (2010) • 10 -100 (2012) <p>Anderson Drive AQMA</p> <ul style="list-style-type: none"> • 100-1000 (2010) • 10-100 (2012-1016) <p>City Centre AQMA</p> <ul style="list-style-type: none"> • >1000 (2010) • >1000 (2012) • 100-1000 (2016) 	<p>2004 annual mean objective for EU</p> <ul style="list-style-type: none"> • 40 µg/m³ <p>2010 annual mean Scottish Objective</p> <ul style="list-style-type: none"> • 18 µg/m³ 	Little change in Aberdeen City between 2006 and 2009.	PM10 concentration measured by Aberdeen City Council at Market Street, Union Street and Wellington Road Exceed 2010 Scottish annual mean objective.	<p>Aberdeen City Council Air Quality Progress Report 2010</p> <p>Aberdeenshire Council Air Quality Updating and Screening Assessment (2009)</p>
Carbon dioxide (CO ₂) emissions	<p>In Aberdeen an average dwelling house produces 5,175 kg CO₂. Total road traffic is forecast to grow by between 22%-34% for the period 2002-2011.</p>	<p>Scotland contributed 10% to the total UK CO₂ emissions.</p> <p>In 2003, Scotland's main contributors to CO₂ emissions were: 33.2% from power generation (30.5% is the UK average), an increase of 23.6%; 18% from road transport; and 13% from domestic households.</p> <p>Kyoto Protocol (1997) CO₂ targets are 12.5% below 1990 baseline – Scottish emissions in 2002 were 6% lower.</p>	Overall greenhouse gases are decreasing, but Aberdeen is producing high amount of carbon dioxide in Scotland. This is most likely due to the areas high dependence on oil.	<p>New development should consider energy efficiency and conservation as an issue.</p> <p>Materials with high CO₂ levels are still increasingly popular (e.g. concrete and tarmac).</p> <p>Energy dependence on fossil fuels for: heat and electricity; and transportation.</p>	<p>Best Foot Forward (2006) <i>Domestic Carbon Dioxide Emissions for Selected Cities</i>, British Gas http://www.britishgasnews.co.uk/managed_content/files/pdf/greenCity.pdf</p> <p>*DEFRA (2005) <i>Greenhouse Gas Inventories for England, Scotland, Wales and Northern Ireland: 1990 – 2003</i> http://www.airquality.co.uk/archive/reports/cat07/0509211321</p> <p>Reghg report 2003 Main Text Issue 1.doc, National Environmental Technology Centre</p> <p>UK Greenhouse gas inventory, 1990-2004 http://www.airquality.co.uk/archive/reports/cat07/0605231047</p> <p>ukghgi_90-04_v1.1.pdf</p> <p>Aberdeen and Aberdeenshire Councils (2006) <i>Topic Paper: Energy</i>, Aberdeenshire Council</p>
Natural resources consumption (footprint)	Aberdeen's annual global footprint (in global hectares per person (gha/p): Total: 5.73gha/p	Aberdeenshire's annual global footprint: Total: 5.60gha/p Energy consumption:	The main contributors to the NE's global footprint are energy consumption, food and drink and land	Aberdeen consumes more resources per person than any other Scottish city and it has	<p>North East Global Footprint Project http://www.scotlandsfootprint.org/the_project/north_east.php</p>

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
	Energy consumption: 1.14gha/p (20%) Food and drink: 1.07gha/p (19%) Land travel: 0.81ha/p (14%) Other (Government, capital investment, holiday activities, consumables services, and sports): 2.35gha/p (47%)	1.09ha/person (19%) Food and drink: 1.11ha/person (20%) Land travel: 0.74ha/p (13%) Other: 2.7gha/p (48%)	travel.	the largest footprint in Scotland, which cannot be sustained in the long-term.	Aberdeen City Council and Aberdeenshire Council (2006) <i>Scotland's Global Footprint Project – Reduction Report for North East Scotland Global Footprint Project</i> , Joint Global Footprint Co-ordinator, ACC
SEA Topic: Water					
Ground water and river levels	Water runoff is reduced by public water supply abstraction for river Dee. Runoff is natural to within 10% at the 95 percentile flow for all rivers in the North East. In 2002, Scottish Water utilised 62% of its permitted water abstraction licence from the River Dee of 145 mega litres per day. The average water abstraction from the River Dee is 89.9 mega litres per day. Data on ground water in Scotland was not available.	By the 2080s, summer precipitation in the south of Scotland is predicted to decrease by 20-40% under the low emissions (Global Sustainability), and to decrease by more than 40% under the high-emissions World Markets scenario. By the 2080s, summer precipitation in the north of Scotland is predicted to decrease by 10-20% under the low emissions (Global Sustainability), and to decrease by 20-30% under the high-emissions World Markets.	Rainfall levels are predicted to decline during the summer months, which may affect a rivers yield rate, but this will be less severe further north. Rainfall in winter months is predicted to increase. Increase in water consumption from industrial consumers and from increased residential development. Increase in leakages from pipe infrastructure as it 'ages'.	Need to start reducing water abstraction by incorporating water efficient technologies into new development (industrial and domestic) in light of the predicted decrease in summer rainfall.	Centre for Hydrology and Ecology (River Flow – gauging stations) (2004): http://www.nwl.ac.uk/ih/nrfa/station_summaries/op/SEPA-north_map.html SEPA: http://www.sepa.org.uk/data/river_levels/data.htm Aberdeen City (2002) State of the Environment Report, <i>aberdeenfutures</i> http://www.aberdeencity.gov.uk/ACCI/nmsruntime/saveasdialog.asp?IID=2424&SID=883
Water Quality	Water quality can be affected by run-off and the release of pollutants (either permitted or accidentally) into the water environment.		Generally, water quality is improving but climate change issues (increased flooding or droughts) and increased water abstraction can exacerbate existing problems.	Need to start reducing water abstraction by incorporating water efficient technologies into new development (industrial and domestic) in light of the predicted decrease in summer rainfall.	Details of Scotland's Water Framework Directive monitoring strategy are available from www.sepa.org.uk/water/monitoring_and_classification/scottish_monitoring_strategy.aspx . The most up to date information for Aberdeen is current available in the document "Have your say on improving the quality of our

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
					water environment: North East Scotland Draft Area Management Plan” 2009-2015 which is available from www.sepa.org.uk/water/river_basin_planning.aspx .
Coastal impacts	In the North East, sea borne waste pollution is principally from urban sewage (although this is declining), chemical waste, and agricultural fertilisers.	The North Sea was once considered to be the most contaminated sea in Europe.	Sea-borne waste is a common problem throughout Scotland.	Major impact both on wildlife and the enjoyment of other beach users. Bathing water quality along the North East coast is improving.	East Grampian Coastal Partnership (Annual Report 2005-06): http://www.egcp.org.uk/documents/_Toc138674449 Forth Estuary Forum: http://www.forthestuaryforum.co.uk/downloads/strategy.pdf Marine Conservation Society http://www.mcsuk.org/mcsaction/pollution/introduction
Flooding	Flooding is an ongoing issue in a coastal city bisected by two major rivers. Areas at risk from coastal and river flooding are highlighted on SEPA’s Flood Maps and the City Council carries out monitoring of flood incidents in its biennial flood reports (see Strategic Flood Risk Assessment).		Rainfall levels are predicted to decline during the summer months whereas rainfall in winter months is predicted to increase.	Biennial Flood Reports specify the measures that Aberdeen City Council has undertaken to meet its duties under the Flood Prevention (Scotland) Act 1961 as amended by the Flood Prevention and Land Drainage (Scotland) Act 1997. It details flood prevention measures and strategies for preventing and mitigating flooding, including proposals and expenditure for the future. Flood and road drainage incidents are reported and measures which dealt with them are outlined.	Biennial Flood Reports are published by the City Council. SEPA’s Flood Maps can be viewed at www.sepa.org.uk
SEA Topic: Soil					

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
Land contamination	There are no statutorily identified contaminated sites in Aberdeen, although there are 900 potentially contaminated sites, which are being considered for investigation. 7 are currently being studied (averaging 3 sites pa).	There are 4 statutorily identified contaminated sites in Aberdeenshire. In the Shire, there are 5000 other potentially contaminated sites, including landfill sites, former gasworks, stations and goods yards, petrol stations and garages, distilleries, smithy's and infilled ground.	Although only 2 contaminated sites are on the public register in the North East, this may increase as many sites are still to be investigated. In Aberdeen, out of the 7 sites under investigation, include 5 closed landfill sites. Two gas works sites are under further investigation.	There are 5,900 potentially contaminated sites recorded in the North East. These include several hundred high-risk sites such as landfill and gasworks. Contaminated land places financial and technological constraints on development. These constraints may dictate the type of development: the feasibility of remedial works may determine that a site is only suitable for industrial use; the cost of remedial works may determine that high density development is the only viable economic option. Contaminated land impacts on the water environment, i.e. ground surface and coastal waters, and the wider environment including for instance local ecology.	Aberdeen City Council (2001) <i>Contaminated Land Inspection Strategy</i> http://www.aberdeencity.gov.uk/acci/web/files/Pollution/ContaminatedLandInspectionStrategy.pdf Aberdeenshire Council Contaminated Land Strategy (under review December 2006) Aberdeenshire Council <i>Public Register of Contaminated Land</i> Aberdeenshire Council GGP overlay: <i>Potentially contaminated sites</i>

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
Waste disposal in landfill	<p>2005 figures for landfill and recycling in Aberdeen stands at: landfilled biodegradable municipal waste (BMW): 70,773; and recycled/ composted municipal solid waste (MSW): 16.5% (22,500 tonnes) (this has increased to 22% in 2005/06).</p> <p>BMW landfill allowances for Aberdeen are: 53,004 tonnes in 2009/10; 35,336 tonnes in 2012/13; and 26,387 tonnes in 2019/20.</p> <p>2004/2005 –13% 2005/2006 –19% 2006/2007 –21%</p>	<p>2005 figures for landfill and recycling in Aberdeenshire stands at: landfilled BMW: 83,222 tonnes; and recycled/ composted MSW: 15.1% (23,366).</p> <p>National recycling targets are: 2006 – 25% 2008 – 30% 2020 – 55%</p> <p>Aberdeenshire's recycling targets: 2005/06 – 17% 2006/07 – 22%</p> <p>BMW landfill allowances for Aberdeenshire are: 54,917 tonnes in 2009/10; 36,611 tonnes in 2012/13; and 27,340 tonnes in 2019/20.</p>	<p>To meet the Waste Landfill Direct, the North of Scotland Strategic Options Review (includes Highland, Moray, Angus and City and Shire councils) is looking at several different methods to dispose of municipal waste, including incineration (energy from waste plant). The trend shows a slight improvement but against the Council's target of 40% by 2011, more work needs to be done.</p>	<p>Not enough sites for recycling or composting biodegradable municipal waste (large, medium or small scale) to help the local authorities achieve their recycling and landfill targets, although funding is being sought from the Scottish Executive's Strategic Waste Fund to build the necessary infrastructure. Housing, schools, and employment uses (e.g. retail and offices) are of inadequate design to maximise the storing and collection of waste to be recycled.</p>	<p>North East Scotland Area Waste Plan (2003) http://www.sepa.org.uk/nws/areas/north_east/awp/2.4.html Aberdeen City Council http://www.aberdeencity.gov.uk/acci/web/site/Rubbish/rub_WasteStrategy.asp Aberdeenshire Council Waste Team RPS (2006) <i>North of Scotland Strategic Option Review Group: Strategic Outline Case</i> http://www.scotland.gov.uk/Resource/Doc/113890/0027685.pdf Landfill Allowance Scheme (Scotland) Regulations 2005 – Interim Guidance, Scottish Executive http://www.scotland.gov.uk/Resource/Doc/54357/0012514.pdf</p>

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
Soil Erosion	From Berwick to Aberdeen, the coastline is eroding, but is stable where there are rocky coasts or coastal defences. From Aberdeen to Inverness the coastline is largely eroding, but parts are being replenished with sand and gravel from larger rivers.	The north of Scotland is mostly stable with little erosion, but south of Mallaig, towards Carlisle, the coastline is predominantly eroding but stable where there are rocky coasts or coastal defences. Precipitation will be greater in the west due to the west-east precipitation gradient.	The coastline is predominantly eroding along the east. Autumn/Winter rainfall is predicted to increase, giving rise to winter storms and affecting runoff and (wind and water) erosion. Upland schemes such as wind farm access roads and recreation tracks (e.g. mountain biking) on steep ground can increase surface water runoff and lead to significant soil loss (e.g. gullies).	Coastal erosion mostly where there are no rocks or coastal defences. It can also be exacerbated by the construction of ill-considered coastal defences at another location within the same coastal cell. Increase silting of rivers from fluvial flooding. Increase in soil erosion from wind and water, which may also be exacerbated by bad land use practices, such as locating tracks/access roads on steep/ upland ground. Increasing use of motorised vehicles on sand dunes is contributing to coastal erosion.	Aberdeen and Aberdeenshire Councils (2006) <i>Strategic Flooding Issues Topic Paper</i> Office of Science and Technology (2005) Foresight report: <i>Future Flooding Scotland</i> Aberdeen Council Natural Heritage Team Davidson, D.A. and Grieve, I.C. (2004) <i>Trends in soil erosion</i> , Scottish Natural Heritage Commissioned Report No. 054 (ROAME No. F00AC106) http://www.snh.org.uk/pdfs/publications/commissioned_reports/F00AC106.pdf

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
SEA Topic: Biodiversity					
Condition of designated areas	<p>Scotstown Moor SSSI in Aberdeen is subject to indirect development pressure due to changes in the water table adjacent development, which is affecting flush and bog habitats.</p> <p>The River Dee's designation as a Special Area of Conservation will have a knock-on effect on future development within the river's catchment.</p> <p>The lack of appropriate management of some designated natural heritage sites is affecting their underlying objective (of that designation) and overall integrity.</p> <p>No monitoring of SINS has been undertaken, but they are under review.</p>	<p>To maintain or improve the condition of qualifying features of the designated sites</p> <p>The main targets to be achieved are the conservation and enhancement of designated sites, and permitting only those developments that will not adversely affect these designations directly and indirectly, unless the proposal will be of national benefit to the population.</p>	<p>Planning policies have generally prohibited developments within International and national designations that may harm these sites, and indirect impacts are affecting some important wetland sites.</p> <p>The River Dee's designation as a Special Area of Conservation will affect future development within the river's catchment.</p>	<p>International designations: the significance and purpose of SACs is that development in or adjacent to them, such as the River Dee catchment may cumulatively prevent the objectives of these designations being met, and prevent new development being developed.</p> <p>Indirect impact of development on designated sites that are affecting their water table, and therefore the quality of wetland habitats.</p> <p>Impact from large-scale leisure and recreation uses.</p> <p>Increase of access to designated sites could be damaging to some sites.</p>	<p>Structure Plan (NEST) (2006) <i>Monitoring Environment Monitoring Paper</i>, Aberdeenshire Council</p> <p>Aberdeenshire Council, Natural Heritage team</p> <p>Moray Council (2003) <i>Development Plan Monitoring Paper</i></p> <p>http://www.moray.gov.uk/moray_standard/page_42476.html</p> <p>Aberdeen and Aberdeenshire Council (2006) <i>Natural Heritage Topic Paper</i></p> <p>Aberdeen City (2002) <i>State of the Environment Report</i>, <i>aberdeenfutures</i></p> <p>http://www.aberdeencity.gov.uk/ACCI/nmsruntime/saveasdialog.asp?IID=2424&slD=883</p>
Sites of Special Scientific Interest (SSSIs)	<p>Aberdeen City has 4 SSSIs covering 47 hectare which covers 0.2% of Aberdeen. These include Nigg Bay, Corby, Lily and Bishop's Loch, Scotstown Moor (Perwinnes Moss) and Cove.</p>	<p>Compared with Aberdeen City, Aberdeenshire has about 82 SSSIs covering 39805 hectares taking about 6.3% of Aberdeenshire. Compared with Scotland, which has 1,451 SSSIs on 1,007,464 hectares of land covering about 16.3% of the entire land area of Scotland</p>	No trend	<p>Development in the catchment will put pressure on the resource.</p>	<p>SNH (2004) <i>SNH Facts & Figures 2003/2004</i>. <i>Battleby</i>: SNH</p>

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
Special Areas of Conservation (SAC)	There is 1 SAC (Dee SAC) in Aberdeen City. Qualifying feature of River Dee SAC include the following: Otter, Atlantic Salmon and Freshwater Pearl Mussel	There are about 18 SACs in Aberdeenshire on 35, 334 hectares of land representing 5.6% of the land area of Aberdeenshire. 3.6% of the Scottish total for SACs and 4.5% for SPAs.	No trend	Development in the catchment will put pressure on the resource.	SNH (2004) <i>SNH Facts & Figures 2003/2004. Battleby: SNH</i>
European Protected Species (EPS)	EPS in Aberdeen City include Otters, bats and Bottlenose Dolphins.		No trend	Development will put pressure on EPS. As bats frequently roost in existing buildings, the impact of brownfield developments may be an issue.	
Local Nature Reserves (LNR)	In Aberdeen City, 0.6% of land accommodate 4 LNRs on 126 hectares. These include Scotstown Moor, Den of Maidencraig, Kincorth Hill and Donmouth	In Aberdeenshire, about 0.004% of land accommodate 2 LNRs on 28 hectares. Compared with Scotland, there are 36 LNRs covering 9, 410 hectares of land, and this represents 0.12% of land.	No trend	Development will put pressure on the resource.	SNH (2004) <i>SNH Facts & Figures 2003/2004. Battleby: SNH</i>
Schedule 1 of the Wildlife and Countryside Act 1981	The peregrine Falcon can be regularly seen within the city limits and also breeds in this area.		No Trend	Development in the catchment will put pressure on the habitats and species.	
Human Health					
Quality and availability of public open space in urban and rural areas	Significant development pressure on open spaces within settlements. Development on open spaces limits the council's ability to establish networks of linked open space areas. There is pressure from	Other urban areas like Dundee are under substantial development pressure. Councils are required to take a long term and spatially strategic perspective on open space	The pressure from private developers to develop on open space will continue. The demand for public open space will continue to grow, and this must be reflected, and over	Significant development pressure for urban open spaces. There is pressure to reduce the size of open spaces in residential developments. Need for larger areas of	Aberdeen City Council (2002) <i>State of the Environment Report</i> http://www.aberdeencity.gov.uk/ACCI/nmsruntime/saveasdialog.asp?IID=2424&SID=883 SNH <i>Scottish Natural Heritage in Dundee</i>

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
	private sector developers to limit the extent of open space for new residential developments. There is a lack of government funding to allow local authorities to continuously manage areas of open space.	provision and under SPP11 undertake an open space audit and prepare an open space strategy.	the long term. There is growing demand for safer and more accessible areas of open space, which has promoted the creation of PAN65.	open spaces, including civic or town parks. There is a lack of government funding to allow local authorities to continuously manage areas of open space. The Finalised Structure Plan requires a significant amount of brownfield housing development.	http://www.snh.org.uk/pdfs/scottishparliamentleaflets/dundee.pdf Scottish Executive (1996) <i>NPPG 11: Sport, physical recreation and open space</i> Scottish Executive (2003) <i>Planning Advice Note 65: Planning and Open Space</i> Aberdeenshire Council's Information and Research team. Scottish Executive (2006) Consultative draft <i>Scottish Planning Policy 11: Physical Activity and Open Space</i>
Quality of life in currently deprived areas	Aberdeen ranked 23 rd *. In Aberdeen City, the highest levels of deprivation are located in Woodside, Tillydrone, Middlefield, Northfield, Cummings Park, Torry and Seaton neighbourhoods.	Aberdeenshire is one of the least deprived areas in Scotland and is ranked 31 st out of 32 councils in terms of multiple deprivation*. Glasgow City and West Dumbarton are the most deprived. Dundee City is ranked 4 th .	One of the main outcomes of Aberdeen's Community Regeneration Strategy is seven regeneration masterplans for Cummings Park, Middlefield, Tillydrone, Torry, Woodside, Seaton and Northfield.	Poor access to services in rural areas. Centralisation of service provision has and will continue to affect marginalised areas. Pockets of deprivation through low job opportunities and income could be adversely affecting people's mental health in Aberdeen.	* Aberdeenshire Council (2004) <i>Scottish Index of Multiple Deprivation (Oxford Report) – Aberdeenshire: Key findings</i> http://www.aberdeenshire.gov.uk/statistics/economic/SIMD%20Aberdeenshire%20Key%20Findings%202004.pdf Aberdeen City: Community Planning Regeneration Masterplans (2006/7) http://www.communityplanningaberdeen.org.uk/Web/Site/Internet/RegenerationMasterplans.asp
Sport and recreation facilities in areas of identified need	In Aberdeen, there is still an outstanding need for: sports facilities in Cove; junior golf course; a new Stadium and football Academy; one water based pitches and 2 sand based pitches; and	In Aberdeenshire, there is still an outstanding need for: 16.66m x 8.5m pool at Mintlaw; 6 Badminton Court Hall at Peterhead and Fraserburgh 56m x 26m ice rink at	Significant work has been undertaken in Aberdeen, to implement proposals outlined in the Development Plan, including the upgrading of facilities at Rubislaw sports pitches,	Through a new Local Development Plan these issues will be addressed.	Aberdeen City Council (2002) <i>Active Aberdeen 2002-2007: A sport, recreation and physical activity strategy for Aberdeen City</i> Aberdeenshire Council (2005) <i>Sports Facility Study Updated Report</i>

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
	50m swimming pool. (See Appendix 4, Table 4 for further information on Aberdeen City Council's Local Development Plan)	Peterhead. SportsScotland strategy sets out 11 targets to be achieved by 2007, which focus on: ensuring that most of the population is taking part in sport at least once a week.	development of an extreme sports centre; and improved hockey pitches.		Aberdeenshire Council (2002) <i>Sports and Active Lifestyles Strategy</i> (for the period 2002 to 2005). SportsScotland (2003) <i>Sport 21: 2003 – 2007: The National Strategy for Sport – Shaping Scotland's Future</i> . Aberdeen and Aberdeenshire Councils (2006) <i>Topic Paper: Sport and recreation Aberdeen City Open Space Audit</i>
SEA Topic: Population					
Years of healthy life expectancy	Life expectancy in Aberdeen: Male 73.6 years Females 78.9 years	Life expectancy in Aberdeenshire: Male 75.5 years Females 80.2 years Life expectancy In Scotland: Male 73.8 years Females 79.1 years.	Life expectancy at birth for Scots continues to improve, and recent trends show a slight narrowing of the gap between males and females to around 5.3 years in 2002-2004.	Aging population will create demand for certain types of facilities e.g. sheltered housing.	Scottish Executive Statistics (2006) <i>Life expectancy</i> http://www.scotland.gov.uk/Topics/Statistics/Browse/Health/TrendLifeExpectancy
Size of population	Aberdeen population figures: 2003 - 206,600 2021 - 202,636	Aberdeenshire population figures: 2003 - 229,330 2021 - 229,353 North East population figures aged between 0 – 44 years: 2003 – 257,570 2021 – 216,333 North East population figures aged 45+ years: 2003 – 178,360 2021 – 215656 Average age in 2005: Aberdeenshire – 39 (m), 41 (f)	Approximately 2% decrease within the City, and 0.01% decrease within Aberdeenshire.		Aberdeen and Aberdeenshire Council's (2004) <i>Strategic Forecasts 2003-2021</i> : http://www.aberdeencity.gov.uk/ACCI/nmsruntime/saveasdialog.asp?IID=1720&SID=332

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
	Average age in 2005: Aberdeen – 38 (m), 41 (f).		In the North East, the population aged 0 - 44 are predicted to decline by an average of 14% between 2003 and 2021. The population aged 45 onwards is predicted to increase by 31%, with those aged 75+ increasing the most (49.7%).		
Migration change	Migration loss 2002-05: Aberdeen is losing its population to Aberdeenshire and outside Scotland. Migration gain 2002-05: Aberdeen is gaining its population from Scotland. The relative age of those migrating to Aberdeen is 15-19 yrs. Only a slight net migration gain is predicted to 2016, with a decline post 2016.	Migration loss 2002-05: Aberdeenshire is losing its population to Scotland. Migration gain 2002-05: Aberdeenshire is gaining its population from Aberdeen and outside Scotland.	The migration trend in the North East is slow growth to 2016 and then a slow decline thereafter. However, migration is a significant and difficult to forecast element of demographic change which occurs in response to international and national as well as local factors.	Out -migration will reduce demand for facilities in the City.	Aberdeen City and Aberdeenshire Councils (2006) <i>Topic Paper: Characteristics of the sports stock</i> Aberdeen City and Aberdeenshire Councils (2006) <i>Topic Paper: Population and household change</i> Register for General Scotland (2006) <i>Mid-2005 Population Estimates Scotland Population estimates by sex, age and administrative area</i> , A National Statistics publication http://www.gro-scotland.gov.uk/files/05mype-cahb-booklet.pdf
SEA Topic: Cultural Heritage					
Conservation Areas	11 Conservation Areas in Aberdeen City	36 Conservation areas in Aberdeenshire.	No trend.	The location and design of new development will potentially impact on the conservation areas.	http://www.aberdeenshire.gov.uk/planning/devservices/index.asp http://www.aberdeencity.gov.uk/acci/web/site/Planning/SL/pla_ConservArea.asp
Scheduled Ancient Monuments (SAM)	44 Scheduled Ancient Monuments in Aberdeen City	467 Scheduled Ancient Monuments in Aberdeenshire.	Development is putting pressure on this feature.	The location of new development will potentially impact on SAM.	http://www.historic-scotland.gov.uk/www_ancientmonuments_results.htm?Keywords=Enter+Keywords&Council=

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
					100&Classification=0&CallBack=TRUE&submit.x=29&submit.y=5
Archaeological sites	699 Archaeological sites (from SMR) in the City	699 17935 Archaeological sites (from SMR) in the Shire.	Development is putting pressure on this feature.	The location of new development will potentially impact on archaeological sites.	http://www.aberdeencity.gov.uk/ACCI/web/site/xsm_SMR_Application.asp http://www.aberdeenshire.gov.uk/archaeology/smr/smr_help.asp
Archaeological sites	No schedules ancient monuments have recently been lost or significantly destroyed. However, damage to remains of local importance, which are listed in the Sites & Monuments Record (SMR), is mostly caused by vandalism, new developments, ploughing, forestry, activities of utility companies, rabbits, and coastal erosion.		The strong presumption in NPPG5 on the preservation or recording (if preservation is not possible) of archaeological sites has, and will continue to encourage the safeguarding of sites throughout Scotland. Damage to remains of local importance will continue unless solutions are found, e.g. funding agri-environment schemes.	Loss of unknown and locally known architectural remains from new developments, vandalism and coastal erosion. Adverse impacts on the setting of archaeological remains from new core path developments.	Aberdeen City and Aberdeenshire Councils (2006) Topic Paper: Built Heritage Scottish Executive (1998) NPPG5: Archaeology and Planning
Listed Buildings	1212 Listed Buildings in Aberdeen City (69) Category A; (679) Category B; (464) Category C(S)	3712 Listed Buildings in Aberdeenshire.	Development is putting pressure on this feature.	The location and design of new development will potentially impact on the listed buildings.	http://www.historic-scotland.gov.uk/www_listedbuildings_results.htm?Keywords=Enter+Keywords&Council=100&Parish=0&CallBack=TRUE&submit.x=40&submit.y=5
Gardens and Designated Landscapes (GDL)	There is 1 GDL in Aberdeen City (Duthie Park)	There are 27 GDL in Aberdeenshire covering 5, 745 hectares of land. This takes 0. 9% of Aberdeenshire's land. In Scotland, there are 328 GDLs on 66, 765 hectares of land. The land take is	No trend.	Development will put pressure on the resource.	Historic Scotland

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
		about 8.3%.			
SEA Topic: Landscape					
Landscape character	The Aberdeen Local Plan 2008 includes a new designation – Green Space Network, which aims to improve access to the countryside, enhance valued landscapes, and improve wildlife habitats.	Aberdeenshire Council, which uses Index 21 methodology to identify where new development should be sited (e.g. taking full account of the characteristics of the local landscape and townscape characteristics. The four Landscape Character Assessments that cover the North East provides a brief overview of past land use practices and discusses potential land uses for existing landscapes.	NPPG 14 states that particular care is needed when considering proposals for new development at the edge of settlements or in open countryside.	The inappropriate scale and insensitive siting of future new development may adversely affect landscape characteristics (e.g. changing its landscape character type, not respecting local topography/contours). New development not fitting in with the landscape's capacity to absorb new development (e.g. design, layout and sense of place) – need to promote suitable development capacity.	Aberdeenshire Council (2006) <i>NEST Monitoring – environment Monitoring Paper</i> Scottish Executive (1999) <i>NPPG14: Natural Heritage</i> Scottish Executive (2001) <i>Designing Places: A Policy Statement for Scotland</i> http://www.scotland.gov.uk/library3/planning/dpps-00.asp Scottish Executive (1994) <i>PAN44: Capacity for sports in the landscape.</i> Scottish Natural Heritage (1997) <i>National programme of landscape character assessment: Banff and Buchan</i> , Review No 37. Scottish Natural Heritage (1998) <i>South and Central Aberdeenshire: landscape character assessment</i> , Review No 102. Scottish Natural Heritage (1996) <i>Cairngorms landscape assessment</i> , Review No 75. Scottish Natural Heritage (1996) <i>Landscape character assessment of Aberdeen</i> , Review No 80 Aberdeen City Council (2004) finalised Local Plan: Green Spaces, New Places

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
SEA Topic Material Assets					
Existing flood defences	To protect properties and infrastructure in Aberdeen, works to protect the beach wall will be required, which involves the replenishment of sand along Aberdeen Beach every 7 years.	In Aberdeenshire, flood studies have been carried out in Huntly, Inverurie, Rosehearty, Auchnagatt, Fyvie, Maryculter (Mill Inn), Alford and Aboyne. Emergency works had to be carried out on Stonehaven's seawall foundations as coastal erosion caused part of it to collapse. Although the impact of climate change is predicted to be less significant along the east coast, the frequency of storm events and the level of winter precipitation are forecast to increase, which will give rise to increasing 1 in 200 year flood events and soil/sand erosion. As highlighted in the SEA indicator on climatic factors, the sea-level along the east coast is predicted to rise 34 to 55 cm by the 2080s.	Flood studies will continue to be commissioned whenever necessary to better understand and resolve flood-affected areas. Flood defence schemes will progressively be affected by soil/sand erosion from increasing rainfall and storm events, which will affect their stability and effectiveness. As a result, there will be a need to increase the maintenance these defences, and possibly relocate them. As part of a 100 year strategy, which will protect 259 dwellings and 174 commercial properties, road infrastructure and Aberdeen beach, coastal defences and schemes to reduce tidal flooding between Nigg Bay and the Donmouth (Aberdeen) are currently underway, which include the recharging of Aberdeen beach with sand and rock t-head groynes.	Predicted rise in sea level may result in existing flood defences being inadequate. The predicted rise in storm events and winter precipitation is likely to increase soil/sand erosion from the wind and rain/water, which may prevent flood defence schemes functioning properly and result in their failure (e.g. collapse).	Aberdeenshire Council (2005) <i>Flooding in Aberdeenshire: Fifth Biennial Report</i> http://www.aberdeenshire.gov.uk/flooding/report/5biennial.pdf Halcrow (2006) <i>Aberdeen Bay Coastal Defence Scheme, Aberdeen city Council Project Appraisal Report</i> , Aberdeen City Council Office of Science and Technology (2005) <i>Foresight report: Future Flooding Scotland</i> http://www.foresight.gov.uk/Previous Projects/Flood and Coastal Defence/Reports and Publications/Scotland/final scotland.pdf

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
Drainage, sewage and water treatment infrastructure	There are relative constraints on sewage capacity in Aberdeen – particularly along the Deeside corridor where the Leggart pumping station is near capacity.	In 2003 the cost of overcoming development constraints in Scotland was £435m of which 89% was for waste water constraints and 11% for water supply constraints. The north east accounts for 5% of the Scottish total, most of which is required in Aberdeenshire.		The rise in the number of households will put increasing pressure on these facilities.	Scottish Waters Strategic Asset Capacity and Development Plan, which sets out the services and investment that it intends to undertake in order to meet its environmental obligations (www.scottishwater.co.uk)

Natural Heritage Designations

District Wildlife Sites in Aberdeen and their other Associated Designations							
1	Balnagask to Cove	18	Den of Leggart	31	Den Wood	51	Woodlands Wood, Beidleston
2	Tullos Hill	19	Westburn of Rubislaw	32	North Burn of Rubislaw	52	Moss of Auchlea
3	Don Estuary	20	Rubislaw Den	33	Bucksburn Gorge	53	Rotten of Gairn
4	Balgownie/Blackdog Links	21	Hilton Wood	34	Den of Maidencraig	54	Guttrie Hill
5	Charlestown Wood	22	Clerkhill Wood	35	Cults Den	55	Culter House Woods
6	Loirston Loch	23	Grandholme Moss	36	Cults Quarry	56	Hill of Ardbeck
7	Kincorth Hill	24	Stoneyhill Wood	37	Murtle House & Newton Dee	57	Culter Burn
8	River Dee Valley	25	Monument Wood	38	Hillhead Road	58	Woodend Woods, Peterculter
8.1	Kincorth	26	Persley Quarries	39	Burnbrae Moss	59	Little Hill, Caskieben
8.2	Bridge of Dee	27	Walker Dam & Rubislaw Link	40	Farburn Wood	60	Kinaldie Den
8.3	Pitfodels Castle	28	Allan Park Pond	41	Gough Burn	61	Culter Compensation Dam
8.4	Garthdee	29	Deeside Old Railway	42	Den of Moss-side	62	Old Manse Wood
8.5	Morison Island/Shakkin Briggie	30	Hazlehead Park	43	Foggieton	63	Baads Moss
8.6	Lover's Walk to St Maiks Well	11	Lochside/Denmore	44	Murtle Den	64	Mid Anguston Quarry
9	River Don Valley	12	Scotstown Moor (Perwinnes Moss)	45	Blacktop	65	Leuchar Moss
9.1	Braes of Don	13	Newton of Shielhill	46	Binghill Wood	66	Southlasts Mire
9.2	Crook of Don	14	Corby Loch	47	West Hatton	67	Aberdeen-Inverness & Kittybrewster Railway Line
9.3	Woodside	15	Glashie How	48	Brimmond Hill	68	Woodland Walks, Foggieton
9.4	Lower & Upper Persley Woodland	16	Danestone House	49	Elrick Hill	69	Cairdhillock, Kingswells
10	Kinta Valley	17	Cornhill Hospital	50	Tyrebagger Hill	70	Rubislaw Quarry
Sites of Special Scientific Interest (SSSI)							

1	Cove	2	Scotstown Moor (Perwinnes Moss)	3	Nigg Bay	4	Corby, Lily and Bishop's Loch
District Wildlife Site (DWS)							
1	Balnagask to Cove	5	Loirston Loch	9	Elrick Hill	13	Grandholme Moss
2	Don Estuary	6	River Dee Valley	10	Kinaldie Den	14	Deeside Old Railway
3	Balgownie/Blackdog Links	7	Blacktop	11	Rubislaw Den	15	Murtle House & Newton Dee
4	Scotstown Moor (Perwinnes Moss)	8	Brimmond Hill	12	Culter Compensation Dam	16	Gough Burn
Local Nature Reserve (LNR)							
1	Donmouth	2	Kincorth Hill	3	Den of Maidencraig	4	Scotstown Moor
Tree Preservation Order (TPO) (Examples)							
1	8.4 Garthdee	4	16 Danestone House	6	24 Stoneyhill Wood	8	35 Cults Den
2	9.1 Braes of Don	5	17 Cornhill Hospital	7	34 Den of Maidencraig	9	55 Culter Burn
3	11 Lochside and Denmore						
Conservation Area (CA)							
1	Old Aberdeen	4	Albyn and Rubislaw	7	Great Western Road	10	Pitfodels
2	Union Street	5	Marine Terrace	8	Cove Bay	11	Rosemount and Westburn
3	Bon Accord/Crown Street	6	Footdee	9	Ferryhill		
Invasive Non Native Species							
	American Mink (<i>Mustela vison</i>)		Rhododendron ponticum and hybrids		Himalyan Balsam		Water crowfoot
	North America Cray Fish (<i>Pacifastacus Leniuscula</i>)		Wire weed (<i>Sargassum muticum</i>)		Hogweed		Grey squirrel (<i>Scirius caolinensis</i>)
	New Zealand pygmyweed (<i>Crassula helmsii</i>)		Japanese knotweed (<i>Reynourtia japonica</i>)				
Wildlife & Countryside Act 1981 Schedule V Species							
1	<i>Catoptria permutatella</i>	3	Otter <i>Lutra lutra</i>	5	Bottle-Nosed Dolphin <i>Tursiops truncates</i>	6	Bats (All species)
2	Red Squirrel <i>Sciurus vulgaris</i>	4	Common Toad <i>Bufo bufo</i>				

Additional Data on Population and Human Health

Like Scotland, the 3 biggest killers in Aberdeen are coronary heart disease, cancer and strokes. To address health issues in the City, The Joint Health Improvement Plan (JHIP), part of the community plan for Aberdeen was introduced for 2005-2008. It sets out the main priorities for the city community planning partners - the public sector, voluntary organisations and the community. The JHIP identifies the key health improvement issues facing the city, set within the context of the national framework, Improving Health in Scotland, The Challenge (2003). It outlines how these challenges will be tackled through a shared approach and common goals to improve health and reduce inequalities by the concerted action of the community planning partnership. The Aberdeen City Alliance (TACA) is charged with achieving these challenges.

Issue	Implications	Related Illness
Air quality	Air quality in the City is impacted extensively by transport and other forms of energy consumption that releases toxic fumes.	Can aggravate existing respiratory conditions such as bronchitis and asthma and can increase the incidence of cardiovascular illness and strokes.
Land contamination	Land contamination of hazardous chemicals such as metals and persistent organic compounds increases the potential for chemical exposure through uptake into the food chain, direct contact with soil or contamination of water supplies.	Could result in acute illness due to microbiological exposures (e.g. <i>Escherichia coli</i> type 0157) or long-term effects such as increase in cancer risk. Lead exposure can result in neurodevelopment disorders.
Land	Access to green space can improve health by providing opportunities for physical exercise, and has been shown to improve mental well-being and patient recovery time.	Can help prevent the onset of heart disease and
Water quality	Pollution can affect drinking water, recreational waters and areas where, for example, shellfish are harvested and thereby may enter the food chain.	Microbiological contamination (e.g. <i>Escherichia coli</i> type 0157 contamination of bathing waters) can give rise to gastrointestinal illness.
Waste	Poorly managed landfilling and incineration can sometimes expose people to water and air pollutants with the potential for toxic or carcinogenic effects. Landfills, composting and the application of sewage sludge to land may result in localised nuisance.	May result in respiratory illness or cancer.
Climate Change	It is predicted that climate change impacts in Scotland may in general lead to an increase in illness. Non seasonal illness may increase, leading to extra costs for sick leave and cover.	Flood-related illness (e.g. stress, infections associated with sewage contamination) and heat distress and fewer cold-related deaths. Injuries may result from more extreme weather events. Foreign diseases and viruses may be able to survive our climate.

8 Strategic Flood Risk Assessment

This Strategic Flood Risk Assessment (SFRA) is designed to inform the Aberdeen Local Development Plan Main Issues Report. A SFRA involves the collection, analysis and presentation of all existing and readily available flood risk information (from any source) for the area of interest. It constitutes a strategic overview of flood risk, without necessarily meeting the reporting requirements of a detailed Flood Risk Assessment and has been executed as a desk top study. However, in some instances, greater detail may be required (if appropriate) to inform the Main Issues Report or the ALDP. Part of a SFRA could be the identification of priority areas for more detailed analysis.

Sources of information on SFRAs are set out in Appendix 1 of the Technical Flood Risk Guidance for Stakeholders which was produced by SEPA. Those considered appropriate to Aberdeen are briefly set out below.

Biennial Flood Reports

These reports specify the measures that Aberdeen City Council has undertaken to meet its duties under the Flood Prevention (Scotland) Act 1961 as amended by the Flood Prevention and Land Drainage (Scotland) Act 1997. It details flood prevention measures and strategies for preventing and mitigating flooding, including proposals and expenditure for the future. Flood and road drainage incidents are reported and measures which dealt with them are outlined. The 6th Report covers the period up to November 2007.

Flood Prevention Schemes and other studies

Over the last few years there have been a number of studies that have either been carried out or are proposed in Aberdeen.

1. Glashieburn, Bridge of Don. This is located on the Glashieburn close to Lochside Drive. Works here are now complete. The Main Issues Report is considering a small rezoning of land on the other side of Scotstown Road close to Glashieburn Avenue from Urban Green Space to Residential. This area is already developed and the rezoning is a reflection of what is already there. The MIR does not propose any specific development and does not make an allocation there. Nevertheless, should any planning applications arise to extend or change any existing uses there, it may be appropriate to consider the requirement for a detailed Flood Risk Assessment.
2. West Cults Farm, Cults. It is understood that the Council has been investigating the need to carry out a Flood Prevention Scheme in this area. It is currently zoned as green belt. Although developers have submitted a development option on rising land immediately to the north of the farm, the Main Issues Report does not propose any changes to the green belt status in the area.
3. Fraser Road. This is part of the built up area to the north of Hutcheon Street and flood prevention works were successfully completed there in 2004. In association with this a flood detention basin was formed in Westburn Park. Since this was carried out, no further flood incidents were reported in the 2007 Biennial Report. The land at Fraser Road is zoned as Mixed Use in the current local plan and there are no changes proposed to this in the Main Issues Report. The MIR does however identify a brownfield redevelopment opportunity at Park House which

lies directly between these two areas. Given its location, it may be appropriate to consider the requirement for a detailed Floor Risk Assessment.

4. A hydrological study was commissioned in 2007 to investigate flooding problems in Northfield, Middlefield, Cummings Park and Logie. This may lead to the development of flood mitigation measures and ways to improve the drainage of the area.
5. The 6th Biennial Flood Report proposed the promotion of a flood prevention scheme to tackle flooding issues at the Persley Waste Water Treatment Works. The works are shown as part of the green belt in the 2008 Aberdeen Local Plan and there are no proposals to change this in the Main Issues Report.

British Hydrological Society

This website contains a historical chronology of British hydrological events largely taken from documentary evidence. A number of flood events were noted during the early 20th century, mainly concerning flood damage along the Rivers Don and Dee. Only one specific place is mentioned, the Bleachfield Works alongside the River Dee which was flooded following heavy rain in October 1920.

Flood Events

Flood and drainage problems are highlighted in the Biennial Flood Reports. In addition two flood events on the Rivers Don and Dee have been mapped on the Council's Geographic Information System. These took place in September 1995 and November 2002 and are generally confined to the main river valley floors. Officers took account of these maps when assessing the development options which we received prior to the publication of the Main Issues Report. Where a potential flood risk was identified, this was highlighted in the assessments.

SEPA Flood Maps

SEPA's Flood Maps are available on their website and show areas of land which are at risk of river and coastal flooding. They formed an important part of our assessment of development options and of the SEA of sites. Any potential flood risk is identified in these assessments. Some of the preferred sites in the Main Issues Report are shown to be close to or part of areas at risk of flooding. However, the flood maps are indicative in nature and where there is a risk identified, there may be localised circumstances which would allow some development to take place, or where only a small part of a larger site is at risk. In such circumstances we have taken this issue into account when estimating the site's capacity for development. Specific areas highlighted in the assessments are;

- The Burn of Mundurno at Dubford, Bridge of Don
- The River Don at Stoneywood
- The Green Burn and Gough Burn at Craibstone and Dyce Drive
- The Bucksburn Gorge at Greenferns

There may be a requirement for further consideration of these issues following the publication of the Main Issues Report and the consultation responses to it.

Aberdeen Beach Recharge

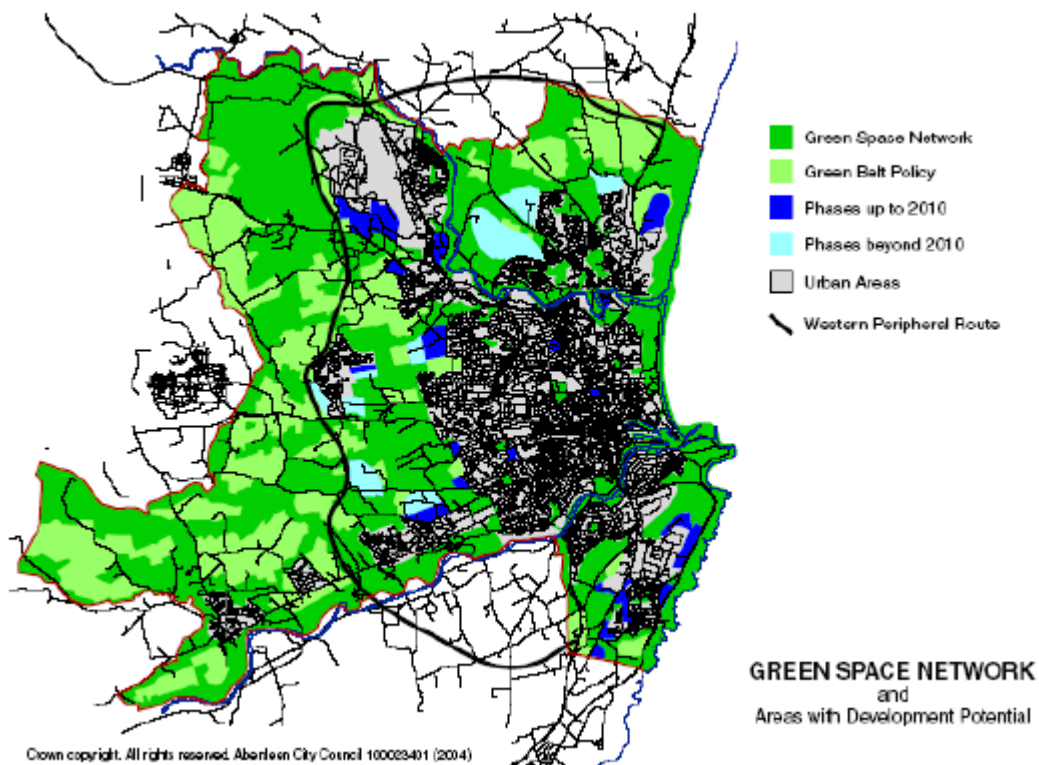
To protect the revetment and area around Aberdeen beach from continued erosion and failure, a programme of beach recharge took place in July and August 2006. This programme protected property and infrastructure and provided an enhanced beach for recreational use. To ensure the stability of the new beach and to protect the area from further erosion, rock t-head extensions to the present timber groynes were constructed to keep the sand in place. Computer modelling of the coastline, experience gained from elsewhere, and an economic analysis of the cost of the options, indicated that this was the best option for protecting the beach.

Future Issues

The City Council gave a response to the Rural Affairs and Environment Committee of the Scottish Parliament on an inquiry into Flooding and Flood Management which focussed on climate change issues. A full response can be found on the internet at <http://www.scottish.parliament.uk/S3/committees/rae/inquiries/flooding/AberdeenCityCouncil.htm>

9 Maps

Map 1 Aberdeen Green Space Network



Source: <http://www.aberdeencity.gov.uk/acc/web/files/LocalPlan/LocalPlan.pdf>

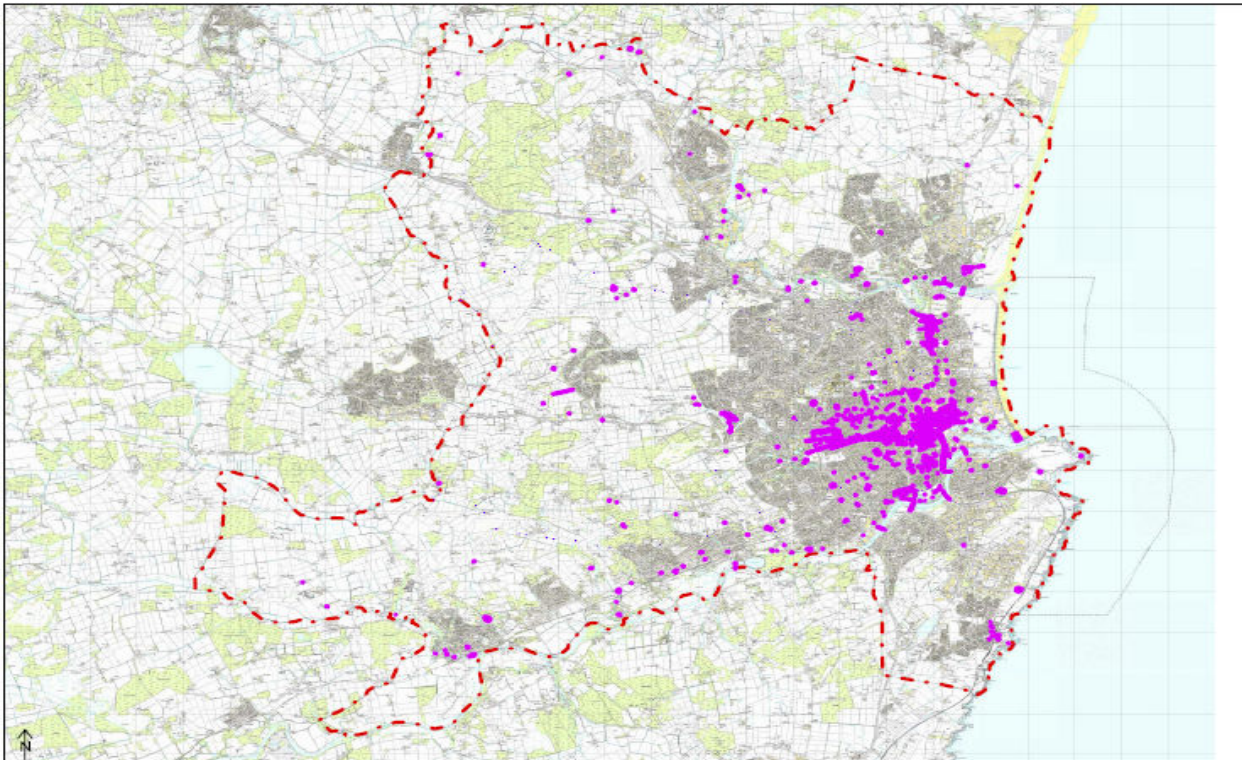
There are 2,264.75 hectares of open space parks and gardens in the City. This includes public and private open land subject to access but does not include Forestry Commission Woodlands. There is six Forestry Commission woodlands which encircle the City. Woodland covers 10% of the City area See table below.

Woodland in and around town

Region	Population ('000) *1	Urban area (ha) *1	Woodland area (ha) *1 *2	Woodland cover (%)	Woodland area per 1000 pop. (ha)	Derelict land (ha) *3
Aberdeen City	201	10600	1062	10	5.3	105

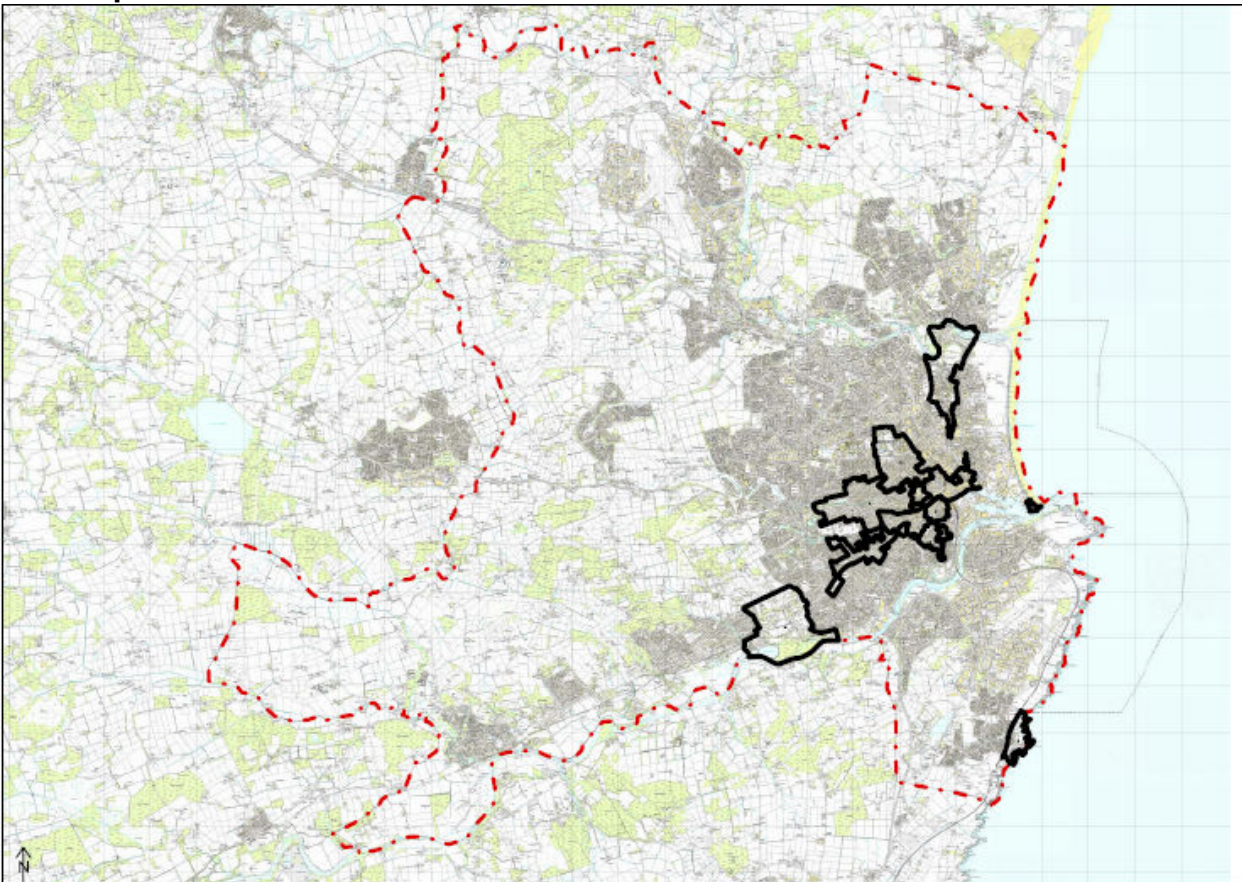
Source: <http://www.forestry.gov.uk/forestry/INFD-6AZJTY>

Map 2 Listed Buildings



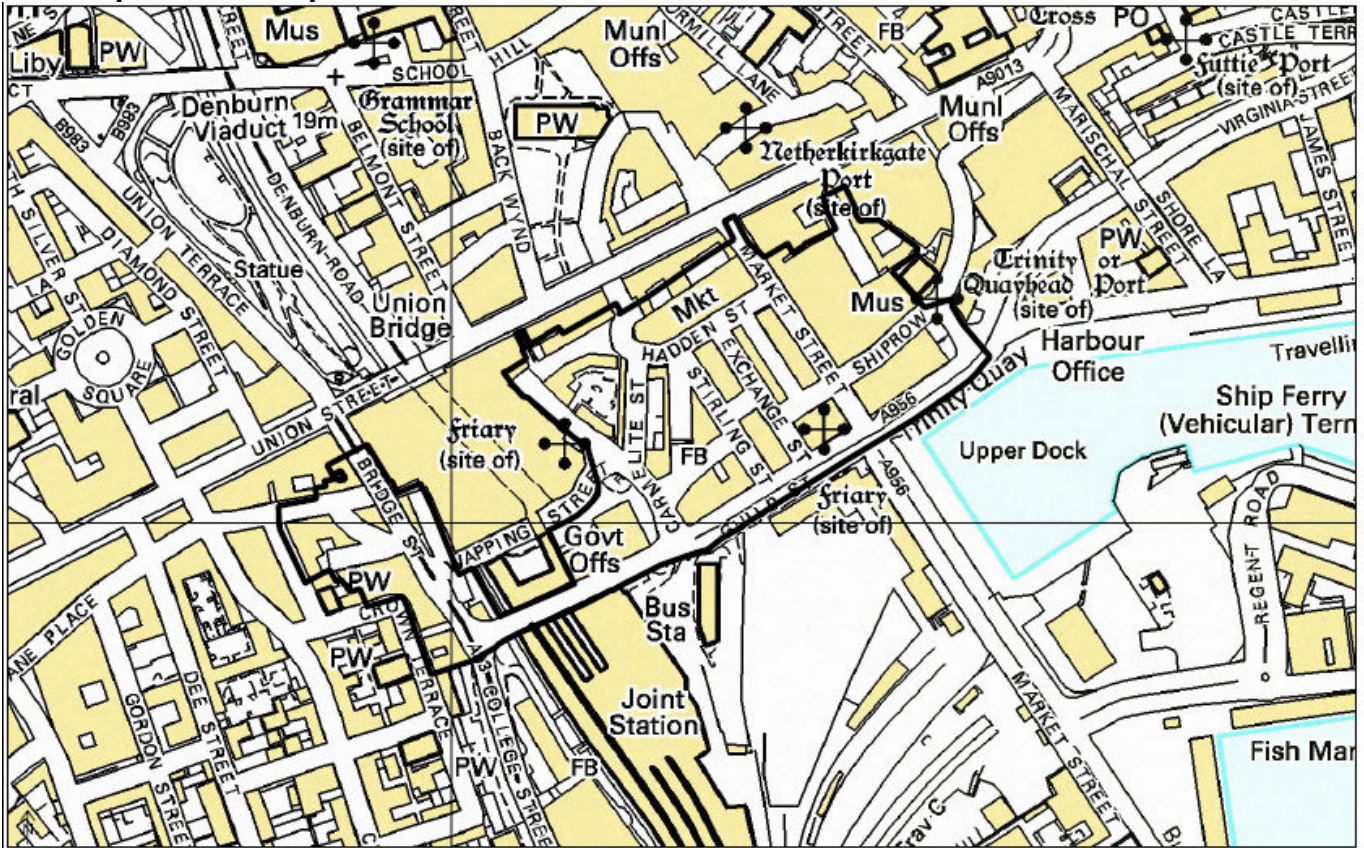
Scale: 1:75000
Date: 15/11/2007
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Map 3 Conservation Areas



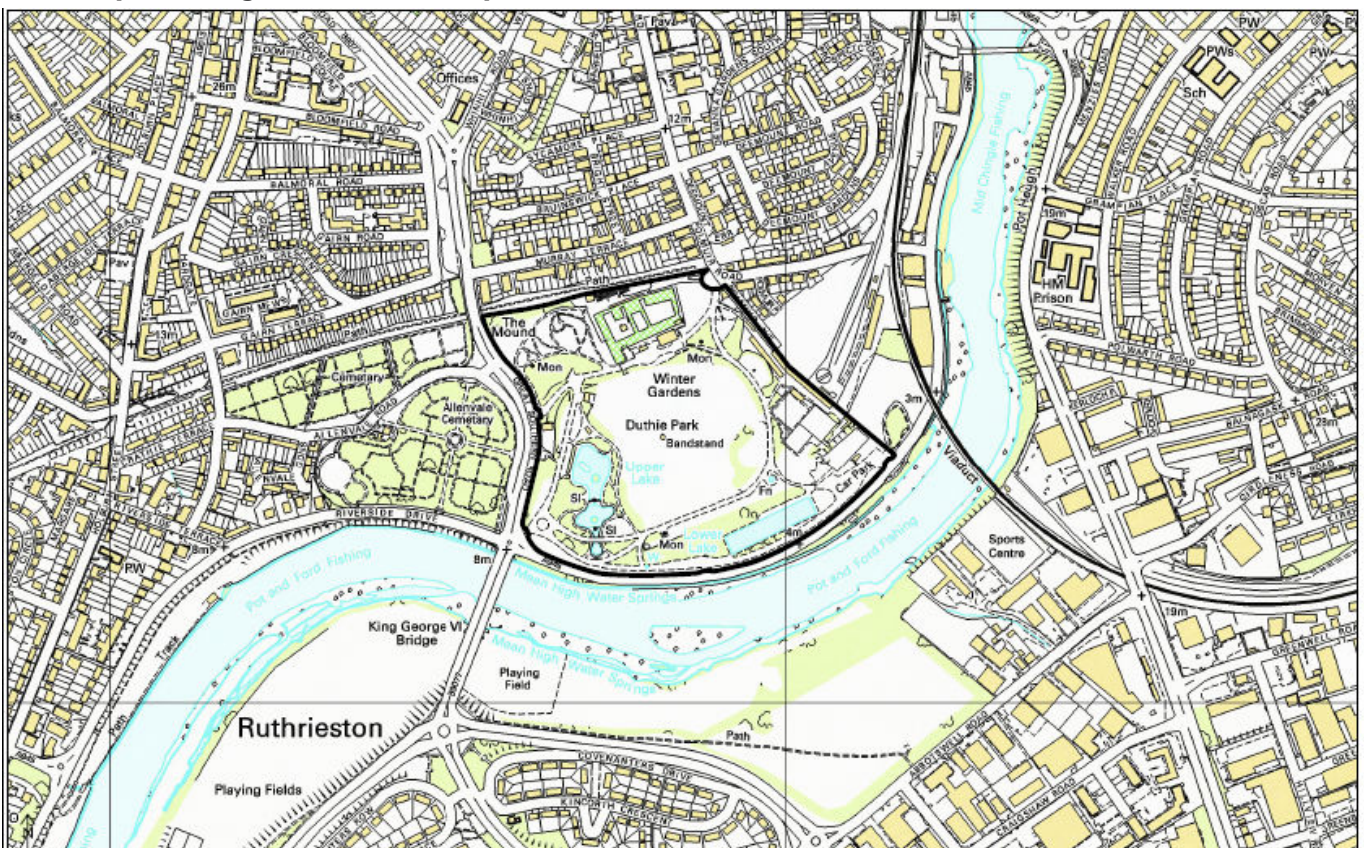
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Map 4 Townscapes 'The Green'



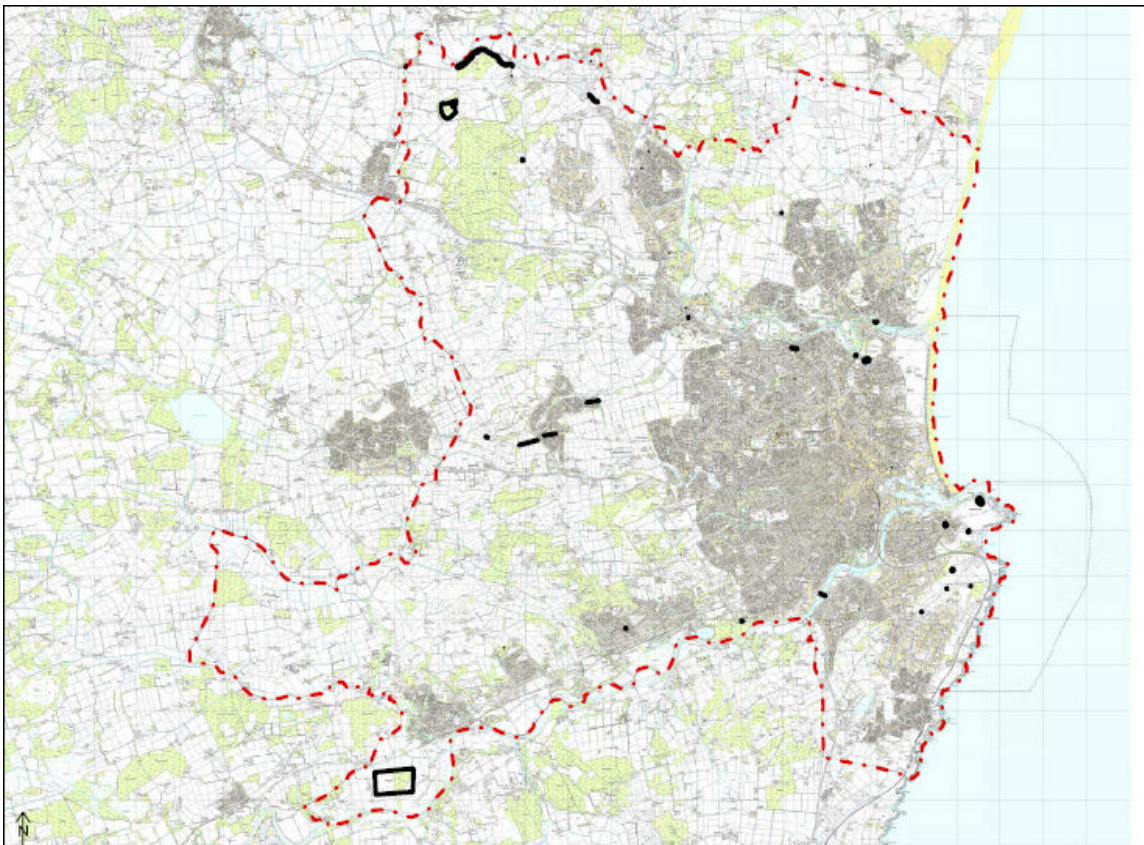
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Map 5 Designated Landscapes and Gardens 'Duthie Park'

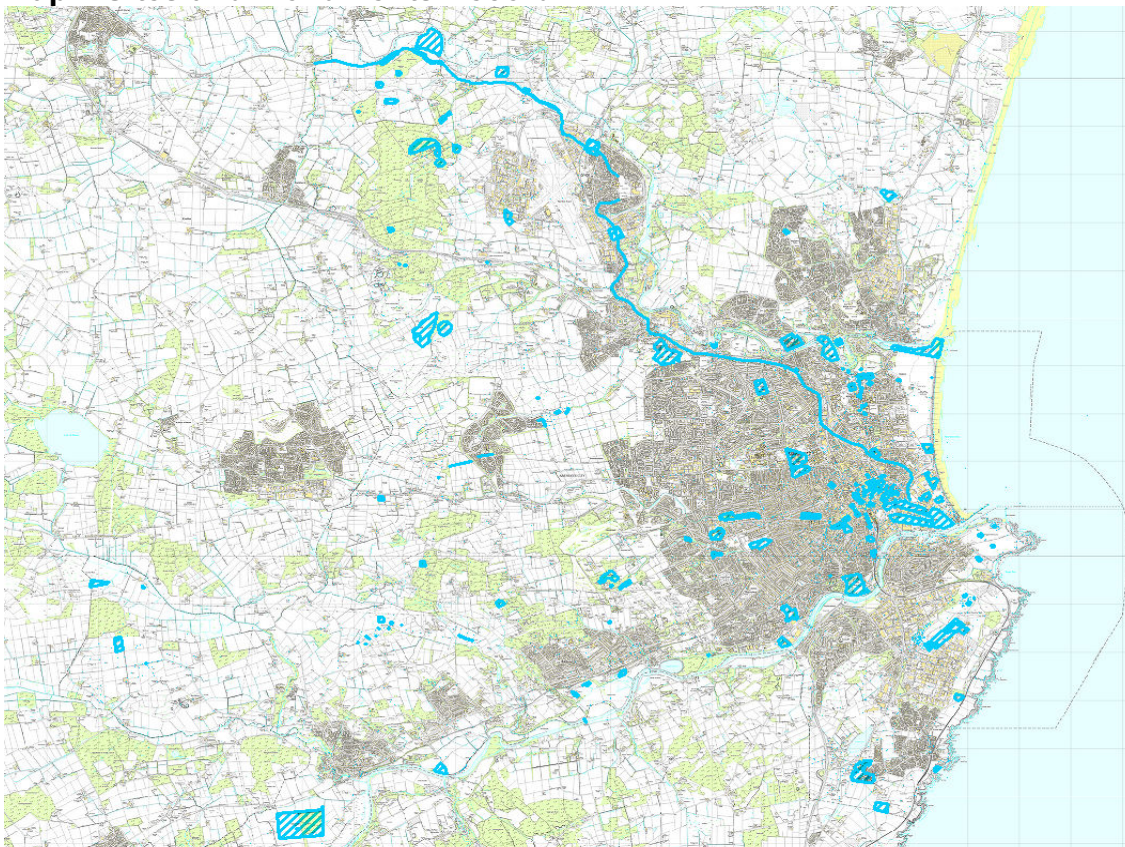


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Map 6 Scheduled Ancient Monuments

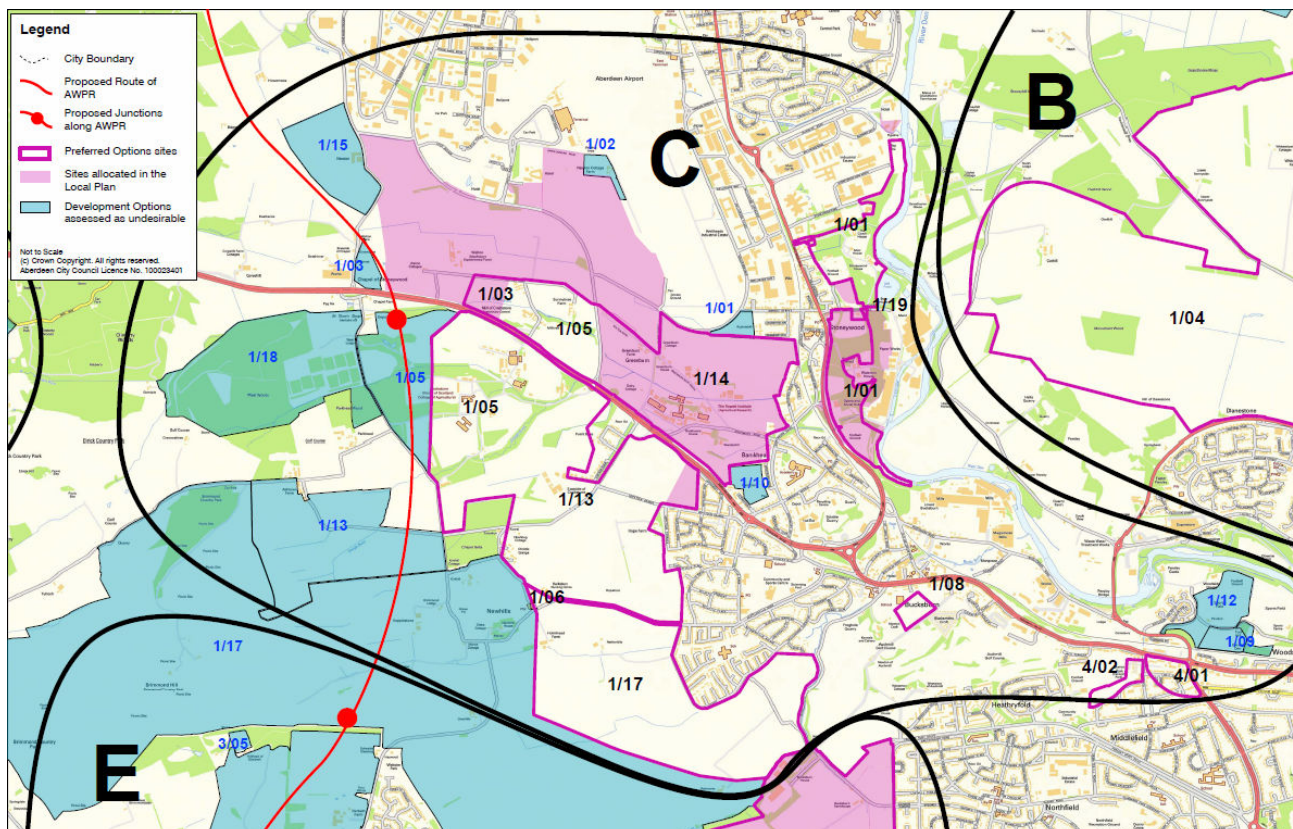
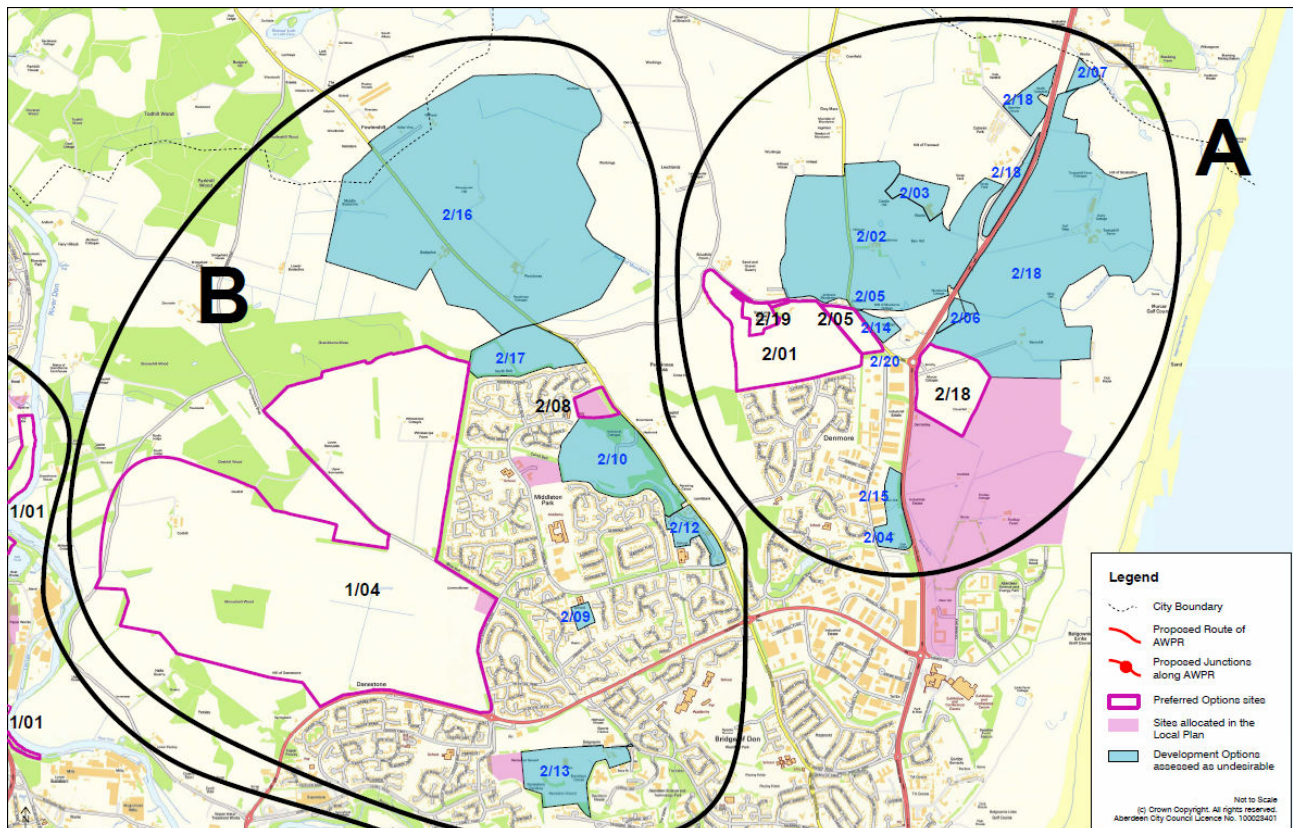


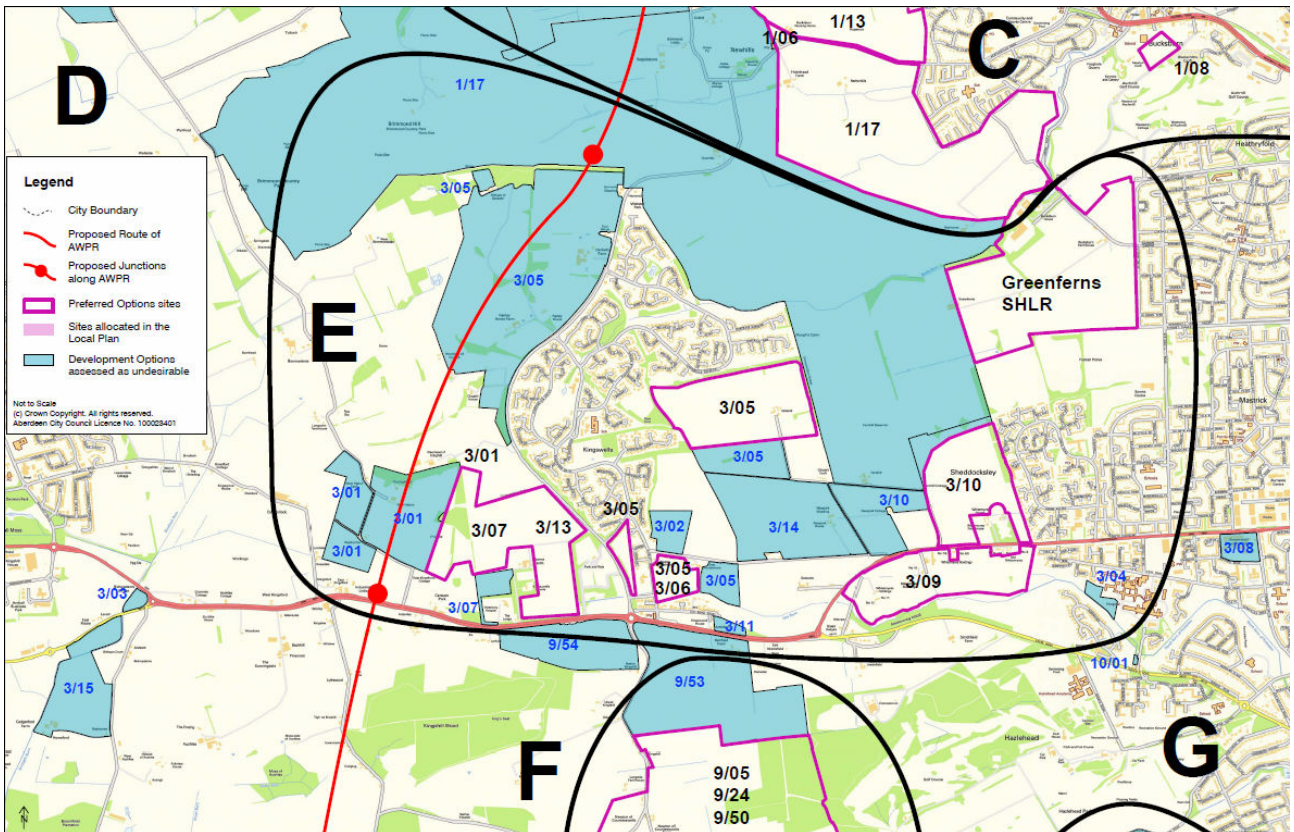
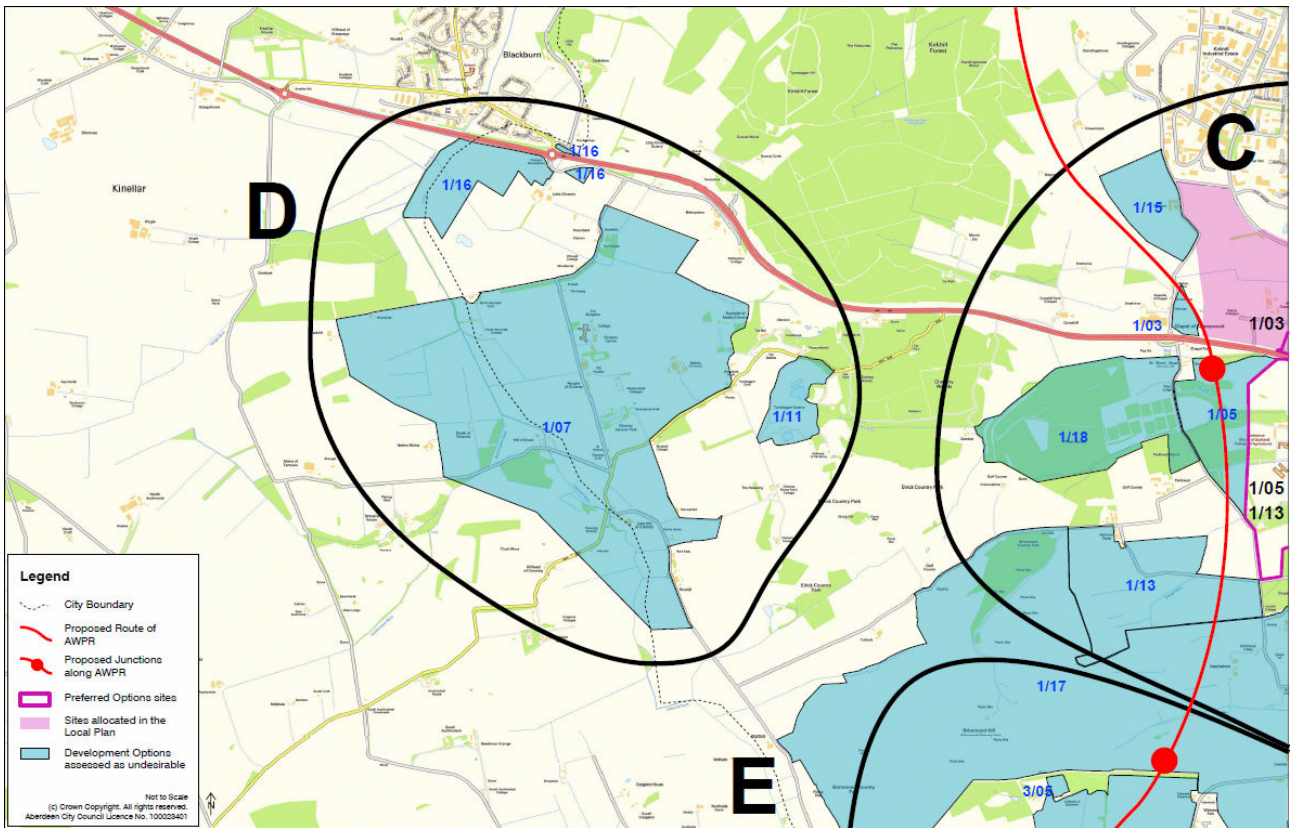
Map 7 Sites and Monuments Record

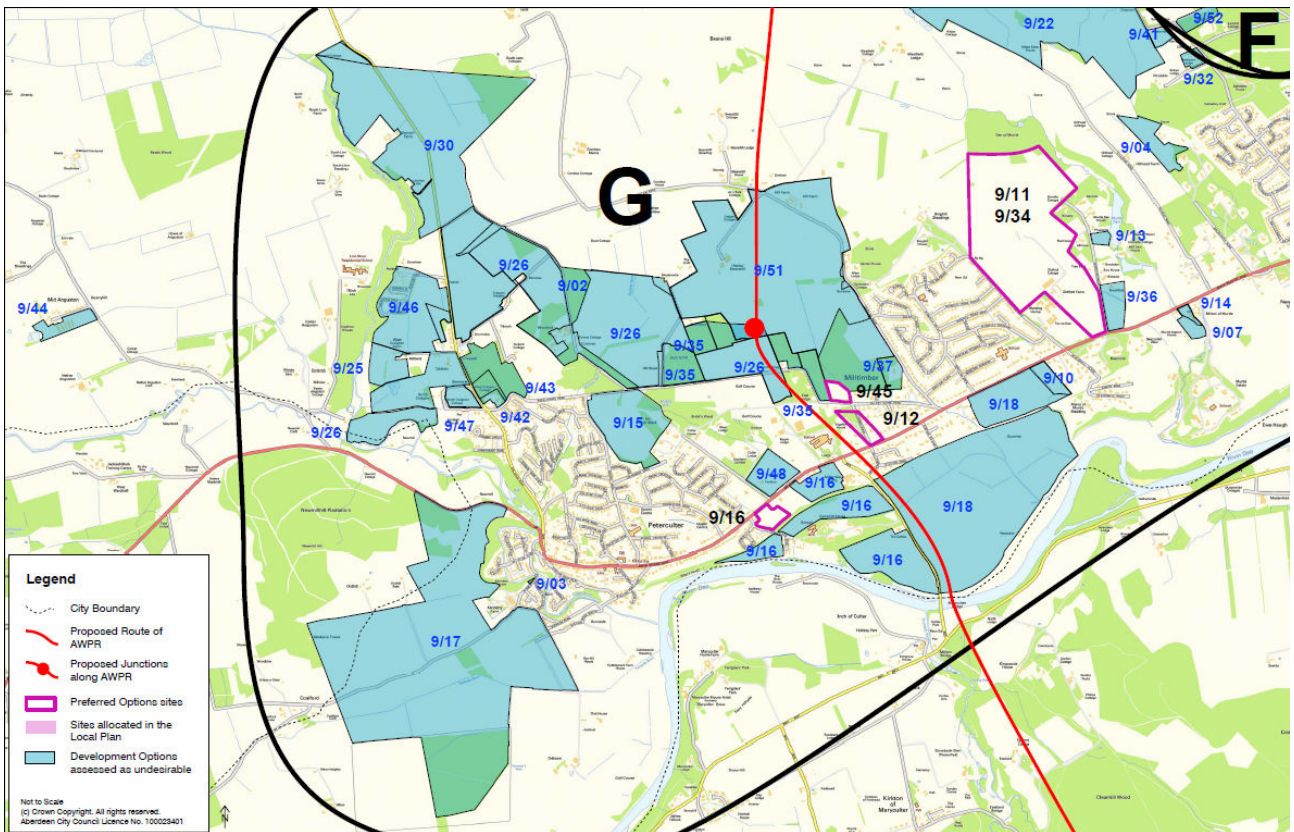
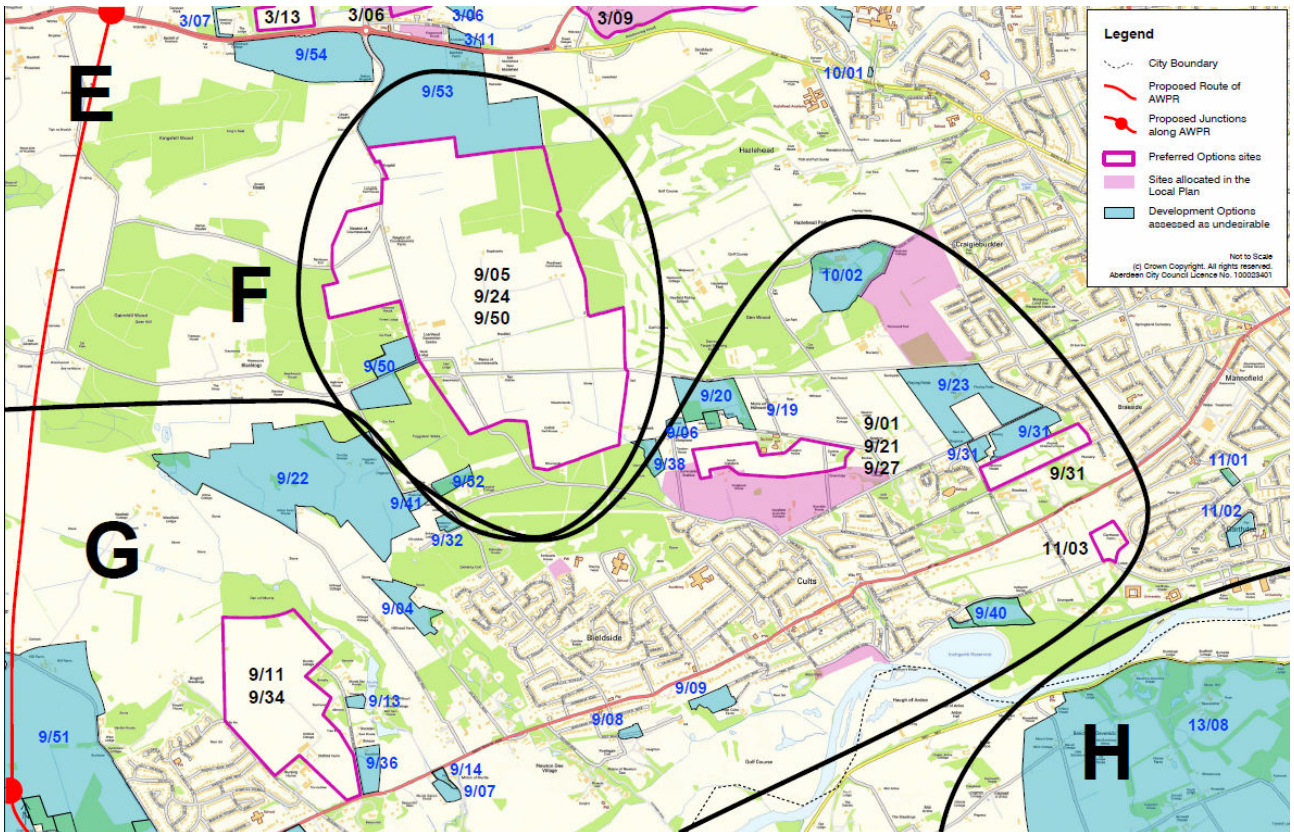


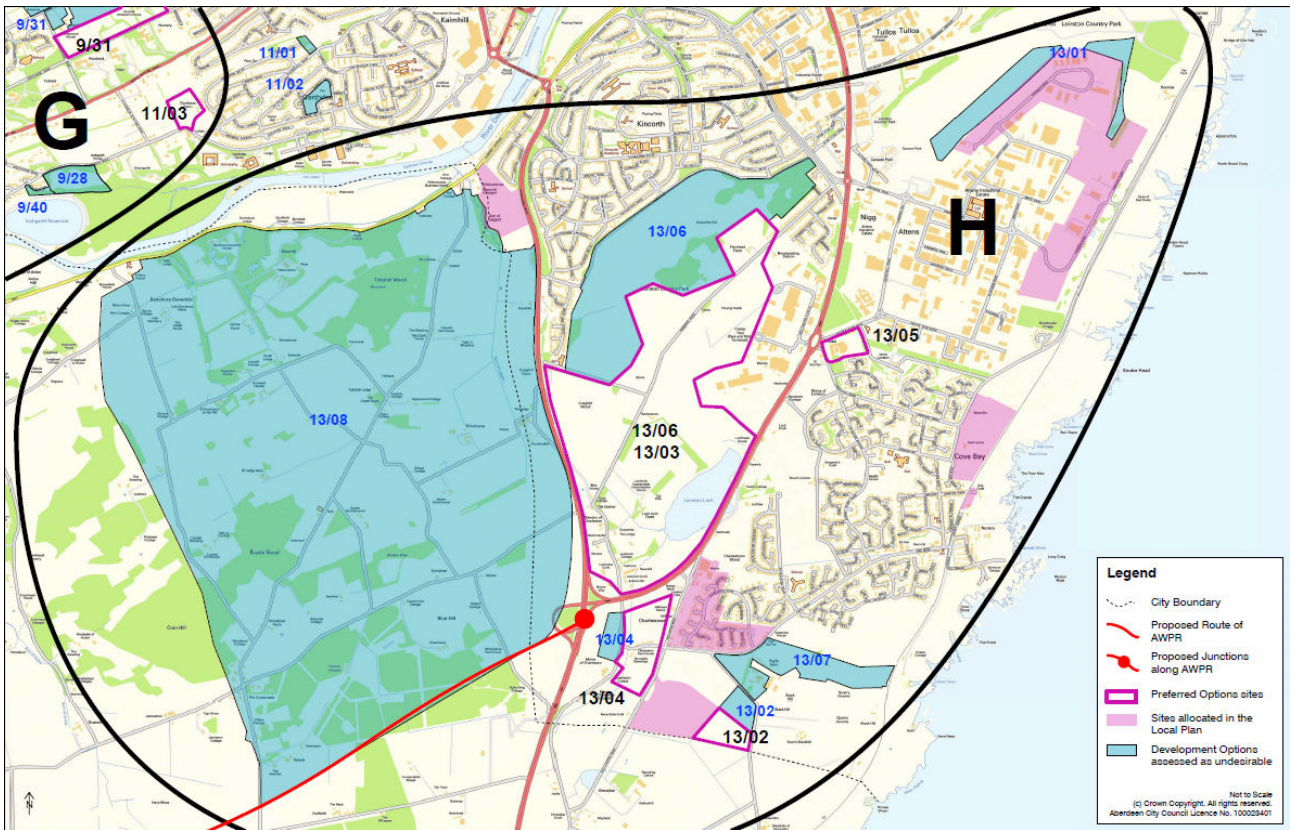
Map 8 Development Options

Please refer to the ALDP for the maps of the preferred option. These maps indicate the location of the alternative sites assessed within Appendix 7.f.

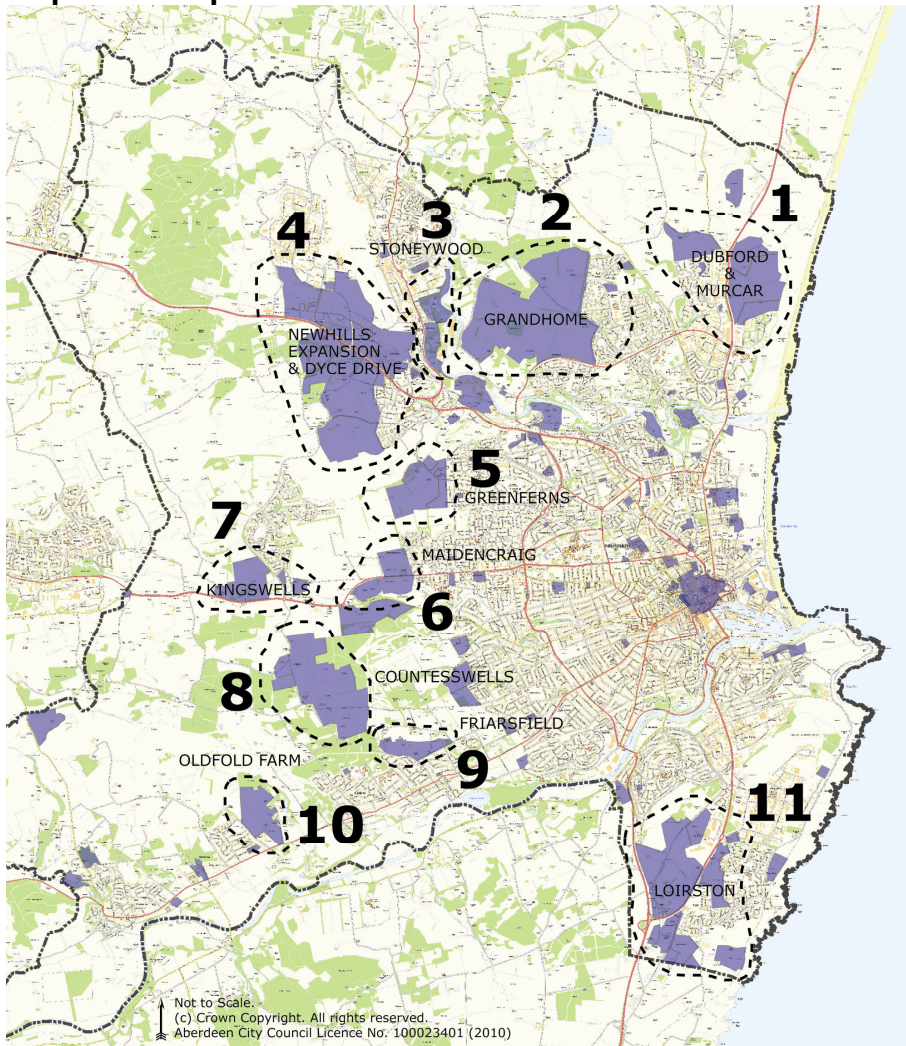






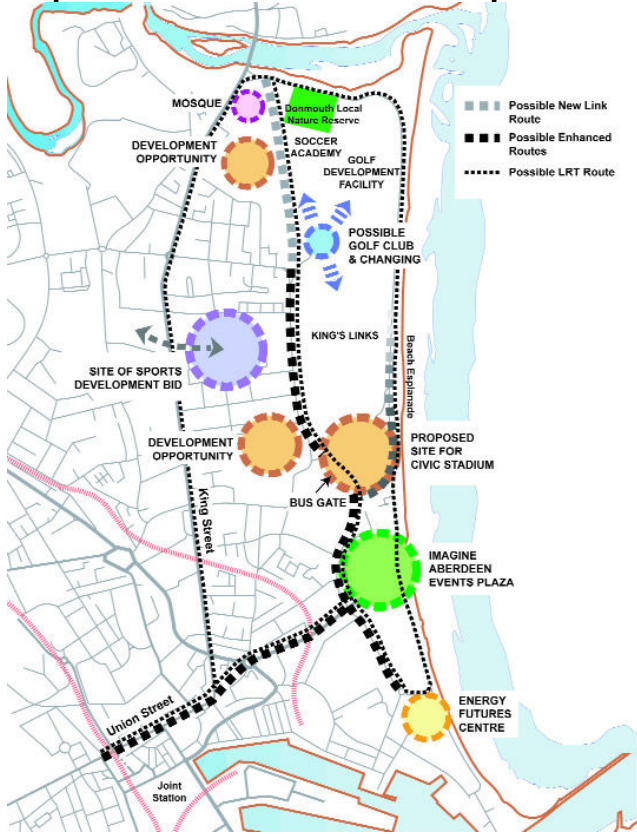


Map 9 Masterplan Zones

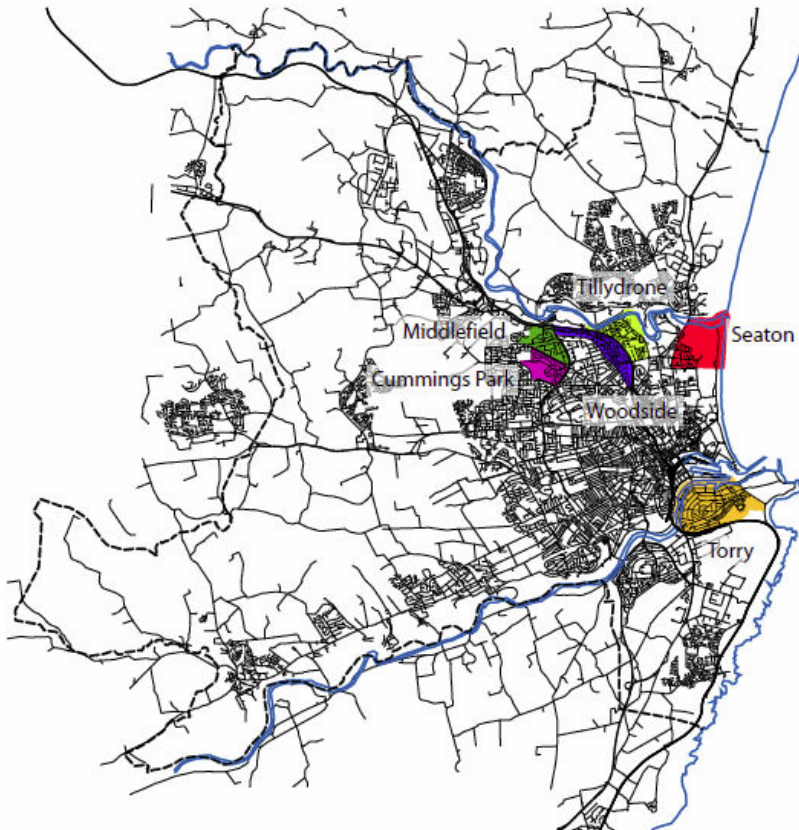


Masterplan Zone	Sites included
1 Dubford & Murcar	OP25 Dubford OP2 Murcar
2 Grandhome	OP12 Grandhome OP10 East Woodcroft
3 Stoneywood	OP24 Stoneywood
4 Newhills Expansion & Dyce Drive	OP26 Walton Farm & Craibstone North OP29 Craibstone South OP30 Rowett South OP28 Rowett North OP31 Greenferns Landward
5 Greenferns	OP45 Greenferns
6 Maidencraig	OP43 Maidencraig South East OP44 Maidencraig North East
7 Kingswells	OP40 West Hatton, Home Farm, Home Farm Kingswells OP41 Kingswells C OP42 Kingswells D and West Huxterstone
8 Countesswells	OP58 Countesswells
9 Friarsfield	OP51 Friarsfield
10 Oldfold Farm	OP62 Oldfold
11 Loirston	OP79 Blackhills of Cairnrobin OP78 Charlestown OP77 Loirston

Map 10 Aberdeen Beach Masterplan



Map 11 Regeneration Priority Areas



Aberdeen Local Development Plan Habitats Regulations Appraisal Record

1. Introduction

In October 2005, the European Court of Justice ruled that land use-plans should be subject to a Habitats Regulations Appraisal according to Article 6(3) and 6(4) of the Habitats Directive (92/43/EEC) which applies to all development plans. This section assesses the likely significant effects that the Aberdeen Local Development Plan (ALDP) may have on the River Dee Special Area of Conservation (SAC) and the Moray Firth SAC. This report concludes that, subject to the safeguards in the Plan, the ALDP will have no adverse affect on the integrity of the European sites.

Approach Adopted for the Appraisal

The aim of the Appraisal is to assess the likely impacts of the ALDP against the conservation objectives of the River Dee SAC and the Moray Firth SAC. This is to ascertain that the Plan will not have an adverse impact alone, or in combination with the other plans and projects on the sites' integrity. A broad-brush approach was adopted to screen out aspects of the plan and policies that are not likely to have any significant effects on the River Dee SAC and Moray Firth SAC. The policies generally screened out do not generate any development, take land, cause pollution, require water abstraction, lead to any disturbance, and some protect the environment. In relation to the effects on the River Dee SAC, for aspects of the plan promoting development, we looked at development within and outwith 2km from the River Dee SAC while carrying out this assessment. The purpose of considering this 2km buffer is to ensure that all proposed developments likely to affect the River Dee SAC and its tributaries are included as a part of this assessment.

The Geographical Scope of the Plan

The ALDP covers the whole of the area of Aberdeen City Council. The ALDP sets out a spatial strategy for Aberdeen City and includes policies and proposals covering various issues including housing, transport, economic development, heritage, natural environment, retailing and urban design.

2. Background Information about European Sites

European Sites That May Be Affected

The ALDP may have affects the River Dee SAC and the Moray Firth SAC, In particular, for the Moray Firth SAC, it is the impact on the qualifying species: Bottlenose dolphin.

Qualifying Interests and Conservation Objectives of River Dee SAC

The Qualifying interests and the conservation objectives of the River Dee SAC are shown in Table 1 and those for the Moray Firth SAC are shown in Table 2. All the qualifying interests of the Moray Firth SAC have been set out in Table 2, but it is only the Bottlenose dolphin that is likely to be effected by the ALDP.

Table 1: Qualifying Interests and Conservation Objectives River Dee SAC

Site	Qualifying features/interests	Conservation objectives
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River Dee (SAC) Designated 17/03/2005	Freshwater Pearl Mussel, Salmon, Otter	<p>To avoid deterioration of the habitats of the qualifying species or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status (FCS) for each of the qualifying features.</p> <p>To ensure for the qualifying species that the following are maintained in the long term:</p> <ul style="list-style-type: none"> • Population of the species, (including range of genetic types for salmon), as a viable component of the site • Distribution of the species within site • Distribution and extent of habitats supporting the species • Structure, function and supporting processes of habitats supporting the species • No significant disturbance of the species • Distribution and viability of freshwater pearl mussel host species • Structure, function and supporting processes of habitats supporting freshwater pearl mussel host species
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Table 2: Qualifying Interests and Conservation Objectives of the Moray Firth SAC

Site	Qualifying features/interests	Conservation objectives
Moray Firth (SAC) Designated 17/03/2005	Bottlenose Dolphin	<p>To ensure for the qualifying species that the following are established then maintained in the long term:</p> <ul style="list-style-type: none"> • Population of the species as a viable component of the site • Distribution of the species within the site • Distribution and extent of habitats supporting the species • Structure, function and supporting process of habitats supporting the species • No significant disturbance of the species
	Sandbanks which are slightly covered by sea water all the time	<p>To ensure for the qualifying habitat that the following are maintained in the long term:</p> <ul style="list-style-type: none"> • Extent of habitat on sites • Distribution of the habitat within site • Structure and function of the habitat • Processes supporting the habitat • Distribution of typical species of the habitat • Viability of typical species as components of the habitat • No significant disturbance of typical species of the habitat

3. Screening

The following aspects of the ALDP would not be likely to have a significant effect alone on a European site for the reasons given.

Table 3: Aspects of the plan which would not be likely to have a significant effect on a European site alone

Aspects of the plan which would not be likely to have a significant effect on a European site alone	Relevant parts of the plan
General policy statements	Policy D3 Sustainable and Active Travel Masterplan Policies
Projects excluded from the appraisal because they are not proposals generated by this plan	None.
Policies which protect the natural environment, including biodiversity, or conserve the natural, built or historic environment	Policy D1 Architecture and Place Making Policy D2 Design and Amenity Policy D4 Aberdeen's Granite Heritage Policy D5 Built Heritage Policy D6 Landscape Policy NE1 Green Space Network Policy NE2 Green Belt Policy NE3 Urban Green Space Policy NE4 Open Space Provision in New Development Policy NE5 Trees and Woodland Policy NE8 Natural Heritage Policy NE10 Air Quality
Policies that will not lead to development or other change	Policy C2 City Centre Business Zone and Union Street Policy RT4 Local Shops Policy H4 Housing Mix Policy B15 Pipelines and Major Accident Hazards
Aspects of the plan which make provision for change but which could have no conceivable effect on a European site, because there is no link or pathway between them and the qualifying interests, or any effect would be a positive effect or would not otherwise undermine the conservation objectives for the site	Land Allocations outwith 2km of the River Dee SAC, See Appendix 3.
Aspects of the plan which make provision for change but which could have no significant effect on a European site, because any potential effects would be trivial, or 'de minimis' or so restricted that they would not undermine the conservation objectives for the site	Policy H8 Housing and Aberdeen Airport
Aspects which are too general so that it is not known where, when or how the aspect of the plan may be implemented, or where any potential effects may occur, or which European sites, if any, may be effected	Policy H5 Affordable Housing

A screening Matrix of policies and proposals in the plan 'in combination' with other aspects of the same plan, screened out individually in Table 3 above, and whether and how the effects of the plan in combination were or were not judged to be likely to be significant.

Table 4 Screening Matrix of Policies and Proposals

In Combination	Policy D3	Masterplan Policies	Policy D1	Policy D2	Policy D4	Policy D5	Policy D6	Policy NE1	Policy NE2	Policy NE3	Policy NE4	Policy NE5	Policy NE8	Policy NE10	Policy C2	Policy RT4	Policy H4	Policy BI5	Land Allocations outwith 2km of the River Dee SAC, See Appendix 2 and 3.	Policy H8	Policy H5
Policy D3	Grey																				
Masterplan Policies		Grey																			
Policy D1			Grey																		
Policy D2				Grey																	
Policy D4					Grey																
Policy D5						Grey															
Policy D6							Grey														
Policy NE1								Grey													
Policy NE2									Grey												
Policy NE3										Grey											
Policy NE4											Grey										
Policy NE5												Grey									
Policy NE8													Grey								
Policy NE10														Grey							
Policy C2															Grey						
Policy RT4																Grey					
Policy H4																	Grey				
Policy BI5																		Grey			
Land Allocations outwith 2km of the River Dee SAC, See Appendix 2 and 3.																			Grey		
Policy H8																				Grey	
Policy H5																					Grey

Plans and Projects Likely to Affect the Site

In assessing how the qualifying interests of the site are effected, consideration is given to the plan objectives as well as the objectives of other plans and projects with which ALDP is likely to have - "in combination" effects.

Aims and Objectives of the ALDP

The ALDP is the document that sets out the detailed guidance for new development in Aberdeen City up to 2023 with more indicative guidance for some areas up to 2030. This delivers the requirements from the Structure Plan, which requires housing allowances of 26,500 to 2023, and employment allowances of 105 hectares up to 2023. Strategic Reserve land is also identified for the period 2024 to 2030. Broadly the implementation of the ALDP will mean:

- Enabling developments to take place in Aberdeen in a managed and sustainable way. To facilitate partnership working through an ongoing process of engagement.
- Ensuring that appropriate physical and social infrastructure is provided in a timely fashion to support new development.
- Monitoring the rate at which new development is taking place and take appropriate action if identified targets for delivery are not being met.
- Providing a choice of new locations for employment land and seeks to strengthen the city's role as the major service centre in the North East of Scotland.
- Supporting the regeneration of disadvantaged areas of Aberdeen and providing opportunities for all its citizens.
- Creating quality lifestyles in quality settings through a series of detailed masterplans, which will investigate distinctive architectural styles, streetscape, urban form, and movement patterns.

In relation to the natural environment it will mean:

- Promoting and encouraging sustainable development, whilst sustaining the natural environment.
- Protecting and enhancing the unique green space areas of the city so they can be enjoyed by current and future generations.
- Creating a network of green spaces so everyone can enjoy the peace and tranquillity of informal outdoor pursuits.
- Complementing of Core Paths Plans to improve access and movement along the transport corridors and opening up many more opportunities for local people to enjoy the green space.
- Enhancing Green Space Network covering areas including River Valleys, the coast, woodland, District Wildlife Sites and Local Nature Reserves along with other valued landscapes. Investing to rejuvenate and revitalising them.

In relation to housing, it will mean:

- Improving affordable housing within Aberdeen City to increase access to housing for the wider population.
- Preventing town cramming and over-development of urban sites and supporting genuine city form and scale in urban sites.
- Providing a wide range of housing sites in Aberdeen to support the population.

In relation to transport, it will mean:

- Mitigating adverse traffic and transport impacts such as traffic congestion.
- Promoting road safety, access to vehicle, public car parking spaces and high demands of on-street parking.
- Ensuring that new developments are accessible to public transport.
- Reducing the need to travel by car by encouraging availability of alternative modes such as public transport, walking and cycling.
- Promoting the Western Peripheral Route (WPR) as a by-pass around the city to free up road capacity in the urban areas and providing opportunities for walking and cycling in the residential areas and pedestrian priority in the City Centre.
- Addressing problems associated with the Air Quality Management (Nitrogen Dioxide). Maintaining land around harbour and airport for their respective use.

In relation to the City Centre, it will mean:

- Promoting commercial, economic, social and cultural activities
- Providing modern business and commercial development opportunities and generating economic growth.
- Creating opportunities for speciality shopping and retailing.
- Developing and maintaining city centre as a major shopping destination, its use as a leisure, office, tourism and business. The Structure Plan sets a target of Aberdeen's City Centre becoming one of the top 25 retail locations in the UK.
- Retaining existing retail premises in retail use
- Boosting tourism and leisure facilities by developing cultural industry and generating social activities.
- Providing quality services such as hotels, guest houses, restaurants, bistros and car parking facilities.
- Increasing city centre population and mitigating conflicts in use and functions of the city centre.
- Improving the image of the City through strategic regeneration projects.
- Allowing non-car access through pedestrianisation of Union Street and improving the environment.
- Improving connections between new station developments, the harbour, Union Street and City Centre.

In relation to resources, it will mean:

- Tackling the shortage of permitted void landfill space within the city.
- Remediation of degraded and contaminated land for redevelopment.
- Reducing, reusing and recycling waste by carefully locating waste management facilities.
- Ensuring landfill sites and land raise proposals operate to the highest standards to reduce the impact on the environment.
- Providing waste management and proper storage facilities and access to such facilities.
- Developing economically and environmentally viable renewable energy resources.
- Increased energy efficiency of new developments.

In relation to Community Facilities, it will mean:

- Providing a wide range of facilities and enhancing overall quality of life.

- Providing opportunities for various community services such as schools health centres, hospitals, community centres, and libraries.
- Developing sports facilities, green spaces for new communities at convenient locations particularly accessible by public transport.
- Providing safe access and cycling facilities to encouraging people walk and ride and discouraging car use and reducing environmental impact.
- Generating employment opportunities by suitably locating sites for business development.
- Promoting a mix of housing, employment, retail, community facilities and open space in new developments.

In relation to retailing, it will mean:

- Developing retail opportunity sites for bulky goods.
- Creating good access and transport links for goods transportation.
- Supporting the vitality and viability of existing retail locations.

In relation to economic development, it will mean:

- Maintaining and promoting a strong and diverse economy by providing specialist business areas.
- Providing land for industrial, office and research and development uses.
- Developing facilities for science and technology related activities.
- Installing oil and gas infrastructure and developing the Harbour as a port.

Plans and Projects Considered “In Combination” with the ALDP

The Habitats Directive article 6(3) requires consideration of the implications of the ALDP for sites likely to be affected in combination with other plans and projects. The following Plans and Projects are considered that might – in combination with the ALDP – have a significant effect on the River Dee SAC and the Moray Firth SAC:

- Aberdeen City and Shire Structure Plan 2009
- Aberdeen City Local Plan 2008
- Aberdeenshire Local Plan 2006
- Aberdeenshire Local Development Plan (Proposed Plan Stage)
- Projects listed in Appendices Appendix 1 to Appendix 6.
- Aberdeen City Core Path Plan
- Aberdeenshire Core Path Plan
- Aberdeen City Local Transport Strategy
- Aberdeen City Local Housing Strategy
- Aberdeen City Sustainable Development Strategy
- Aberdeen Western Peripheral Route
- NESTRANS Regional Transport Strategy
- Aberdeen City Sports Strategy
- Aberdeen Offshore Windfarm

The key implications of the plans in combination with the Local Development Plan in are:

- The Structure Plan 2007-2030 identifies three strategic growth areas, which will be the main focus for development in the area up to 2030. The structure plan makes allowance for 72,000 new homes, of which, half will be located in Aberdeen, and for 175ha of employment land. The housing provision has been divided into 21,000

houses on Greenfield sites, 10,000 on brownfield sites and 5,000 within regeneration areas.

- Aberdeenshire Council are also working towards producing a Local Development Plan to address the Structure Plan requirements. The growth in Aberdeenshire is focused on the A90 north, A90 south and the A96. There is also a housing allowance for local needs growth outwith the transport corridors. Within Aberdeenshire there will be an allowance of sites for 36,000 houses.
- The Core Paths Plan proposes active use of paths and creation of new paths that could pass through or encourage the use of some sensitive sites.
- Aberdeen City Sports Strategy has water sports elements capable of disturbing conservation interests.
- Aberdeen City Local Transport Strategy, the Regional Transport Strategy and the Aberdeen Western Peripheral Route have development implications likely to affect Natura 2000 sites.
- Aberdeen City Housing Strategy proposes the development of over 1750 houses by 2011.
- Plans for offshore windfarms in the vicinity of the Aberdeen coastline and Aberdeen harbour have the potential to impact on Bottlenose dolphins.

Aspects of the Plan that would be likely to have a Significant Effect, Either Alone or in Combination

The implementation of the ALDP has the potential to impact on the qualifying features of River Dee SAC and the Moray Firth SAC. Below, Table 5, summaries the possible impacts that the ALDP policies and proposals will have on the qualifying interests of the River Dee or Moray Firth. Impacts on the Moray Firth have been focused to those on the Bottlenose Dolphin as it is not considered that the ALDP will have any effect on the qualifying habitat (sandbanks).

Table 5

Aspect of the Plan likely to have a significant effect	Qualifying interest of the European Site	Summary of the Likely Significant Effect
LR1 Land Release	River Dee SAC: Freshwater Pearl Mussel, Salmon, Otter	Water abstraction to support additional development may create conditions of low water flow. Water quality may be affected through run-off from constructional works, diffuse and point pollution from land management and development. Loss of habitat to housing developments Development in low lying areas and flood plains may be affected by climate change Disturbance to species (otter) and supporting habitats.
	Moray Firth SAC: Bottlenose dolphin	Water quality may be affected through run-off from constructional works, diffuse and point pollution from land management and development. Loss of habitat to housing developments Development in low lying areas and flood plains may be affected by climate change For proposed developments in coastal locations there may be a potential negative impact on Bottlenose dolphins if noise is generated.
LR2 Delivery of Mixed Use Communities	River Dee SAC: Freshwater Pearl Mussel, Salmon, Otter	Water abstraction to support additional development Increased in water demand, creating conditions of low water flow Water quality affected through run-off from constructional works, diffuse and point pollution from land management and development. Loss of habitat to housing developments Development in low lying areas and flood plains may be affected by climate change Disturbance to species (otter) and supporting habitats
	Moray Firth SAC: Bottlenose dolphin	Water quality may be affected through run-off from constructional works, diffuse and point pollution from land management and development. Loss of habitat to housing developments Development in low lying areas and flood plains may be affected by climate change For proposed developments in coastal locations there may be a potential negative impact on Bottlenose dolphins if noise is generated.
I1 Infrastructure Delivery	River Dee SAC: Freshwater Pearl Mussel, Salmon, Otter	Water abstraction to support additional development Water quality from soil deposition from constructional works Loss of habitat to development of facilities Disturbance to otter and salmon if facilities emitting light rays are located close to the SAC
	Moray Firth SAC: Bottlenose dolphin	Water quality may be affected through run-off from constructional works, diffuse and point pollution from land management and development. Loss of habitat to housing developments

		<p>Development in low lying areas and flood plains may be affected by climate change</p> <p>For proposed developments in coastal locations there may be a potential negative impact on Bottlenose dolphins if noise is generated.</p>
C1 City Centre Development	River Dee SAC: Freshwater Pearl Mussel, Salmon, Otter	<p>Water abstraction to support additional development</p> <p>Water quality affected through run-off from constructional and infrastructural works; release of sediments and hazardous materials.</p>
	Moray Firth SAC: Bottlenose dolphin	<p>Possible impact on water quality in and around the harbour area as a result of development in the city centre.</p>
RT1 Sequential Approach and Retail Impact RT2 Out of Centre Proposals RT5 Retail Development Serving New Development	River Dee SAC: Freshwater Pearl Mussel, Salmon, Otter	<p>Water abstraction to support additional development</p> <p>Water quality affected through run-off from constructional works.</p> <p>Loss of Habitat through morphological alterations, habitat modifications, habitat fragmentation, loss of bank side habitat</p>
	Moray Firth SAC: Bottlenose dolphin	<p>Water abstraction to support additional development</p> <p>Water quality affected through run-off from constructional works.</p>
H1 Residential Areas	River Dee SAC: Freshwater Pearl Mussel, Salmon, Otter	<p>Water abstraction to support additional development</p> <p>Increased in water demand, creating conditions of low water flow</p> <p>Water quality affected through run-off from constructional works, diffuse and point pollution from land management and development.</p> <p>Loss of habitat to housing developments</p> <p>Development in low lying areas and flood plains may be affected by climate change</p> <p>Disturbance to species (otter) and supporting habitats. Development will increase density and development may have a greater impact on habitat areas.</p>
	Moray Firth SAC: Bottlenose dolphin	<p>Water quality may be affected through run-off from constructional works, diffuse and point pollution from land management and development.</p> <p>Loss of habitat to housing developments</p> <p>Development in low lying areas and flood plains may be affected by climate change</p> <p>For proposed developments in coastal locations there may be a potential negative impact on Bottlenose dolphins if noise is generated.</p>
H3 Density	River Dee SAC: Freshwater Pearl Mussel, Salmon, Otter	<p>Water abstraction to support additional development</p> <p>Increased in water demand, creating conditions of low water flow</p> <p>Water quality affected through run-off from constructional works, diffuse and point pollution from land management and development.</p> <p>Loss of habitat to housing developments</p> <p>Development in low lying areas and flood plains may be affected by climate change</p>

		Disturbance to species (otter) and supporting habitats
	Moray Firth SAC: Bottlenose dolphin	Water quality may be affected through run-off from constructional works, diffuse and point pollution from land management and development. Loss of habitat to housing developments, this could be exacerbated by higher densities. For proposed developments in coastal locations there may be a potential negative impact on Bottlenose dolphins if noise is generated.
H2 Mixed Use Areas	River Dee SAC: Freshwater Pearl Mussel, Salmon, Otter	Water abstraction to support additional development Water quality affected through run-off from constructional and infrastructural works; release of sediments and hazardous materials.
	Moray Firth SAC: Bottlenose dolphin	Water quality may be affected through run-off from constructional works, diffuse and point pollution from land management and development. Loss of habitat to housing developments. For proposed developments in coastal locations there may be a potential negative impact on Bottlenose dolphins if noise is generated.
H6 Gypsy and Traveller Caravan Sites	River Dee SAC: Freshwater Pearl Mussel, Salmon, Otter	Water quality affected through pollution from improper waste disposal
H7 Gypsy and Traveller Requirements for New Residential Developments	Moray Firth SAC: Bottlenose dolphin	Possible Pollution on Dolphins as a result of pollution.
CF1 Existing Community Sites and Facilities CF2 New Community Facilities	River Dee SAC: Freshwater Pearl Mussel, Salmon, Otter	Water abstraction to support additional development Water quality from soil deposition from constructional works Loss of habitat to development of facilities Disturbance to otter and salmon if facilities emitting light rays are located close to the SAC
	Moray Firth SAC: Bottlenose dolphin	Possible noise impact on Bottlenose dolphins if development takes place in coastal areas.
R1 Minerals	River Dee SAC: Freshwater Pearl Mussel, Salmon, Otter	Water quality affected through soil erosion from site Potential impacts on supporting habitats Potential disturbance to species and supporting habitats
	Moray Firth SAC: Bottlenose dolphin	Mineral extraction, particularly in coastal areas has the potential to have impacts on bottlenose dolphins.
R2 Degraded and Contaminated Land	River Dee SAC: Freshwater Pearl Mussel, Salmon, Otter	Possible depending on type of redevelopment Water quality affected through accidental contaminant release in water run-off Dependent on type of restoration or redevelopment
	Moray Firth SAC: Bottlenose dolphin	Water quality affected through accidental contaminant release in water run-off Dependent on type of restoration or redevelopment
R3 New Waste Management Facilities	River Dee SAC: Freshwater Pearl Mussel, Salmon, Otter	There is the possibility that energy generation from waste plants may use water Water quality affected through pollution from waste treatment facilities

R4 Sites For New Waste Management Facilities	Moray Firth SAC: Bottlenose dolphin	Possible pollution as a result of waste management facilities may affect bottlenose dolphins.
R5 Energy From Waste	River Dee SAC: Freshwater Pearl Mussel, Salmon, Otter	There is the possibility that energy generation from waste plants may use water Water quality affected through pollution from waste treatment facilities
	Moray Firth SAC: Bottlenose dolphin	Possible pollution as a result of waste management facilities may affect bottlenose dolphins.
R6 Waste Management Requirements For New Development	River Dee SAC: Freshwater Pearl Mussel, Salmon, Otter	Water quality affected through leakage of improperly stored waste
	Moray Firth SAC: Bottlenose dolphin	Possible pollution as a result of waste management facilities may affect bottlenose dolphins.
R7 Low and Zero Carbon Buildings	River Dee SAC: Freshwater Pearl Mussel, Salmon, Otter	Possible impacts on water quality if unsuitable technologies are located within close proximity or pathways to River Dee.
	Moray Firth SAC: Bottlenose dolphin	Possible pollution as a result of renewable technologies may affect bottlenose dolphins.
R8 Renewable and Low Carbon Energy Developments	River Dee SAC: Freshwater Pearl Mussel, Salmon, Otter	Yes; self-build houses and hydro schemes would have an impact on water flow Water quality affected through change in water flow, soil and sediment movement Loss of Habitat from soil resulting from heavy excavation and infrastructure development Disturbance to otter if development affects foraging resting and breeding sites. Potential for disturbance to qualifying species and supporting habitats from hydro schemes
	Moray Firth SAC: Bottlenose dolphin	Renewable energy developments may have potential pollution impacts, and if development results in noise, particularly offshore this may have a significant impact on Bottlenose dolphins.
NE9 Access and Informal Recreation	River Dee SAC: Freshwater Pearl Mussel, Salmon, Otter	Water quality affected through soil and sediment deposition, eutrophication from dog fouling, Potential habitat loss through development of new recreational facilities Disturbance to all qualifying interests from water sports, and other recreational activities taking place within the foraging resting and breeding sites of otter outside the river.
	Moray Firth SAC: Bottlenose dolphin	No likely significant effect.
NE6 Flooding and Drainage NE7 Coastal Planning	River Dee SAC: Freshwater Pearl Mussel, Salmon, Otter	Water quality affected through change in water flow, soil and sediment movement Loss of Habitat from soil and sediment deposition Coastal Squeeze from soil and sediment deposition Disturbance to seasonal migration of Atlantic Salmon at various stages of its life cycle.
	Moray Firth SAC: Bottlenose dolphin	Coastal Development has the potential to impact negatively on Bottlenose dolphins particularly noise impacts.
T1 Land for Transport	River Dee SAC: Freshwater	Water quality affected through soil and sediment deposition, waste disposal, and

	Pearl Mussel, Salmon, Otter	release of oil and fuel from infrastructural activities. Disturbance through activities associated with soil and sediment deposition, waste disposal, and release of oil and fuel from infrastructural activities. Specific impact on the River Dee SAC may result from the improved rail services, and in particular the section that crosses the River Dee.
	Moray Firth SAC: Bottlenose dolphin	Any transport development in coastal areas has the potential to impact negatively on Bottlenose dolphins particularly noise impacts
D3 Sustainable and Active Travel	River Dee SAC: Freshwater Pearl Mussel, Salmon, Otter	Water quality affected through soil and sediment deposition, waste disposal, and release of oil and fuel from infrastructural activities. Disturbance through activities associated with soil and sediment deposition, waste disposal, and release of oil and fuel from infrastructural activities.
	Moray Firth SAC: Bottlenose dolphin	No likely significant effect.
T3 Managing the Transport Impact of Development	River Dee SAC: Freshwater Pearl Mussel, Salmon, Otter	Water quality affected through engineering works, within the boundary of the SAC, for improving or developing infrastructure; and through the modification of river channel. Water quality affected through released chemicals, oil and fuel from roads and cars Habitat loss by engineering works; modification of river channel etc Disturbance through engineering works, within the boundary of the SAC, for improving or developing infrastructure; and through the modification of river channel. Disturbance from public transport access or vehicular access
	Moray Firth SAC: Bottlenose dolphin	Any transport development in coastal areas has the potential to impact negatively on Bottlenose dolphins particularly noise impacts
BI1 Business and Industrial Land BI2 Specialist Employment Area BI3 West End Office Area BI5 Pipelines and Major Accident Hazards	River Dee SAC: Freshwater Pearl Mussel, Salmon, Otter	Water abstraction to support additional development Water quality affected through released contaminants from development of oil and gas infrastructure. Loss of Habitat through morphological alterations, habitat modifications, habitat fragmentation, loss of bank side habitat,
	Moray Firth SAC: Bottlenose dolphin	The development of business and industrial land in coastal areas has the potential to have a negative impact on Bottlenose dolphins. In particular if heavy industries locate in these areas the noise from the ongoing use may have a negative impact.
BI4 Aberdeen Airport and Aberdeen Harbour	River Dee SAC: Freshwater Pearl Mussel, Salmon, Otter	Water abstraction to support additional development Water quality affected through soil and sediment deposition. Loss of habitat from bank side clearance Disturbance to qualifying features from constructional activities especially those that create significant underwater noise.
	Moray Firth SAC: Bottlenose dolphin	Developments in and around Aberdeen Harbour have the potential to significantly effect Bottlenose dolphins in and around the harbour area. Although there are no specific proposals for development, the support for the existing industries may lead to an increase in noise generating development. This policy may have a negative effect in combination with any offshore works, including offshore renewable energy

		developments.
Developments within 2km of the bank of River Dee (3,157 houses) See Appendix 1	River Dee SAC: Freshwater Pearl Mussel, Salmon, Otter	Water abstraction to support additional development. Water quality affected through run-off from constructional works. Loss of habitat from bank side clearance and land take Potential for future requirements for flood defences and subsequent impacts on floodplain Disturbance to qualifying features from constructional activities. Development of OP134 Peterculter Burn has the potential to have likely significant effects on the River Dee SAC as it is adjacent to the Peterculter Burn which forms part of the River Dee SAC.
	Moray Firth SAC: Bottlenose dolphin	Water quality may be affected through run-off from constructional works, diffuse and point pollution from land management and development. Loss of habitat to housing developments Development in low lying areas and flood plains may be affected by climate change For developments in coastal locations there may be a potential negative impact on Bottlenose dolphins if noise is generated.
Land Allocation on Greenfield Land – 20,674 homes	River Dee SAC: Freshwater Pearl Mussel, Salmon, Otter	Water abstraction to support additional development. Water quality affected through run-off from constructional works. Loss of habitat from bankside clearance and land take Potential for future requirements for flood defences and subsequent impacts on floodplain Disturbance to qualifying features from constructional activities.
	Moray Firth SAC: Bottlenose dolphin	Water quality may be affected through run-off from constructional works, diffuse and point pollution from land management and development. Loss of habitat to housing developments Development in low lying areas and flood plains may be affected by climate change For proposed developments in coastal locations there may be a potential negative impact on Bottlenose dolphins if noise is generated.
Land Allocation on Brownfield Land – between 5,880 and 9,477 homes	River Dee SAC: Freshwater Pearl Mussel, Salmon, Otter	Water abstraction to support additional development if some of the proposed developments are outside regeneration areas or if new developments exceed demolished proportion. Water quality affected through run-off from constructional works. Loss of habitat from bank side clearance and land take No Potential for future requirements for flood defences and subsequent impacts on floodplain Disturbance to qualifying features from constructional activities
	Moray Firth SAC: Bottlenose dolphin	Water quality may be affected through run-off from constructional works, diffuse and point pollution from land management and development. Loss of habitat to housing developments

Masterplanning of greenfield and brownfield allocations	River Dee SAC: Freshwater Pearl Mussel, Salmon, Otter	<p>Development in low lying areas and flood plains may be affected by climate change</p> <p>Water abstraction to support additional development if some of the proposed developments are outside regeneration areas or if new developments exceed demolished proportion.</p> <p>Water quality affected through run-off from constructional works.</p> <p>Loss of habitat from bank side clearance and land take</p> <p>No Potential for future requirements for flood defences and subsequent impacts on floodplain</p> <p>Disturbance to qualifying features from constructional activities</p>
	Moray Firth SAC: Bottlenose dolphin	<p>Water quality may be affected through run-off from constructional works, diffuse and point pollution from land management and development.</p> <p>Loss of habitat to housing developments</p> <p>Development in low lying areas and flood plains may be affected by climate change</p>

Likely Significant Effects of ALDP in Combination with Other PPS

The implementation of ALDP is likely to have significant effects on the qualifying features of Dee SAC either alone or in combination with the plans listed above. Table 2 below summarises these effects.

Table 2: Likely significant effects of the plan in combination with other plans and projects

Qualifying Features	Key environmental conditions to support site integrity/ Sensitivities	Trends	Possible impacts arising from other plans and projects	Possible impacts arising from other Local Development Plans	Any risk of Significant effects?
River Dee					
<ul style="list-style-type: none"> • Atlantic Salmon (<i>Salmo salar</i>) • Freshwater Pearl Mussel (<i>Margarifera margarifera</i>) • Otter (<i>Lutra lutra</i>) • Bottlenose dolphins 	<ul style="list-style-type: none"> • Absence of disturbance to qualifying features such as Atlantic Salmon throughout its life cycle; particularly between November and May being the most sensitive months for Atlantic salmon • No natural or artificial barrier to the migration of Atlantic Salmon within its catchment from the river mouth to the headwater stream for spawning or to significantly impede adult migrating upstream and smolts migrating downstream • No actions to constrict watercourses; close by-pass routes and headroom; actions to reduce water velocity; or actions to erect permanent in-stream physical barrier to the movement of otters • Accessibility of the spawning area to adults • Availability of adequate holding areas to provide shelter • Sufficient summer flow to maintain adequate depth and velocity in juvenile rearing areas • Fresh water should avoidance high nutrient concentration, low dissolved oxygen levels, high sediment loads, heavy metals, mild or excessive eutrophication, toxic pollutants and pesticides, • Avoiding substrate gravel beds, cobble or boulders being clogged with sand and silt • Presence of a healthy population of salmonids (salmon, see trout and brown trout) is essential for pearl mussel. 	<p>Increasing pressure on water quality – nutrient loading as result of certain types of development Threat from climate change Pressure from development on river abstraction, promotion of economic development putting pressure on biodiversity and resource use Promotion of north-east as a tourist destination can be a source of disturbance for qualifying features.</p>	<ul style="list-style-type: none"> • Water Quality lowered • Water Abstraction lowering quantity of water • Coastal Squeeze Disturbance • Direct Habitat Loss • Increased pressure for water resources from River Dee likely to exacerbate conditions of low flow damaging the habitats and species it hosts 	<ul style="list-style-type: none"> • Water Quality lowered • Water Abstraction lowering quantity of water • Coastal Squeeze Disturbance • Direct Habitat Loss 	<p>Yes – there is a risk of significant effects on the qualifying features either alone or in combination with other plans and projects.</p>

Qualifying Features	Key environmental conditions to support site integrity/ Sensitivities	Trends	Possible impacts arising from other plans and projects	Possible impacts arising from other Local Development Plans	Any risk of Significant effects?
Moray Firth					
<ul style="list-style-type: none"> Bottlenose dolphins 	<p>To ensure for Bottlenose dolphins that the following are established then maintained in the long term:</p> <ul style="list-style-type: none"> Population of the species as a viable component of the site Distribution of the species within the site Distribution and extent of habitats supporting the species Structure, function and supporting process of habitats supporting the species No significant disturbance of the species 	<p>Increased pressure on species as a result of pollution. Engineering works that result in significant noise, specifically including proposals for offshore renewable technologies. Boating and shipping causing deterioration of dolphin populations.</p>	<ul style="list-style-type: none"> Diffuse run-off pollution from agricultural practices Excessive underwater noise causing disturbance to dolphin populations Commercial effluent has potential to cause deterioration of dolphin populations Sewage effluent has potential to cause deterioration of dolphin populations Marine Litter Activities involving nets have the potential to cause disturbance, injury and mortality. Dredging and disposal of materials containing contaminants Offshore renewable energy developments have the potential to cause disturbance or injury. Oil exploration has the potential to cause disturbance or deterioration of dolphin populations or their prey through oil related development and activities. Impacts from boats and shipping and other motorised water sports. 	<ul style="list-style-type: none"> Possible impact on coastal areas in Aberdeenshire. Plans in Moray have the potential to have significant effect on Bottlenose dolphins. 	<p>Yes – there is a risk of significant effects on the qualifying features either alone or in combination with other plans and projects.</p>

Qualifying Features	Key environmental conditions to support site integrity/ Sensitivities	Trends	Possible impacts arising from other plans and projects	Possible impacts arising from other Local Development Plans	Any risk of Significant effects?
			<ul style="list-style-type: none"> • Noise from low flying jets and helicopters. • 		

4. Appropriate Assessment

Summary of Assessment of Likely Significant Effects

From the Screening exercise it has been identified that there is a risk that the significant effects identified may have an adverse effect on the integrity of the River Dee SAC and Moray Firth SAC for their qualifying features, either alone or in combination with other plans and projects.

It is Aberdeen City Council's obligation to either amend the plan or incorporate mitigation measures in consultation with Scottish Natural Heritage to ascertain that the ALDP would not adversely effect the integrity of either the River Dee SAC or Moray Firth SAC.

In the majority of cases developments that would lead to the most significant impact on the River Dee SAC and the Moray Firth SAC have been excluded from the ALDP. However, there remain some sites that could have significant effects and there is a requirement to incorporate mitigation measures for these within the ALDP.

There remain a large number of policies and proposals that may have a likely significant effect and a summary of all the measures taken to avoid impacts and the mitigation measures proposed, including site specific mitigation is set out in Table 6 below.

Table 6: Summary of Mitigation

Mitigation Measures Applied or Taken into Account in Assessment	Whether it Can be Ascertained that the Aspect of the Plan Would not Adversely Effect the Integrity of a European Site
What Has been Deleted/not included	
Greenfield proposals that formed part of the Main Issues Report that are adjacent to the River Dee and proposals on known pathways for the most part have been excluded. This included removal of a site at Loirsbank close to the River Dee. The only exception is site OP134 that is in close proximity to Peterculter Burn, which is a small proposal for 19 houses.	The exclusion of these sites does help to mitigate the effects of the ALDP on both the River Dee SAC and the Moray Firth SAC, but there remain proposals within 2km of the River Dee, and applying the precautionary principle, further mitigation is required, in particular further mitigation is required for Site OP134.
Developments that would impact on the coast and cause potential noise impacts on the Bottlenose Dolphins have not been included within the ALDP.	There is still the potential that Policy NE7 Coastal Development could allow for developments, not identified, that have a likely significant effect on the Bottlenose dolphins. Therefore, further mitigation is required.
Policy Measures Introduced	
Policy NE6 Flooding and Drainage has been amended to ensuring that appropriate SUDS are included within new developments promoted by he ALDP, this will avoid run-off and potential discharge of pollution into the River Dee and the coastal areas.	This will ensure that developments located on a pathway to the River Dee SAC will avoid run-off from the new development and avoid potential discharge of pollution into the River Dee.
Policy NE7 Coastal Planning does permit development in coastal areas in limited circumstances. The Local Development Plan has been amended to include an additional criterion to state "Development proposals will be required to demonstrate through appropriate marine-noise modelling, that adverse impacts on Bottlenose Dolphins and Atlantic Salmon are avoided"	This will ensure that there would be no adverse effect on Bottlenose Dolphins or Atlantic Salmon resulting from coastal developments.
Policy NE8 provides protection to natural heritage designations, and will ensure that any proposal	This will ensure that when assessing applications for planning permission an assessment of the

<p>for development will not be permitted unless steps are taken to mitigate negative development impacts. The Local Development Plan has been amended to include text to state that “The River Dee is a Special Area of Conservation (SAC) and includes that part of the harbour through which the river flows. This is the only Natura site within the Plan area. However, allocations within the plan area also have the potential to impact on the Bottlenose dolphin, a qualifying interest for the Moray Firth SAC and European Protected Species. These dolphins are frequently present offshore and at the mouth of the outer harbour.” The policy has also been amended to make specific reference to the requirement for appropriate assessment.</p>	<p>impact on the River Dee SAC and the Moray Firth SAC will be made and if required appropriate assessment would be undertaken, which will ensure that appropriate mitigation is incorporated to ensure that there is no adverse effect on the integrity of any either the River Dee SAC or the Moray Firth SAC.</p>
<p>Policy BI4 Aberdeen Airport and Aberdeen Harbour promotes development within these areas. Development at the Harbour has the potential to significantly effect the Bottlenose dolphins as a result of noise creation. The Local Development Plan has been amended to include text to state that “The masterplan will also include guidance on how to avoid adverse effects upon qualifying interests of the River Dee SAC which runs through the Harbour, and also upon Bottlenose dolphins, which frequently occur in the outer harbour and mouth, and are a qualifying feature of the Moray Firth SAC and a European Protected Species.”</p>	<p>This will ensure that when preparing a masterplan for the Harbour the potential impacts on the River Dee SAC and the Moray Firth SAC will be considered and if required appropriate assessment would be undertaken. Therefore, future plans for this area will not adversely effect the integrity of either the River Dee SAC or the Moray Firth SAC.</p>
<p>Case Specific Policy Restrictions</p>	
<p>Site OP134 Peterculter burn is adjacent to the River Dee SAC and is likely to have a significant effect. Within the ALDP site OP134 requires a Planning Brief that sets out a requirement that any proposal will need the agreement of a construction method statement that will avoid adverse effect on the qualifying interests of the River Dee SAC (Atlantic Salmon, Freshwater Pearl Mussel and Otter).</p>	<p>This will ensure that the development of site OP134 will make an assessment of the impact on the River Dee SAC and that there will be no adverse effect on the qualifying interests of the River Dee SAC during construction.</p>
<p>Policy T1 Land For Transport identifies a proposal for improved rail services, which includes rail services that cross the River Dee. To mitigate any likely significant effect the Action Programme will include the following text: “The detailed proposal will require a construction method statement that avoids an adverse effect upon the qualifying interests of the River Dee SAC (Atlantic Salmon, Freshwater Pearl Mussel and Otter). This will need to address the following:</p> <ol style="list-style-type: none"> 1. Impact of construction in proximity to watercourses (water crossings, soil storage, sediment release, timing and duration of works, pollution prevention, species survey) 2. Implications of flood events during construction for sediment release. 3. Details on drainage of allocated sites during construction. 4. Details of future monitoring of the qualifying interests potentially effected by this new infrastructure.” 	<p>This will ensure that if any projects for improved rail services come forward that development will make assessments of the impact on the River Dee SAC and that there will be no adverse effect on the qualifying interests of the River Dee SAC during construction. It will also ensure that the are monitoring arrangements in place.</p>

Habitats Regulation Assessment Conclusion

It has been identified that through a screening process that some ALDP proposals in combination with other plans and projects are likely to have significant effects on the qualifying interests of the River Dee SAC and Moray Firth SAC. These effects have been subject to a Habitats Regulation Appraisal in view of the sites' conservation objectives and addressed through policies in the document as well as through additional measures. Mitigation measures including amendments to policies and proposals have been introduced into the ALDP. Incorporating these mitigation measures ensures that the ALDP will have no adverse affect on the integrity of the River Dee SAC and the Moray Firth SAC. This conclusion does not rely on any lower tier plans, but will rely on appropriate assessment being undertaken in support of planning applications that are likely to have a significant effect on the integrity of the River Dee SAC and the Moray Firth SAC.

Habitats Regulation Appraisal Appendices

Appendix 1: Proposed Developments

The table below shows developments proposed within 2 kilometres of River Dee SAC. These are only the Greenfield sites that are included in the ALDP. Appendix 2 and 3 identify all the brownfield sites identified in the ALDP.

Site	Name of the Development	Development type	Area (ha)	No. of houses /flats	Approx. distance from SAC (metres)
Existing Sites from ALP					
OP57	Pinewood	Housing	10	150	2,000
OP51	Friarsfield / Morkeu	Housing, Access and junction improvements, riverside park	30	280	700
OP50	Earlswells House	Housing	0.7	10	1,700
OP74	Leggart Terrace	Housing	6.7	50	85
OP52	Hazledene	Housing	17	150	1,900
OP129	The Waterfront Old Torry	Mixed use	6.4	135	500
Sites from ALDP					
OP59	Peterculter East	Housing	2.1	25	220
OP62	Oldfold	Mixed use development (Housing and employment)	47	550	1,200
OP51	Friarsfield	Housing	15.8	50	1,300
OP65	North Garthdee Farm	Housing	2.8	80	510
OP77	Loirston	Mixed use development (Housing and employment)	128	1650	1,800
OP134	Peterculter Burn	Housing	7.4	19	0
OP135	Loirsbank	Housing	0.82	8	25
Total			274.72	3157	
Other Developments					
River Dee Valley		Improvement to path network			

Appendix 2: Brownfield Housing Sites within 2km of Dee SAC

Site	Site
OP82 – 140 Causewayend	OP99 – Denburn and Woolmanhill
OP83 – 35 Froghall Road	OP53 – Kennerty Mill
	OP103 – Frederick Street/East North Street
OP84 – 393-395 Great Western Road	OP55 - Milltimber Primary School
OP85 – 41 Nelson Street	
OP87 – Aberdeen College, Gallowgate	OP111 – Nazareth House
OP47 – Braeside Infant School	OP114 – Pittodrie Park
OP90 – Broadford Works	OP123 – Triple Kirks
OP93 – Causewayend Primary School	OP125 – Urquhart Road Works
OP92 – Citadel	OP126 – Victoria House
OP73 – Craighill Primary School, Kincorth	
OP97 – Crown House	OP127 – Victoria Road School
OP49 – Cults Pumping Station	OP128 – VSA Gallowgate
	OP130 – Water Lane Grannary

Appendix 3: Brownfield Housing Sites Outwith 2km Dee SAC

Site	Site
OP81 – 1 Western Road	OP37 - Greenfern Infant School
OP86 – 82-88 Middlefield Place	OP105 – Hillhead Halls
OP9 - Aberdeen College, Gordon Centre	
OP88 – Aberdon House	OP106 – Hilton Nursery School
OP7 - Balgownie Centre	OP108 – Kittybrewster Depot
OP89 – Balgownie Machine Centre	OP109 – Linksfield Academy (part)
OP8 - Balgownie Primary	OP21 - Manor Walk
OP15 – Bankhead Academy	OP34 - Marchburn Infant School
OP16 – BP Dyce	OP110 – Mile End Primary
OP36 – Byron Park Nursery & Infant School	OP22 - Mugiemoos Mill
OP91 – Cattofield Reservoir	
OP94 – Cornhill Hospital	OP112 – Oakbank School
OP96 – Croft House	OP113 – Park House, Westburn Rd.
OP100 – Donside Paper Mill	OP116 – Smithfield School
OP101 – Dunbar Halls	OP117 – St Machar Primary School
OP18 – Farburn Terrace Dyce	OP119 – St Peter’s Nursery, Spital
OP120 – Former Summerhill Academy	OP23 - Stoneywood Terrace
	OP121 – Tillydrone Primary School
OP17 – Former Carden School	
OP104 – Froghall Terrace	OP38 - Woodend Hospital Annex
	OP131 – Woodside Congregational Church

Appendix 4: Sites Remaining from ALP Outwith 2km of Dee SAC

Site Reference	Comments	Allocation	Masterplan
OP11 Jesmond Drive	This site is greenfield and will contribute to the requirements of the structure plan.	85 homes	No masterplan required Mix of uses Adjacent open space Affordable housing
OP20 Hopcroft	This is an opportunity to provide housing near to an area where employment uses predominate.	30 homes	Planning Brief Access and junction improvements Affordable housing
OP39 Greenferns	This area could probably accommodate most development in road infrastructure terms prior to the construction of the WPR. There are a range of potential routes into the City, including extending Provost Rust and Provost Fraser Drives and the Lang Stracht, and high frequency public transport routes could be easily extended. Development could present regeneration opportunities.	120 homes	Masterplan for Greenferns 5ha reserved for primary school Community woodland Access to community woodland Contribution to improvements to Sheddocksley playing pitches Access, junction and public transport improvements, including the extension of bus services into the area Affordable housing 0.5ha reserved for a recycling centre.
Old Skene Road	This site is greenfield and will contribute to the requirements of the structure plan.	25 homes	No masterplan required Affordable housing.
OP75 Stationfields, Cove	This site should be tied into a new Cove Masterplan. It lies beside the relatively un-congested coast road.	150 homes	Masterplan for Cove Reserve land for a railway station Access and junction improvements Affordable housing National Cycle Route should not be adversely affected by development.

Appendix 5: All ALDP Greenfield Housing Land Allocations

Site	Housing Allocation	Preferred Option
OP25 Dubford	550	Phase 1 – 550
OP10 East Woodcroft North	60	Phase 1 – 60
OP12 Grandhome / Whitestripes	7000	Phase 1 – 2600 Phase 2 – 2100 Phase 3 – 2300
OP24 Stoneywood	500	Phase 1 – 500
OP29 Craibstone South	1000	Phase 1 – 750 Phase 2 - 250
OP30 Rowett South	1940	Phase 1 – 1000 Phase 2 – 700 Phase 3 – 240
OP31 Greenferns Landward	1500	Phase 1 – 750 Phase 2 – 250 Phase 3 – 500
OP135 Woodside	300	Phase 1 – 300

OP42 Kingswells D and West Huxterstone	120	Phase 1 – 120
OP41 Kingswells C	50	Phase 1 – 50
OP45 Greenferns Strategic Housing Land Reserve	1500	Phase 1 – 750 Phase 2 – 350 Phase 3 – 400
OP43 Maidencraig South East	450	Phase 1 – 450
OP44 Maidencraig North East	300	Phase 1 – 300
OP62 Oldfold	550	Phase 1 – 500 Phase 2 – 50
OP61 Edgehill Road	5	Phase 1 – 5
OP60 Culter House Road	5	Phase 1 – 5
OP59 Peterculter East Site 2	25	Phase 1 – 25
OP51 Friarsfield	50	Phase 1 – 0 Phase 2 – 50
OP64 Craigton Road/Airyhall Road	20	Phase 1 – 20
OP58 Countesswells	3000	Phase 1 – 2150 Phase 2 – 850
OP65 North Garthdee Farm	80	Phase 1 – 80
OP77 Loirston	1650	Phase 1 – 1250 Phase 2 – 400
OP134 Peterculter Burn	19	Phase 1 – 19
TOTALS	20,674	Phase 1 – 12,234 Phase 2 – 5,000 Phase 3 – 3,440

Appendix 6: All Greenfield ALDP Employment Land Allocations

Site	Ha	Notes
Employment Land Allocations to 2023		
OP12 Whitestripes (part of larger mixed use proposal)	5	A small employment area should be provided as part of the proposal at Whitestripes.
OP26 Craibstone North and Walton Farm	1.5	A small area of undeveloped land which could be incorporated into the Dyce Drive employment area.
OP28 Rowett North	34.5	With the Rowett area being surplus to requirements, this area could be re-zoned for employment uses.
OP40 West Hatton and Home Farm, Kingswells	50	Development contains three areas: 1. The larger scheme proposed would be bisected by the AWPR. Restricting the allocation to the east of the road would still allow a release of approximately 12ha which should be masterplanned alongside proposals at Home Farm 2. This should be considered for employment use only alongside 3/01 and 3/13 3. Next to the park and ride, but issues related to the consumption dykes would need to be overcome.
OP45 Greenferns SHLR (part of larger mixed use proposal)	10	An employment area should be provided as part of the proposals at Greenferns SHLR, which should support the regeneration of the wider area.

OP46 East Arnhall	1	Small Employment site within Aberdeen that would form part of a larger employment development in Aberdeenshire.
OP58 Countesswells	10	An employment area should be provided as part of the proposals at Countesswells.
OP62 Oldfold (part of larger mixed use proposal)	5	An employment area should be provided as part of the Oldfold expansion at Milltimber. There is currently no employment land in lower Deeside.
OP77 Loirston (part of larger mixed use proposal)	11	An employment area should be provided as part of the proposals at Loirston.
TOTAL	128	The structure plan requirement is for allocations of 105ha to be identified for the period up to 2023.

Strategic Reserve Employment Land

OP2 Murcar	27	Murcar
OP26 Craibstone North and Walton Farm	18.5	An area of land to the north of the A96 which could be incorporated into the Dyce Drive employment area.
OP78 Charlestown	20.5	Could be released after proposals at Loirston and Aberdeen Gateway are developed. Access issues would need to be addressed.
Total	66	The Structure Plan requirement is for 70 hectares to be identified as strategic reserve employment land to be identified up to the period 2030.

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From: "Maire Daly" <[REDACTED]>
To: "Daniel Harrington" <DHarrington@aberdeencity.gov.uk>
Date: 11/01/2012 16:16
Subject: Re: Aberdeen Local Development Plan - HRA

Hi Daniel,

I would like to confirm that assuming the Plan has been amended in accordance with the HRA record, we would agree that the ALDP will have no adverse affect on the integrity of the River Dee SAC and Moray Forth SAC.

Kind regards

Máire Daly

Planning Adviser
Scottish Natural Heritage
Battleby
Redgorton
Perth
PH1 3EW

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Adoption Process

1. Publish a notice in one or more local newspapers stating the Council's intention:
 - To adopt the proposed Plan;
 - Stating that the Plan has been modified following examination; and
 - Where and when the Plan and modifications may be inspected.
2. Make copies of the proposed plan (as modified) and the modifications available to inspect at the planning office, in all public libraries and on the internet; and notify people who made representations on the proposed Plan prior to the examination that the Plan has been published in the form in which we propose to adopt it, and where and when it can be viewed.
3. Within 3 months of receiving the Examination Report, section 19(12) of the Act requires authorities to send to the Scottish Ministers:
 - The modifications made following receipt of the Examination Report;
 - The Plan the Council wish to adopt;
 - The report of the examination;
 - The advertisement of the intention to adopt the Plan; and
 - Any environmental assessment carried out into the proposed plan as modified.
4. 28 days after this, the Council can adopt the plan unless directed not to by the Scottish Ministers. Following this 28 day period the we will:
 - Send 2 copies to Scottish Ministers;
 - Publish it, including electronically;
 - Place copies in public libraries;
 - Notify people who made representations on the proposed or modified plan of its publication and its availability in public libraries; and
 - Advertise its publication and availability in a local newspaper.

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ABERDEEN CITY COUNCIL

COMMITTEE	COUNCIL
DATE	25 January 2012
DIRECTOR	Stewart Carruth
TITLE OF REPORT	OSC Inspection Report 2011
REPORT NUMBER:	CG/12/003

1. PURPOSE OF REPORT

To table the inspection report and supplementary letter from the Office of the Surveillance Commissioner on the Council's compliance with its powers under the Regulation of Investigatory Powers (Scotland) Act 2000 to members for information and update members on progress made with respect to the recommendations made within the report.

2. RECOMMENDATION(S)

2.1 To note the content of the report, and

2.2 To accept the recommendations contained within paragraph 37 of the report, having regard to the Action Plan set out in Appendix 2 of this report.

3. FINANCIAL IMPLICATIONS

There are no financial implications arising from this report.

4. OTHER IMPLICATIONS

Failure to implement the recommendations within the inspection report may result in a future negative inspection. The recommendations will enhance the application and authorisation process, which in turn will have an impact in the quality of applications being put forward for authorisation.

5. BACKGROUND/MAIN ISSUES

The Council was last inspected by the Office of the Surveillance Commissioner (OSC) in May 2008, by His Honour Dr Colin Kolbert, Assistant Surveillance Commissioner. Dr Kolbert praised the progress

the Council had made since its previous inspection in 2004 and commended the Council's training and results.

The 2008 inspection report recommended that the Council amend its application forms for covert surveillance by adding prompts to the form which would aid officers to provide a better explanation of *proportionality* and ensure that authorising officers provide a fuller account of what was being authorised.

The previous inspection report was submitted to the Continuous Improvement Committee for approval on 9 September 2008, wherein the Committee accepted the Commissioner's recommendations. Thereafter, officers within Legal Services duly amended the forms with the prompts and devised a guide to completing the application form which were uploaded to the Zone for officers to use.

Since May 2008, the Council has experienced a number of re-organisations, which started with the retiral of Douglas Paterson as Chief Executive in August 2008 and finished in March 2011 with the appointment of Mrs Watts as Chief Executive. In addition, the Council has been through a Voluntary Severance and Early Retirement exercise which has resulted in a number of staff leaving the Council's employment. Due to this, the decision to commence a mass training programme similar to that which took place in 2008 was delayed until the re-organisation had settled down. In February 2011, Legal Services had begun to contact services to ascertain who would require refresher training and who would need to attend full training when notification of the OSC's visit was received. It was decided that training should be postponed until after the inspection and after the Council had received the Commissioner's inspection report, which was received on 11 July 2011. As members will see, a number of matters within the inspection report required clarification/ amendment and the Commissioner's response to that request was dated 15 September and was acknowledged by the Chief Executive's office on 19 September 2011. Members should be aware that some training was provided in the interim period despite the larger training programme not having been devised.

This year's inspection took place on 19th May 2011 and was undertaken by His Honour Norman Jones QC, Assistant Commissioner. Prior to his visit, all relevant documentation in relation to the Council's progress on covert surveillance was forwarded to Mr Jones.

Mr Jones's report sets out four recommendations, namely that the Council should;

- i. Fully discharge the recommendation with respect to the last inspection report.

- ii. Establish a robust RIPSAs management system and quality control.
- iii. Establish a RIPSAs training programme.
- iv. Amend the procedural guide.

A copy of the inspection report, together with supplementary letters are attached at Appendix 1 for your information.

With respect to recommendations i. and iv. above, Members should note that these have already been implemented.

In relation to recommendations ii, and iii, an Action Plan has been produced, which is attached for information, and sets out the various actions which have come out of the inspection report. A copy of the Action Plan will be sent to the Commissioner along with notification of Council's decision.

On a point of clarification, Members will note that with reference to recommendation ii, Mr Jones makes a suggestion at paragraph 20 of the report that a Senior Solicitor assumes the title of RIPSAs Monitoring Officer. Officers are of the view that the Monitoring role in relation to the management of RIPSAs should remain with the Head of Legal and Democratic Services. Such oversight would also come within the remit of the Monitoring Officer. The Senior Solicitor and other officers within Legal Services would continue to provide training (with other officers in Trading Standards), undertake awareness raising and carry out an audit/ quality check of application forms which are submitted to the Central Record which should address the issues raised by Mr Jones in the report.

6. IMPACT

Compliance with the Corporate Policy and Procedure and with the Council's legal obligations under RIPSAs will ensure that Council Services do not unlawfully interfere with a citizen's right to privacy whilst that Service is exercising a statutory function.

An application granted by an unauthorised person could result in the Council infringing the subject of the investigation's human rights, particularly Article 6 (right to a fair trial) and Article 8 (rights to respect of private life, family, home and correspondence). To this end, an Equalities and Human Rights Impact Assessment was undertaken for both the Corporate RIPSAs Protocol and Procedure. The outcome of that assessment was that it identified a potential positive and negative impact, namely that covert surveillance may have an impact on an individual's right to private life, but that this will be proportionate to the particular investigation and that if covert surveillance is used within the parameters of the legislative framework, it would be in the public interest by redressing alleged criminal practices, which are the subject of such an investigation.

7. BACKGROUND PAPERS

OSC Inspection Report dated 7th July 2011, which is attached at Appendix 1.

Letter to OSC dated 16 August 2011

Letter from OSC dated 15 September 2011

Letter to OSC from Mrs Watts dated 19 September 2011.

9. REPORT AUTHOR DETAILS

Jane MacEachran, Head of Legal and Democratic Services,

JaneM@aberdeencity.gov.uk

01224 52 2084

Jess Anderson, Senior Solicitor, Commercial and Advice Team, Legal and Democratic Services,

JeAnderson@aberdeencity.gov.uk

01224 52 2553

The Rt Hon. Sir Christopher Rose



Office of Surveillance
Commissioners

Office of Chief Commissioner
Aberdeen Office

11 JUL 2011

7th July 2011



Chief
Surveillance
Commissioner

Restricted

Dear Mrs Watts,

Covert Surveillance

On 19th May 2011, an Assistant Surveillance Commissioner, HH Norman Jones QC, visited your Council on my behalf to review your management of covert activities. I am grateful to you for the facilities afforded for the inspection.

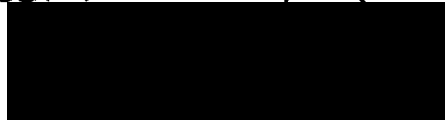
I enclose a copy of Mr Jones's report which I endorse. I am pleased to see that your Council is conscious of the need for RIP(S)A compliance. You have clear and succinct guides and your officers responsible for management are highly competent. What is now need is for those producing authorisations, in particular, to take advantage of this ready source of help and advice, so that, with robust quality control, your Council can return to the high standards prevailing at the time of the last inspection 3 years ago.

The recommendations are that the recommendations made at the last inspection 3 years ago be fully discharged, that a robust system of RIP(S)A management and quality control be established, that a RIP(S)A training programme be established and that your procedure guides be amended as indicated in para 29 of the report.

I shall be glad to learn that your Council accepts the recommendations and will see that they are implemented.

One of the main functions of review is to enable public authorities to improve their understanding and conduct of covert activities. I hope your Council finds this process constructive. Please let this Office know if it can help at any time.

Yours sincerely,



M/s Valerie Watts
Chief Executive
Aberdeen City Council
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Aberdeen
AB10 1AQ

PO Box 29105 London SW1V 1ZU Tel 020 7035 0074 Fax 020 7035 3114
Web: www.surveillancecommissioners.gov.uk email: oscmalbox@osc.gsi.gov.uk

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4754



Office of Surveillance
Commissioners

Chief Surveillance Commissioner,
Office of Surveillance Commissioners,
PO Box 29105,
London,
SW1V 1ZU.

5th June 2011

INSPECTION REPORT ABERDEEN CITY COUNCIL

Inspection 19th May 2011.
Inspector His Honour Norman Jones QC.
Assistant Commissioner

Aberdeen City Council.

1. Aberdeen is the third largest City in Scotland. Hitherto known colloquially as the "Granite City" because of its granite buildings, it is now often called the "Oil Capital of Europe" from its economic development as the base for North Sea oil operations. The City has a population of about 210,000 and the City Council is responsible for its local government administration.
2. The Senior Corporate Management Structure is headed by the Chief Executive, Ms. Valerie Watts, who assumed her post as recently as March of this year. She is supported by five Directors and Heads of Services answer to the Directors.
3. The Council was last inspected in May 2008 by His Honour Dr. Colin Kolbert, Assistant Surveillance Commissioner.
4. The Council continues to be a limited user of *RIP(S)A* having granted thirteen authorisations since the last inspection, twelve for *directed surveillance* and one for *CHIS*. Seven were authorised for Trading Standards, two for Public Protection, three for Benefit Fraud and one for Housing. None were *urgent*, concerned *confidential information* or were self authorised. All were justified.
5. The Council headquarters is at The Town House, Broad Street, Aberdeen, AB10 1AQ.

PO Box 29105 London SW1V 1ZU Tel 020 7035 0074 Fax 020 7035 3114
Web: www.surveillancecommissioners.gov.uk email: oscmalbox@osc.gsi.gov.uk

Inspection.

6. The Inspection was warmly welcomed by Ms. Jess Anderson, Senior Solicitor. She introduced Ms. Jane MacEachran, Head of Legal and Democratic Services. Later the Chief Executive Officer attended, indicating the importance that the Council attaches to *RIP(S)A*. Following my examination of the applications/authorisations, reviews, renewals and cancellations retained with the Central Record the inspection was joined by Ms. Carole Jackson, Trading Standards and Commercial Premises Manager and authorising officer, and by Mr. Del Henderson, Principal Trading Standards Officer. I would like to express my appreciation for the knowledgeable assistance afforded by each officer.
7. The inspection was conducted by means of discussion and interview with the officers with a final feedback to the senior officers. My initial discussion with Ms. MacEachran and Ms. Anderson was joined by Ms. Watts. After examining the retained documents I discussed my findings with Ms. Anderson, Ms. Jackson and Mr. Henderson. Among the issues discussed were progress on previous recommendations, the structure of *RIP(S)A* management, the role and number of authorising officers, the Council *RIP(S)A* training programme, its *RIP(S)A* policy and procedures and the role of Councillors.

Previous recommendations.

8. Dr. Kolbert made the following concluding remark in his report:

The Council is as well prepared to make effective use of RIP(S)A as one can reasonably expect.

He went on to praise the progress made by the Council and to commend its training and results.
9. One recommendation featured in his Report:

Little remains to be done, save to keep up the good work, and give attention in future training to matters referred to (in the report). (These included adopting into the forms in use the prompts found in the Home Office forms, fuller descriptions of operations, better explanation of proportionality and a fuller account by authorising officers of what was authorised.)
10. Unfortunately, although the forms were redesigned shortly after the last inspection, they were inadvertently not put onto the Council intranet. The result, as observed in the examination of documents, was that the older forms criticised by Dr. Kolbert, remained in use.

X Since my inspection Ms. Anderson has been kind enough to forward me copies of the redrafted forms which include the Home Office prompts. This is a considerable improvement which will undoubtedly assist both applicants and authorising officers. However each of the forms (application/authorisation and renewal for *directed surveillance* and *CHIS*) would benefit from having the expiry date included, and the authorising officer's comment box for *CHIS* authorisations should bear the same requirement to consider *necessity and proportionality* as found in the *directed surveillance* form.

11. The overall standard found in the forms varied from the good to the barely acceptable with some departments doing better than others. The single authorisation from Housing was of a high standard. The applications from Benefit Fraud were of good standard. That from Public Protection was particularly poor, *proportionality* and *necessity* barely being considered at all by either applicant or authorising officer. The overall pattern of authorisation could be improved upon.
12. It may be as a result of the failure to adopt the amended forms but the quality of consideration of *necessity* and *proportionality* in both applications and authorisations still leaves a deal to be desired. Dr. Kolbert explained the principles involved in the last report and I shall do so again. *Necessity* should embrace a consideration of *why the use of covert surveillance is necessary in the investigation*. *Proportionality* should contain a consideration of the three elements (a) *that the proposed covert surveillance is proportional to the mischief under investigation*; (b) *that it is proportional to the degree of anticipated intrusion on the target and others*, and (c) *it is the only option, other overt means having been considered and discounted*. Generally the applications were better than the authorisations, with some authorising officers apparently still unaware that they are required to give their personal consideration to the two issues. *action*
13. Authorising officers in some cases are still not detailing what they are authorising. The prompts in the amended form should hopefully stimulate them to do so in the future.
14. The detail provided by applicants of what they require to be authorised and why is now of a good standard with an outline of the intelligence case. Whilst Trading Standards authorisations for test purchasing operations often relate to multiple premises it is made clear that each premise is one in relation to which there are grounds to suspect illegal activity and following the delivery of warning letters that juvenile test purchasers may be employed.
15. This recommendation has been partially discharged.

See recommendation

Other matters arising from examination of documents.

16. The Central Record was compliant with *RIP(S)A* and maintained up to date. A very good practice was that each bundle of documents relating to a particular authorisation had attached to it a summary sheet of activities engaged in under the authorisation. This enables the *RIP(S)A* Monitoring Officer to monitor activity occurring under the authorisation.
17. A tendency was seen in some applications to describe the acquisition of *confidential information* as "unlikely". This expression leaves open the possibility of some likelihood which would require authorisation by the Chief Executive. In reality there was no likelihood and the application should say so. Training point
18. The single *CHIS* authorisation was for the anticipated formation of a relationship with a seller of advertised cheap goods. The application was of a good standard with arrangements for the handling and management of the *CHIS* and for the recording of information. However the authorisation failed to deal with *necessity* or *proportionality* and set no review date. In the event it was cancelled because the subject was found to live outside the Council boundaries. TS.
Training
19. Review dates were set in some authorisations and not in others. None contained an expiry date, probably due to the fact that there is no expiry box. Cancellations were correctly carried out.

***RIP(S)A* management structure.**

20. Ms. MacEachran, Head of Legal and Democratic Services and to whom Ms. Anderson is immediately responsible, is the present *RIP(S)A* Monitoring Officer. However she conceded that that was more by way of a formality, since Ms. Anderson has responsibility for *RIP(S)A* within her department. This means that Ms. Anderson is the *de facto* *RIP(S)A* Monitoring Officer. Since one of the requirements of good management of *RIP(S)A* is having a focal point within the Council to whom officers may turn, it may be considered beneficial if Ms. Anderson assumed the title of *RIP(S)A* Monitoring Officer. Discusses
21. The day to day responsibilities of the *RIP(S)A Monitoring Officer* should include: (a) maintaining the Central Record of Authorisations and collating the original applications/authorisations, reviews, renewals and cancellations; (b) oversight of submitted *RIP(S)A* documentation; (c) organising a *(RIP)A* training programme; and (d) raising *RIP(S)A* awareness within the Council. ○
22. The practice at present is for each department to be responsible for quality control of its authorisations. This is clearly not working, and it is difficult to see how it could work since it requires officers to quality control their own applications/authorisations, reviews, renewals and cancellations. It appears that only occasional reviews are carried out by the central officers. Original documents are retained in the

departments and copies sent to the Central Record. This should be reversed with all original documents being submitted to the *RIP(S)A Monitoring Officer* on completion and working copies retained in the departments. The *RIP(S)A Monitoring Officer* should oversee each document as it is submitted and if it is not of appropriate standard refer it back to the author either for amendment, if possible, or cancellation and a new authorisation.

discuss

- 23. The Central Record is maintained by Ms. MacEachran's personal assistant. She allocates a Central Record URN to each applicant when an application is proposed, and she keeps an oversight on the timetable for each authorisation. She is doing a good job and there is no reason why she should not continue. The record should provide the *RIP(S)A Monitoring Officer* with an excellent support in her oversight duties.
- 24. Raising *RIP(S)A* awareness in the Council is of importance since it is the best means of ensuring that unauthorised covert surveillance is not being undertaken. Simple means of achieving this were discussed including using the Council intranet, short articles in internal staff newsletters and cascading information down to departments through departmental meetings.

action plan

See recommendation

i.

Training

- 25. The last large scale *RIP(S)A* training was undertaken in 2008 although some training on a more limited scale was undertaken in 2010. Ms. MacEachran and Ms. Anderson recognise that training on a much wider scale is now necessary, and my findings from the examination of documents support that view. An additional factor is that there have been large scale changes in the officers at Aberdeen City Council since Dr. Kolbert's visit. The Chief Executive Officer has changed twice, all Directors have changed and there have been seventeen new appointments as Heads of Service.
- 26. I was concerned about the lack of training afforded in particular to the Trading Standards Department. My impression was that virtually all training was done within the department, with very little recourse to that provided by the professional bodies. A deal depended on what was picked up by officers from their contacts with such bodies as NPIA and LACORS.
- 27. Training is organised for September of this year and will cover all those who are likely to be involved in the *RIP(S)A* process. That should include the Chief Executive and whoever may deputise for her, since they are the only officers who may authorise the acquisition of *confidential information* or the employment of juvenile or vulnerable *CHIS*. I have had an opportunity of seeing the PowerPoint display

which Ms. Anderson will use and it is of an excellent standard. She impresses with her knowledge of *RIP(S)A* and the regulatory framework and with her determination to keep abreast of case law developments. She is keen to ensure that the Council achieves a high *RIP(S)A* standard. Following that it is important to institute a programme of regular refresher training for authorising officers and regular applicants.

See recommendation

Authorising officers

28. Four officers, together with the Chief Executive and her deputy, are empowered to authorise covert surveillance. This is considered to be adequate and has the advantage of ensuring that all should undertake at least some authorising. All have received *RIP(S)A* training, but it is clear that most would benefit from the course proposed for later in the year. It should be emphasised to them that in the event of a forensic challenge to their authorisation they would be the one having to stand in the witness box and be cross examined. Some of the authorisations seen would not withstand that process.

Policy and procedures.

29. The Council produces two *RIP(S)A* guides for the assistance of officers. One relates to *directed surveillance* and the other to *CHIS*. They are clear and succinct guides which cover all the essential issues. Save for one or two minor amendments, which were discussed at the inspection, there are only two matters of substance:
- The paragraphs concerning authorising officers should be redrafted and should set out clearly their number and in which appendix to the guide they may be identified.
 - The paragraphs relating to Monitoring and Quality Control and Security and Retention of Documents should be redrafted to reflect the management restructuring proposed in this report, and should outline the duties and responsibilities of the *RIP(S)A* Monitoring Officer.

See recommendation

Councillors.

30. The responsibility of Councillors was discussed. Consideration will be given to providing an annual report to Councillors to ensure that they have sufficient information to satisfy themselves that the *RIP(S)A* policy is fit for purpose and being correctly applied. Officers are aware that Councillors may not be directly involved with individual authorisations.

CCTV

- 31-32 items
31. The CCTV system in operation in Aberdeen is the responsibility of the police.
 32. The detail provided by applicants of what they require to be authorised and why is now of a good standard with an outline of the intelligence case. Whilst Trading Standards authorisations for test purchasing operations often relate to multiple premises it is made clear that each premise is one in relation to which there are grounds to suspect illegal activity and following the delivery of warning letters that juvenile test purchasers may be employed.

This recommendation has been partially discharged.

See recommendation

33. Aberdeen Council is highly conscious of the need to be *RIP(S)A* compliant. The officers responsible for *RIP(S)A* management are highly competent. Ms. Anderson particularly impresses with her enthusiasm and knowledge of the subject. As a result there is available to officers using covert surveillance a ready source of help and advice.
34. Whilst there is evidence of improvement in the quality of applications, unfortunately those producing authorisations do not appear to have maintained the same progress. Indeed there is evidence of slippage. It is to be hoped that with a new robust structure of management of *RIP(S)A*, and with quality control resting on the *RIP(S)A* Monitoring Officer, the quality of authorisation will again improve to resume the standard found at the time of the last inspection.
35. Doubtless the substantial changes of Council officers cannot have assisted in the efficient management of *RIP(S)A* in recent times. However, by the time of the next inspection, that will have bedded down.
36. Ms. MacEachran and Ms. Anderson had already recognised the need for fresh training and Ms. Anderson has put in place the arrangements for this to be undertaken. With that, the admirable guides and the reconstructed forms all relevant officers should be able to apply or authorise efficiently.

Recommendations.

37.
 - I. Fully discharge the recommendations from the previous inspection report. (paragraphs 9 to 15)
 - II. Establish a robust system of *RIP(S)A* management and quality control. (paragraphs 20 to 24)
 - III. Establish a *RIP(S)A* training programme. (paragraphs 25 to 27)

IV. Amend the procedural guides. (paragraph 29)

**His Honour Norman Jones, QC.
Assistant Surveillance Commissioner.**

Our Ref.
Your Ref. P110023
Contact Mrs J Anderson
Email JeAnderson@aberdeencity.gov.uk
Direct Dial 01224 52 2553
Direct Fax 01224 52 2937



16th August 2011

The Rt Hon. Sir Christopher Rose
Chief Surveillance Commissioner
Office of the Surveillance Commissioners
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SW1V 1ZU

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Corporate Governance
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AB10 1AQ

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Minicom 01224 522381
DX 529451, Aberdeen 9
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Dear Sirs

COVERT SURVEILLANCE INSPECTION: ABERDEEN CITY COUNCIL

I refer to your letter of 7th July 2011 enclosing His Honour Norman Jones QC's inspection report and write to acknowledge receipt of same.

I am unable to come back to you on the recommendations at this time as the report requires to be submitted to the relevant Committee for approval. However, I can advise that an Action Plan will be devised which will set out how the Council will progress any recommendation where further action is deemed necessary. That Action Plan will accompany the inspection report when it is tabled before Committee and will be forwarded to you for information.

It is likely that the Inspection report will be considered at Committee as a public paper. In light of that, there are one or two matters which I would prefer were addressed prior to the report being circulated to a wider audience and wonder if you could forward a revised copy with the undernoted matters duly addressed?

1. Within the report there are references to "Mr Del Henderson", this should be amended to "Ms Del Henderson".
2. At paragraph 21 it refers to "RIPA training programme", should this read "RIPSA"?
3. At paragraph 26, Judge Jones discusses training with a particular reference to Trading Standards. I am unclear whether his comment in that paragraph relates to the department or the Authorising Officer, Ms Carole Jackson, who has line management responsibility for the Trading Standards officers, but who is not by profession, a Trading Standards Officer.

At the meeting, Del Henderson pointed out that Trading Standards attend external training events, courses and focus groups with other members of the public sector and have access to a number of newsletters. These forums, whilst not specific RIPSA training events, do have a RIPSA focus which is debated/ deliberated when attendees discuss operational matters. The

STEWART CARRUTH
CORPORATE DIRECTOR

Authorising Officer is not a Trading Standards officer and therefore would not be in attendance at such events. The recommendations in relation to internal training, refresher training and awareness raising should address any training needs highlighted by the inspection.

As the reports notes the Council takes RIPSAs and its compliance with that regime seriously and would be obliged if the matters highlighted above could be dealt with as soon as possible to allow officers to report to Committee and progress the Action Plan.

Yours sincerely

Valerie Watts
Chief Executive

COPY

Your Ref.
Our Ref. VW/CM/SA
Contact Valerie Watts
Email chiefexec@aberdeencity.gov.uk
Direct Dial 01224 522500
Direct Fax 01224 644346



ABERDEEN CITY COUNCIL

19 September 2011

The Rt Hon Sir Christopher Rose
Office of Surveillance Commissioners
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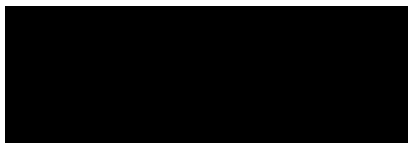
Dear Sir Christopher

Covert Surveillance Inspection

Thank you for your letter of 15 September about the above and for the clarification you helpfully provided on various matters.

I have passed your correspondence to Jane MacEachran, Head of Legal and Democratic Services, for her interest. She will provide the requested update on the Council's progress in addressing the report's recommendations.

Yours sincerely



Valerie Watts
Chief Executive

Copy to: Jane MacEachran, Head of Legal and Democratic Services

VALERIE WATTS
CHIEF EXECUTIVE





Office of Surveillance
Commissioners

Office of Chief Executive
Aberdeen City Council

19 SEP 2011



Chief
Surveillance
Commissioner

15th September 2011

Dear Mrs Watts,

Covert surveillance inspection

Thank you for your letter of 16th August, on which I have obtained HH Norman Jones's comments.

I confirm that the references in the report to Mr Del Henderson should be to M/s Del Henderson and that the single reference to RIPA in para 2 should be to RIP(S)A which is referred to in 35 other places in the report, including 3 in para 21. I regret these errors. Mr Jones's comments in para 26 are based on the replies he received about the Trading Standards Department, which he did not understand to be confined to the authorising officer or to any individual officer.

As to the second para in point 3 of your letter, Mr Jones understood, and your letter seems to confirm, that no specific RIP(S)A training has been provided to officers of the Trading Standards Department and that improved training of authorising officers and regular applicants is necessary. Hence recommendation 37 III referring to paras 25-27 of the report.

I hope this clarifies matters. I look forward to hearing that the recommendations are being addressed.

Yours sincerely,



M/s Valerie Watts
Chief Executive
Aberdeen City Council
Town House
Broad Street
Aberdeen
AB10 1AQ

ACTION PLAN
OSC Inspection Report- September 2011

Recommendation	Action Re'q	By When	By Whom	Date of Completion
<p>I. Ensure expiry dates are included on all forms on the Zone.</p> <p>I. Ensure all authoring officer comments boxes in the CHIS application forms bear the requirement to consider necessity and proportionality.</p> <p>II. Establish a robust system of management and quality control.</p>	<p>Modify the principal forms on the Zone to include expiry dates</p> <p>Modify the principal forms on the Zone to include tests as per the Directed Surveillance application forms</p>	<p>End of November 2011</p> <p>End of November 2011</p>	<p>Jess Anderson</p> <p>Jess Anderson</p>	<p>29.11.11</p> <p>21.12.11</p>
<p>II. Establish a robust system of management and quality control.</p>	<p>Ensure that officers from Legal and Democratic Services meet with Authorising Officers prior to the report being submitted to Committee to discuss the issues of compliance.</p>	<p>End of November 2011</p>	<p>Jess Anderson</p>	<p>09.11.11</p>
<p>Ensure that officers from Legal and Democratic Services examine application forms which have been authorised as these are received by the PA to the Head of Legal and Democratic Services.</p>	<p>Ongoing.</p>			

ACTION PLAN
OSC Inspection Report- September 2011

<p>III. Establish a RIPSA training programme</p>	<p>Update the training package for RIPSA training in light of the OSC report, reflecting case law and good practice.</p>	<p>Jan 2012</p>	<p>Jess Anderson Del Henderson</p>
<p>Set training dates in for full RIPSA training.</p>	<p>February/ March 2012</p>	<p>Jess Anderson/ Legal Services</p>	
<p>Organise training dates for refresher RIPSA training.</p>	<p>February/ March 2012</p>	<p>Jess Anderson/ Legal Services</p>	
<p>Ensure that officers from Legal and Democratic Services meet with Authorising Officers on a quarterly basis to review practice/ training needs.</p>	<p>January/ April/ August/ December or other dates as appropriate.</p>	<p>Jess Anderson/ Legal Services</p>	
<p>Ensure a biannual update is produced and sent to applicants and Authorising Officers, where appropriate. Update to include; legislative changes, case law updates/ practice issues.</p>	<p>January/ July every year, or other dates as appropriate.</p>	<p>Jess Anderson/ Legal Services</p>	

ACTION PLAN
OSC Inspection Report- September 2011

IV. Amend the procedural guides.	Amend where necessary the Corporate Protocol on Covert Surveillance, Procedure on Directed Surveillance and CHIS. Upload the amended versions to the Zone.	By Committee deadline	Jess Anderson 21.12.11
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From: John Stewart
To: Roderick MacBeath
Date: 12/01/2012 18:55
Subject: PRIVATE AND CONFIDENTIAL

Dear Roddy

As you will be aware, I have accepted the position of Chief executive at Manchester Pride, initially in a part-time capacity.

Clearly there will be increasing pressure on my time, and feel it would not be appropriate to continue as a senior councillor after the Council Budget for 2012-13 has been approved.

I am, therefore, writing to intimate my resignation as Deputy Leader of the Council and as Finance and Resources Committee Convener with effect from 10th February 2012, and would be grateful if steps could be taken to fill these vacancies at the special council meeting on 25th January.

Thank you for your assistance.

Best wishes

John

Cllr John Stewart,
Deputy Leader, Aberdeen City Council
The Town House
Broad Street
Aberdeen AB10 1FY
Tel: 01224 522526
Tel: 01224 488085

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