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To: All Members of the Council

Town House,
ABERDEEN, 10 August 2010

COUNCIL MEETING

The Members of the **COUNCIL** are requested to meet in Council Chamber - Town House on **WEDNESDAY, 18 AUGUST 2010 at 10.30am.**

JANE G. MACEACHRAN
HEAD OF LEGAL AND DEMOCRATIC SERVICES

B U S I N E S S

- 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

MINUTES OF COUNCIL

- 3(a) Minute of Meeting of Council of 30th June 2010 - for approval (circulated separately)

MINUTES OF STANDING COMMITTEES

- 4(a) Pamphlet of Minutes for 28th April to 22nd July 2010 - for information (circulated separately)

BUSINESS STATEMENT AND OTHER MINUTES

- 5(a) Business Statement (Pages 1 - 6)
- 5(b) Minute of Meeting of Appointment Panel of 28th June 2010 - for approval (Pages 7 - 8)

REFERRALS FROM COMMITTEES

- 6 There are no items under this heading

GENERAL BUSINESS

- 7(a) Leadership Board Update - Oral Report by Chief Executive
- 7(b) Employment Costs - Report by Director of Corporate Governance (Pages 9 - 20)
- 7(c) Aberdeen Local Development Plan - Proposed Plan, Supplementary Guidance and Action Programme - Report by Director of Enterprise, Planning and Infrastructure (Pages 21 - 594)
- 7(d) National Housing Trust Initiative - Report by Director of Housing and Environment (Pages 595 - 602)
- 7(e) Mayors for Peace Correspondence (Pages 603 - 616)
- 7(f) Correspondence from Councillor Wisely (Pages 617 - 618)

QUESTIONS

For the avoidance of doubt, one supplementary question, limited to clarifying any answer given, may be asked by the original questioner and one further supplementary question may be asked by one other member.

8(a) Councillor Young (Pages 619 - 622)

- (1) To ask the Convener for Finance and Resources if he is aware of the regulations regarding Allowances and Expenses for Councillors and if so does he recognise the words of an anonymous Administration Councillor who said in the Press and Journal on 2nd July 2010 "he had been given an envelope of cash for a trip abroad and there were no instructions about how to hand any change back" regardless of his awareness of the regulations can he confirm or otherwise if giving an envelope to a Councillor full of cash meets the requirements of any Act or Regulation laid down by statute and will he refer the matter to the Audit and Risk Committee for scrutiny for them to investigate this and other matters relating to Councillors receiving cash in envelopes?
- (2) To ask the Convener for Finance and Resources what instructions if any has been given by him, his predecessor or by Council officers in relation to ensuring that cash given to Councillors to spend on trips abroad or within the UK given in an envelope or otherwise but unused is returned to the Council?
- (3) To ask the Convener for Finance and Resources to provide Council with a detailed breakdown of all monies given to Councillors for trips abroad or within the UK and the amount returned by Councillors from these trips either within or without the envelope given to them at the start of the trip from May 2007 to present.
- (4) To ask the Chief Executive if she can confirm or otherwise if this Council fully conforms to the regulations laid down by Scottish Ministers in relation to the reimbursement of expenditure incurred on approved duties by Councillors?
- (5) To ask the Chief Executive to confirm or otherwise if Councillor Fletcher's claim published in the Press and Journal's letter page on Wednesday 24th June 2010 and the Evening Express letter page on the same day which states and I quote "I will finally admit that I, too, have waived a significant amount of salary, over £33,000, and not submitted one claim form for councillor expenses, since 2007" is either incredulous or incredible given the fact that the STATEMENT OF ALLOWANCES & EXPENSES FOR ABERDEEN CITY COUNCIL PAID TO AND ON BEHALF OF ELECTED MEMBERS FOR THE YEAR 1st April 2009 to 31st March 2010 confirms that Councillor Fletcher has claimed a significant amount of expenses. Will the Chief Executive confirm the amount of claim forms submitted by Councillor Fletcher since 2007 and also the amounts claimed?

MOTIONS

9(a) Councillor Kevin Stewart

“Council agrees that in view of the ongoing serious financial situation affecting public bodies and the major budgetary pressures outlined in the recent UK Governments Emergency Budget Statement the Council’s policy will be to actively seek the sharing of major strategic services with other authorities in the North and North East of Scotland in order to deliver significant budget savings.

Council instructs the Chief Executive to formally approach other authorities in this regard.”

BUSINESS THE COUNCIL MAY WISH TO CONSIDER IN PRIVATE

10 There are no items under this heading

Website Address: www.aberdeencity.gov.uk

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

COUNCIL
BUSINESS STATEMENT
18th AUGUST 2010

<u>No.</u>	<u>Minute Reference</u>	<u>Committee Decision</u>	<u>Update</u>	<u>Lead Officer(s)</u>	<u>Report Due</u>	<u>Report Expected (if known)</u>
1.	Council 16.12.09 Article 19	<p><u>50m Swimming Pool</u></p> <p>The Council approved a number of recommendations regarding design and procurement issues relating to the 50m Pool. The Council agreed that the management of the project be transferred to Aberdeen Sports Village subject to (a) the provision of further legal and financial advice in respect of any potential risks to the Council; and (b) the other partners confirming their financial contribution to the project.</p> <p>The Council requested that Aberdeen Sports Village provide the Council with a report within four months on how they planned to drive the project forward.</p>	An update report will be included in the Information Bulletin.	<p>Director of Enterprise, Planning and Infrastructure</p> <p>(Report to come from Aberdeen Sports Village)</p>	24.03.10	
2.	Council 10.02.10 Article 20	<p><u>Aberdeen Exhibition and Conference Centre (AECC)</u></p> <p>The Council agreed a number of recommendations in relation to the future funding and development of AECC, with particular reference to (1) the restructuring of a loan facility and</p>	Discussions are still ongoing between AECC, Aberdeen City Council and the respective legal advisers (Stronachs/Brodies) with a view to undertaking further due diligence relating to the risks associated with the final terms of (a) the hotel construction contract;	Director of Enterprise, Planning and Infrastructure	19.05.10	

<u>No.</u>	<u>Minute Reference</u>	<u>Committee Decision</u>	<u>Update</u>	<u>Lead Officer(s)</u>	<u>Report Due</u>	<u>Report Expected (if known)</u>
		<p>extension of its repayment date subject to various actions being taken and the Director of Enterprise, Planning and Infrastructure reporting back on those actions to a future meeting; and (2) the Director of Enterprise Planning and Infrastructure producing a further more detailed report setting out how Phases 2 and 3 of the proposed plan might best be progressed.</p>	<p>(b) the operator contract with the proposed operator; (c) the interposed lease; (d) the structure of the lease vehicles; (e) the procurement processes used with regard to various contracts; (f) the situation with regard to State Aid; (g) the terms of the proposed financing package being provided by the bank; and (h) the potential to minimise tax liabilities.</p> <p>The bank, operator and contractor have all made some attempt to negotiate more favourable terms than originally anticipated, which would require the Council to take on additional risk.</p> <p>We are therefore still working with Brodies in order to safeguard the city's position and ensure that identifiable risks are mitigated as fully as possible.</p> <p>Officers are unable to say, for certain, when this due diligence process will be completed and it now looks unlikely that this will be completed by the end of April. The hotel can now no longer be constructed before Offshore Europe 2011, therefore there is now no longer any imperative to reach a solution.</p>			

<u>No.</u>	<u>Minute Reference</u>	<u>Committee Decision</u>	<u>Update</u>	<u>Lead Officer(s)</u>	<u>Report Due</u>	<u>Report Expected (if known)</u>
			<p>Officials are therefore prepared to take as long as is required to reach a conclusion that does not increase the Council's risk to exposure.</p> <p>Regarding Phases 2 and 3, the Director of Enterprise, Planning and Infrastructure has had some discussions regarding future investment opportunities. A report will be presented to committee once a clearer idea is available with respect to both these issues.</p> <p>The Council received an oral update from the Director of Enterprise, Planning and Infrastructure at its meeting of 30th June 2010, wherein it was stated that a report containing alternative proposals would be submitted in due course.</p>			
3.	Council 11.02.10 Article 2	<p><u>Future Financial Planning</u></p> <p>The Council instructed the Chief Executive, and her Directors, to make all necessary arrangements, including the commencement of a priority based budgeting approach, to achieve a balanced budget for 2011/12 and future years, which would include stakeholder</p>		Chief Executive	10.11.10	

<u>No.</u>	<u>Minute Reference</u>	<u>Committee Decision</u>	<u>Update</u>	<u>Lead Officer(s)</u>	<u>Report Due</u>	<u>Report Expected (if known)</u>
		consultation, to bring forward a costed five-year business plan for the Council for the period 2011-2016, and that this plan be brought to the Council in time for it to inform the decisions to be taken on the budget proposals for 2011/12 which would be considered in December 2010.				
4.	Council 24.03.10 Article 10	<u>Council Meetings - Start Time</u> It was agreed that Council meetings continue to start at 10.30am up to and including the meeting on 6 th October 2010, and that officers monitor the length of the meetings, reporting to the October meeting, with a view to returning to a 2.00pm start should business appear to be conducted within reasonable timescales.		Head of Legal and Democratic Services	06.10.10	
5.	Council 30.06.10 Article 11	<u>Employment Costs - Referral from Finance and Resources Committee of 17th June 2010</u> It was agreed to defer until its meeting on 18 th August 2010 consideration of the deferral until 1 st April 2011 of the increment that was due to be paid from 1 st April 2010 to relevant staff employed under the SJC for Local Government employees. It was also agreed that officers enter into further discussions with trade unions with a view to reviewing employment costs,	A report is on the agenda.	Director of Corporate Governance	18.08.10	18.08.10

<u>No.</u>	<u>Minute Reference</u>	<u>Committee Decision</u>	<u>Update</u>	<u>Lead Officer(s)</u>	<u>Report Due</u>	<u>Report Expected (if known)</u>
		including conditions of service, for all employment groups.				
6.	Council 30.06.10 Article 16	<p><u>The City Garden Project - Next Steps</u></p> <p>The Council approved the recommendations within a report by the Chief Executive and the Corporate Management Team, subject to some amendments and additions, which informed of the proposed next steps to ensure delivery of the City Garden Project. Specifically, the Council instructed officers to submit a report to Council on 6th October 2010 on the key decision gateways, including who would be involved in the shortlisting of the design proposals.</p> <p>The Council also agreed to receive quarterly progress reports on the matter.</p>		<p>Chief Executive</p> <p>Director of Enterprise, Planning and Infrastructure</p> <p>Project Director, Economic and Business Development</p> <p>Director of Corporate Governance</p>	06.10.10	

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APPOINTMENT PANEL

ABERDEEN, 28th June, 2010. - Minute of Meeting of the APPOINTMENT PANEL. Present:- Councillor Kevin Stewart, Chairperson; and Councillors Cormack, Dean, McCaig and McDonald.

Also in attendance:- Councillors Donnelly, Dunbar, Farquharson, Greig, Malone and May.

MINUTE OF PREVIOUS MEETING

1. The Panel had before it the minute of its previous meeting of 28 April, 2010.

The Panel resolved:-
to approve the minute.

CHIEF OFFICER RECRUITMENT PROCESS - OVERVIEW AND DEVELOPMENT PLAN

2. The Panel had before it a paper produced by the Head of Human Resources which reviewed the process for recruiting to the posts of Head of Service in 2010.

The paper summarised candidate approval ratings for the various parts of the recruitment process and identified areas for development, advising that the Head of Human Resources would now undertake a structured review of the entire recruitment process with a view to having a revised process in place for any future vacancies.

The Panel heard from Domenico D'Ambruoso who had compiled the paper based on feedback received, and was advised that the response rate had been high. The Panel discussed each of the proposed areas for development in detail, and provided feedback thereon.

The Panel resolved:-
to note the paper which advised that the Head of Human Resources would undertake a structured review of the entire recruitment process based on the feedback provided.
- KEVIN STEWART, Chairperson.

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ABERDEEN CITY COUNCIL

COMMITTEE	Council	DATE	18 August 2010
CORPORATE DIRECTOR	Stewart Carruth		
TITLE OF REPORT	Employment Costs		
REPORT NUMBER	CG/10/128		

1. PURPOSE OF REPORT

This report outlines the progress made to date on discussions with trades unions on the payment of increments and how these are to be funded during 2010/11.

2. RECOMMENDATION(S)

It is recommended that the Council:

- i) Notes the progress of discussions and ongoing negotiations with trades unions.
- ii) Given the abnormal financial pressures facing the Council approves the alternative increment proposal detailed in Appendix A, payable with effect from 1 April 2010, subject to a collective agreement being reached with the recognised trade unions.
- iii) Should it not be possible to reach collective agreement on the alternative increment proposal, given the abnormal financial pressures facing the Council, the increment that was due to be paid from 1 April 2010 to relevant staff employed under the SJC for Local Government Employees, is deferred until 1 April 2011; and
- iv) Authorises officers to enter into further discussions with Trades Unions with a view to reviewing employment costs, including conditions of service, for all employment groups.

3. FINANCIAL IMPLICATIONS

The report referred to Council on 30 June 2010, from 17 June Finance & Resources Committee regarding employment costs, details the financial position around the increment issue.

The alternative increment proposal which is currently with trades unions to consult with their members, estimates that the cost of increments will be £1.6 million (including employer on-costs.) Integral to the proposal is a “basket” of savings options in employment costs, which will fund the £1.6 million increment costs. Provided the value of the savings offset the cost of the alternative increment proposal so there will be a neutral cost impact. This would be binding on all employees as it will be confirmed by collective agreement.

Failure to secure collective agreement with any of the recognised trades unions will leave the Council in the same position as previously outlined in the Finance & Resources Committee report of 17 June 2010.

4. SERVICE & COMMUNITY IMPACT

The proposal seeks to reach agreement with trades unions and if accepted should have no impact on service delivery. If agreement is not reached and it is resolved to defer the 2010 increment, there are a number of employment tribunal claims lodged to legally challenge the decision.

The proposal has been subject to an Equality Impact Assessment and this has been supplied to the trades unions and will be posted on the intranet with the alternative increment proposal.

5. OTHER IMPLICATIONS

This issue depends on a legal interpretation of the increment clause within the employment contract.

This states “Your salary will normally increase by 1 incremental point every year on 1 April until you reach the maximum for the grade. You will receive your first incremental increase next 1 April or the day following completion of 6 months’ service in post; whichever is later. This increase will be subject to the provisions of any local salary progression scheme in place and provided you are not already at the top of the grade or personally preserved on a fixed point.”

Legal advice received indicates the use of the word “normally” suggests there may be occasional circumstances when incremental progression can be withheld. It is suggested that it may be arguable that the Council can withhold incremental progression in abnormal circumstances. However, employees have a legitimate expectation that they will receive incremental progression and the circumstances in

which progression is withheld may amount to a breach of the duty of trust and confidence.

It has not been possible to secure collective agreement following consultation, as trades unions are opposed to the proposal. The Council may therefore have to decide to withhold incremental progression unilaterally. In doing so, the legal advice is that the Council would have to specify a reasonable basis for withholding (ensuring it is not arbitrary or capricious).

It is considered that the Council's financial position is such that this may be a reasonable basis for withholding the increment. The Council had to find in the region of £30 million worth of service savings during the 2010/11 budget exercise and over £25 million was identified from service budgets, including the reduction/closure of some front line services and deleting posts which resulted in a staff reduction exercise during 2009/10. Part of the remaining savings were identified as coming from employment costs and, following consultation, it was viewed that the withholding of the increment would be the most appropriate way forward as it is specific and will realise the full value of the saving required.

6. REPORT

- i) This report updates Council on the progress of discussions between officers and trades unions on the employment costs savings/incremental progression issue. It should be noted that officers, including senior officers, have made significant efforts and have been committed to developing a negotiated proposal which reflects the financial position faced by the public sector.
- ii) The negotiations have been led by the Director of Corporate Governance and a number of options have been considered. Following discussions, a preferred option has been developed and the trades unions have agreed to consult their members on the preferred proposal. This consultation will conclude on 3 September 2010.
- iii) The detail of the proposal is shown at Appendix 'A'. In summary it seeks to apply spare spinal column points on the CoSLA pay spine that are not currently used in the Council's pay and grading structure. If approved this will result in a 1.5% incremental increase for all employees who could have expected to receive an increment on 1 April 2010
- iv) The cost of the increment proposal is £1.6 million including employer on-costs. In order for this proposal to be agreed, savings to the same value will need to be achieved from employment costs. In order to identify the savings in employment costs, the following areas have been identified where it believes these are achievable:

Area	Estimated Saving during 2010
Agency Staffing	£1million
Car User Allowances	£100,000 approx
Harmonising and reducing Non-Standard Working Week Allowance	£150,000 approx
Ceasing/Reviewing other Allowances	£40,000 approx
Reviewing (with a view to ceasing) Acting Allowances/Higher Graded Duty Payments	£200,000 approx
Rigorous Vacancy Management	£100,000
Cease payment of allowances when an employee is not at work e.g. sickness, holidays or special leave	£10,000 approx

- (v) The above savings, if all accepted will achieve the £1.6 million required.
- (vi) The proposal represents a package that unless the savings identified above, or other compensatory savings from employment costs can be realised to pay for the alternative proposed increment, this proposal will not be viewed as acceptable. Furthermore, this proposal is only agreeable to the Council if trades unions, following consultation with their members, agree to sign a collective agreement. If one of the recognised trades unions refuses to sign a collective agreement, then the proposal will not be applied.
- (iv) Should agreement be reached with the recognised trades unions to sign a collective agreement on the increment proposal (detailed at Appendix A) and the required savings to offset the full £1.6 million costs, the Chief Executive be mandated to sign the collective agreement on behalf of the Council.
- (v) If it is not possible to reach collective agreement with all or any of the recognised trade unions on the proposal that it is determined that due to abnormal financial pressures, that are outlined in the 'Financial Considerations' of this report facing the Council, the increment that was due to be paid from 1 April 2010 to relevant staff employed under the SJC for Local Government Employees, is deferred until 1 April 2011;
- (vi) If collective agreement is reached and the increment proposal adopted, this will take account of arrangements for 2010/11. Further discussions will be necessary to determine:
 - a) The increment arrangements for future years: and
 - b) The future of local terms and conditions of service

The outcome of these discussions will be reported back to Finance and Resources Committee for decision at the earliest juncture.

6. REPORT AUTHOR DETAILS

Stewart Carruth, Director of Corporate Governance

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7. BACKGROUND PAPERS

- Budget Speech 2010/11.
- Employment Costs Report to Finance & Resources Committee dated 17 June 2010.
- Minute of Council meeting held on 30 June 2010 which considered the remit of the Employment Costs Report to Finance & Resources Committee dated 17 June 2010.

Aberdeen City Council

Proposal for Achieving Employment Costs Saving 2010/11 Budget

Introduction

Following constructive discussions with the local representatives from the Trades Unions the attached proposal has been discussed and developed. It is provided for the purposes to allow trade unions to consult with their members.

Scope of Proposal

In respect of the increment proposal, the use of the spare spinal column points will be an interim arrangement for 2010/11 only. The arrangement will revert to the contractual position, as agreed following further discussions on terms and conditions.

As for the proposals in respect of conditions of service the proposal only applies during financial year 2010/11.

It should be noted that discussions will be ongoing to change the EP&M conditions during the remainder of financial year 2010/11, with a view to making employment costs savings. If collective agreement is reached in these discussions the agreed revised provisions will apply and not the EP&M provisions.

Increment Proposal Context

The Council's current grade structure consists of 15 grades which have from 1 to 4 incremental points within the grade. Progression within the grade is determined by length of service alone, with job holders normally moving up the scale by 1 point each year until the top of the grade is reached.

The Aberdeen City Council pay structure is based on a set of spinal column points of hourly rates issued nationally by CoSLA. The CoSLA pay spine has 123 individual spinal column points and the amended ACC grade structure covers up to a maximum point 104. Not all of those 104 points are used by our current grade structure because guidelines issued by the Equal Opportunities Commission recommend that there should be a maximum of 5 incremental steps where length of service is the criterion for progression. As a result each grade uses selected spinal column points and "skips" some of the intermediate points.

The full grade structure is shown at Appendix 1. The spinal column points highlighted are those used in the current grade structure. This structure achieves the aims which were in place when it was originally designed, eg reducing the number of employees in detriment, but also results in relatively high costs of

incremental progression as so many of the current employees are on the bottom point of their grade.

Proposal

The proposal is made arising from the need to achieved £4.5 million savings in employment costs. To date the current proposal to make the saving is not to pay the 2010 increment. This remains an option if agreement cannot be reached.

The highlighted spinal column points shown at Appendix 1 are those used in the council's pay and grading structure. Those that are not highlighted are spinal column points that are not currently used. The proposal is to utilise the next higher available spinal column point on the Aberdeen City Council amended pay spine for everyone who is not on the top point of their grade, across all grades. This will result in a 1.5% increase in pay for everyone who is not on the top point of their grade.

The cost of this proposal is £1.6 million with employer's on-costs. In order to afford to pay this proposal an offset saving of the same value (i.e. £1.6 million) will need to be achieved. It is suggested this could be made from a "basket" of saving proposals. The "basket" represents a series of costed options.

The proposals will be subject to an Equality Impact Assessment to ensure there is no evident or inherent discrimination. This assessment will be made available.

Consultation

Trade unions have agreed to consult their members on this proposal and that this is a constructive approach to deal with this difficult issue. The Council will also consult with staff on the proposal and remains open to the submission of other suggestions as to how employment cost savings can be made.

Attached are the potential areas for savings with estimated savings, plus the detail of the increment proposal.

The consultation period will close on 3 September 2010.

Possible Areas for Savings in Employment Costs – Consultation Paper – July 2010

	Proposal	Projected Saving	Comments
1.	Agency Costs – Reduce the number of Agency Workers used by the Council.	£1 million	It is recognised that this proposal may increase workload in some areas. It will for be for Line Managers to determine the priorities and manage their work in accordance with those priorities.
2.	Rationalisation of Car User Allowances – Apply the provision of the scheme agreed through the Equal Pay and Modernisation arrangement. This will result in some employees currently in receipt of the allowance who do not meet the criteria having the allowance stopped. Those who meet the criteria will have their allowance reduced to the rate based on their mileage.	£100,000	As this is applying the EP&M agreement this does not represent change to contract. Those staff currently in receipt of an ECU Allowance whose post does not meet the revised criteria will be given notice of cessation of the allowance and but will still be able to have mileage reimbursed as a casual car user. All others will have their allowance level reassessed based on previous year's mileage and notified of the revised ECU rate.
3	Harmonisation and reduction in the Non-Standard Working Week Allowance (NSWWA) – To have just	£150,000	This will bring a standardised approach to the NSWWA.

	one standard rate of 25% for all NSWWA arrangements. This will apply to all hours (except overtime) worked at a weekend and hours worked between 2000 and 0700 the following morning		
4.	<p>Rationalisation and Cessation of the following specified Additional Allowances –</p> <ul style="list-style-type: none"> ○ First Aid Allowance - only paid to staff where there is high risk of accident and not where first aid is part of the role. ○ Fire Warden Allowance – Payment to cease responsibility becomes that of First Line/Service Manager with no additional payment. ○ Work place Disturbance Allowance – Allowance to cease 	£40,000	<p>First Aid Allowance will only be applied where (following risk assessment) that it is determined the working environment is high risk. This will be in accordance with HSE guidelines. Where the work area is deemed to be high risk and requires a qualified First Aider at Work (FAW.) Where a FAW is identified the person must be a certified first aider and will receive the allowance.</p> <p>For all other situations will be covered by a Emergency First Aider at Work (EFAW). EFAW's do not required to have the full certificated training and for EFAW's no allowance will be paid - this will be a voluntary arrangement.</p> <p>Fire Warden responsibilities will be made a management responsibility for Line/Service Managers</p> <p>Work-place disturbance allowance will not be paid any longer.</p>

5.	Review (with a view to cease) Acting Allowances and Higher Graded Duty payments – Directors to review all acting arrangements and higher graded duty payments to determine if absolutely necessary and cease where not.	£200,000	Where allowances are reviewed and ceased staff will revert to their substantive roles and not be expected or required to undertake the higher level duties.
6.	Vacancy Management – Only approve filling of vacant posts where a clear and coherent business case is made and approved by CMT. Where approval to fill is refused or not decided as necessary there will be no backfill arrangements e.g. Agency staff recruited, Overtime approved, Acting or Higher Graded Duty arrangements put in place.	£100,000	These savings will be from the non-filling of vacant posts that are on the establishment list and have a budget identified.
7.	Cease payment of Allowances when an employee is not at work – Where an employee is away from work due to sickness, holidays or special leave do not pay the following defined allowances: <ul style="list-style-type: none"> ○ Stand-by Allowances ○ Essential Car User Allowance 	£10,000	No comment required.
TOTAL PROJECTED SAVINGS		£1,600,000	

Increment Proposal

- Use the intermediate spinal column points which are not currently part of the grade structure and pay 1 SCP incremental progression across all grades. This would result in a 1.5% increase in basic pay for all employees who are not currently at the top of their grade.
- The above proposal will apply from 1st April 2010 and replace the contractual provision.
- The cost of this proposal is £1.6 million (basic pay costs only) which will need to be offset from the savings proposed in the “basket” outlined earlier in this proposal.

15 Grade Structures

Spinal Column Points	Hourly Rate (w.e.f. 1/4/09)	Annual Value (37 hours per week)	Points used by each grade
104	28.43	54,699	17
103	28.01	53,891	
102	27.59	53,083	17
101	27.19	52,314	
100	26.78	51,525	17
99	26.4	50,794	
98a	26.01	50,043	17
98	26	50,024	16
97	25.63	49,312	
96	25.25	48,581	
95	24.87	47,850	16
94	24.52	47,176	
93	24.15	46,465	
92	23.79	45,772	16
91	23.44	45,099	
90	23.09	44,425	
89a	22.77	43,809	16
89	22.76	43,790	15
88	22.42	43,136	
87	22.08	42,482	
86	21.75	41,847	15
85	21.43	41,231	
84	21.13	40,654	
83	20.81	40,038	15
82	20.48	39,404	
81	20.2	38,865	
80a	19.91	38,307	15
80	19.9	38,288	14
79	19.6	37,710	
78	19.32	37,172	
77	19.02	36,594	14
76	18.73	36,037	
75	18.48	35,556	
74	18.2	35,017	14
73	17.92	34,478	
72	17.66	33,978	
71a	17.4	33,478	14
71	17.39	33,458	13
70	17.15	32,997	
69	16.89	32,496	
68	16.64	32,015	13
67	16.4	31,554	
66	16.15	31,073	
65	15.92	30,630	13
64	15.68	30,168	
63	15.46	29,745	
62a	15.21	29,264	13
62	15.2	29,245	12
61	15.01	28,879	
60	14.77	28,417	
59	14.57	28,033	12
58	14.34	27,590	
57	14.12	27,167	
56	13.92	26,782	12
55	13.7	26,359	
54	13.5	25,974	
53a	13.31	25,608	12

Spinal Column Points	Hourly Rate (w.e.f. 1/4/09)	Annual Value (37 hours per week)	Points used by each grade
53	13.3	25,589	11
52	13.11	25,224	
51	12.92	24,858	
50	12.73	24,493	11
49	12.54	24,127	
48	12.36	23,781	
47	12.17	23,415	11
46	11.99	23,069	
45	11.83	22,761	
44a	11.64	22,395	11
44	11.63	22,376	10
43	11.49	22,107	
42	11.29	21,722	
41	11.14	21,433	10
40	10.97	21,106	
39	10.8	20,779	
38	10.66	20,510	10
37	10.49	20,183	
36a	10.34	19,894	10
36	10.33	19,875	9
35	10.19	19,606	
34	10.03	19,298	
33	9.89	19,028	9
32	9.71	18,682	
31	9.59	18,451	
30	9.45	18,182	9
29	9.31	17,912	
28a	9.18	17,662	9
28	9.17	17,643	8
27	9.04	17,393	
26	8.9	17,124	
25	8.77	16,873	8
24	8.64	16,623	
23	8.51	16,373	
22a	8.4	16,162	8
22	8.39	16,142	7
21	8.26	15,892	
20	8.14	15,661	7
19	8.03	15,450	
18a	7.9	15,200	7
18	7.89	15,180	6
17	7.79	14,988	
16	7.68	14,776	6
15	7.55	14,526	
14a	7.45	14,334	6
14	7.44	14,315	5
13	7.34	14,122	
12	7.24	13,930	5
11	7.11	13,680	
10a	7.03	13,526	5
10	7.02	13,506	4
9	6.92	13,314	
8a	6.73	12,949	4
7a	6.72	12,929	3

nb Highlighted points are those currently used. Non-highlighted points are the spare SCP's which are not currently used in the Council's Pay and grading structure

ABERDEEN CITY COUNCIL

COMMITTEE	Council
DATE	18 August 2010
DIRECTOR	Gordon McIntosh
TITLE OF REPORT	Aberdeen Local Development Plan – Proposed Plan, Supplementary Guidance and Action Programme
REPORT NUMBER:	EPI/10/193

1. PURPOSE OF REPORT

- 1.1 This report presents the Aberdeen Local Development Plan – Proposed Plan, Supplementary Guidance and Action Programme for approval for publication on 24 September 2010 for a 12 week period for receiving representations. The Aberdeen Local Development Plan - Proposed Plan sets down the development land allocations and associated policies that will guide planning decisions in the City and are consistent with the Aberdeen City and Shire Structure Plan.

2. RECOMMENDATION(S)

It is recommended that Members:-

- (a) Approve the Aberdeen Local Development Plan – Proposed Plan, Supplementary Guidance and Action Programme;
- (b) Authorise publication, subject to any minor drafting changes, of the Aberdeen Local Development Plan – Proposed Plan for a 12 week period for representations and;
- (c) Authorise publication of the Environmental Report, Habitats Regulations Assessment and Technical Appendix which support the Proposed Plan.

3. FINANCIAL IMPLICATIONS

- 3.1 There are no immediate financial implications arising from this report as the cost of preparing the Aberdeen Local Development Plan can be met from existing budgets. However, the costs related to any potential Examination in Public are at this stage unknown and may impact on the budget for 2011/2012. This was highlighted as a budget pressure in the preparation of the 2010/2011 budget process.

4. SERVICE & COMMUNITY IMPACT

- 4.1 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.
- 4.2 Given the wide range of policy areas the Proposed Plan covers, an Equality and Human Rights Impact Assessment has been carried out (see Appendix 1). This shows that there will be some positive impacts of the Plan on a range of equalities groups.

5. OTHER IMPLICATIONS

- 5.1 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 is attached as Appendix 2.

6. REPORT

Why we need a new Local Development Plan

- 6.1 The current Aberdeen Local Plan was adopted in June 2008 in conformity with North East Scotland Together, the approved structure plan at that time. That structure plan was replaced with the Aberdeen City and Aberdeenshire Structure Plan, approved by Scottish Ministers in August 2009.
- 6.2 The main aims of the new 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.
- 6.3 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.
- 6.4 The structure plan makes provision for sites to be identified for an additional 36,000 houses in the city over three phased periods (2007-2016, 2017-2023, 2024-2030) and for 105 hectares of employment land to be allocated up to 2023 with further provision of 70 hectares from 2024-2030. 21,000 of the housing allowances are for greenfield sites, 10,000 on brownfield sites and a further 5,000 within the regeneration areas.

- 6.5 Planning legislation requires that an up to date local development plan which is consistent with the new structure plan is in place. The new Aberdeen Local Development Plan must identify land to meet the housing allowances and employment land allocations. It must also contain policies which meet the aims and objectives of the Structure Plan.
- 6.6 When the Aberdeen Local Development Plan is adopted it will replace the 2008 Aberdeen Local Plan. Government guidance states that local development plans should be reviewed every five years but cover a time period of ten years from when the plan is likely to be adopted. We anticipate this Plan will be adopted in early 2012 and will cover the period up to 2023. However, with employment land and some of the larger land allocations, we do outline how the new Local Development Plan will meet the third phase of the Structure Plan requirements up to 2030.

What we've done so far

Early engagement

- 6.7 We have ensured that there have been substantial opportunities for individuals, community groups, community councils, developers, landowners, key agencies and business interests to submit views on what should be included in the new Aberdeen Local Development Plan. We initially offered an open invitation, in late 2008 - early 2009 for ideas about where new development should go. These 'development options' were discussed with local people at a series of eight consultation events in early summer 2009, five organised by the City Council and three by community councils. These meetings gave people an opportunity to make comments on the possible sites. We then assessed all the options against a number of factors, such as accessibility, environmental sensitivities and the capacity of roads and schools. We also took account of comments received before forming an opinion on which sites might be desirable.
- 6.8 A Main Issues Report was then published in autumn 2009 which suggested options for meeting the identified future housing and employment land needs of the city and explored options for other land use planning policies. We held ten consultation events about the Main Issues Report in different neighbourhoods and over 600 people attended and participated in a discussion about the options. Close to 1,000 people, businesses and/or other organisations submitted written comments. Almost 16,000 points were raised. These were analysed and our responses to the issues raised were considered by the Enterprise, Planning and Infrastructure Committee on 31st May 2010. The Committee agreed that our responses could be published and all those who made comments were informed of the outcome. The original submissions made in response to the Main Issues Report, and our responses, were all published on the Council's website. Paper copies of our responses were also available in public libraries. The outcomes of these consultation and engagement exercises have helped us in preparing the Proposed Plan.

Current stage – Proposed Plan

- 6.9 The next stage in preparing the new Aberdeen Local Development Plan is the one we have now reached, which is for the Council to agree the content of the Proposed Plan and to publish it for public scrutiny (see below for details for details of the publicity and consultation process). The Proposed Plan is a critical stage in the process. Whereas the Main Issues Report contained officers' views as to future development options and policy matters, the Proposed Plan becomes the City Council's view as to the form and content of the final adopted Local Development Plan. Once the Proposed Plan has been published the Council must consider all the representations it receives and decide if it wishes to amend the Plan in response. If no significant changes are proposed, a summary of unresolved issues must be prepared before submitting the Proposed Plan to Scottish Ministers. The Scottish Ministers will appoint a person (a Reporter) to hold an Examination in Public on the Proposed Plan if there are unresolved representations.
- 6.10 The Reporter will decide what form the Examination will take. Most issues are expected to be handled without the need for further information, but where additional evidence is requested, this will normally be in written form. Where a face-to-face meeting is required, this will normally take the form of a discussion with questions led by the Reporter (called a hearing). Only in exceptional circumstances will a formal inquiry be necessary to test information through cross-examination.
- 6.11 After completing the Examination, the Reporter will present his or her conclusions and recommendations to the Council and to Scottish Ministers. The Council must take on board the conclusions and recommendations before proceeding to adopt the Plan. Only in very exceptional circumstances can the Council chose not to do this, these are...
- a) Would have the effect of making the LDP inconsistent with the National Planning Framework
 - 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.

What's in the Proposed Plan?

- 6.12 Spatial strategy - The Proposed Plan contains a spatial strategy which explains our overall view of where development should go and the principles behind that. It identifies future development sites and the scale of development we expect to see on each of the identified sites.

Policies - 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 additional requirements for different types of development and explain what uses are acceptable in different areas.

Supplementary Guidance - More information and advice is often contained in Supplementary Guidance and a list of these is shown in Appendix 5. This can relate to specific sites or to specific types of development. Supplementary Guidance and Masterplans which already exists and has previously been adopted are shown in Part 1 of Appendix 5. Because they are already adopted, paper copies have not been printed but they are available to view on the website or the Zone. Other new Supplementary Guidance will be made available for consultation before being adopted and a list of these are shown in Part 2 of Appendix 5. These are circulated with this report.

Action Programme - 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, updated and regularly published every two years and is circulated with this report.

- 6.13 In preparing the Proposed Plan a number of changes are suggested from the Main Issues Report. These were, for the most part, highlighted in the Enterprise, Planning and Infrastructure Committee Report of 31 May 2010. These changes and any others that have subsequently been made are shown in Appendix 3.
- 6.14 Members should note that copies of the proposals maps for the Plan will be on display during the Council meeting.

Background Papers

- 6.15 During the production of the Local Development plan a large amount of background information has been used to inform the plan. These technical appendices and supporting documents used will be placed on the website. Appendix 6 contains a summary of how the technical appendices have been used to inform the Plan and at what stage in the process.
- 6.16 An Environmental Report has been carried out and this includes the Habitats Regulation Assessment for the River Dee Special Area of Conservation. These need to be released alongside the Plan for consultation and is included as Appendix 7.

Publicity and consultation

- 6.17 As the Proposed Plan now contains the planning authority's view as to what the final adopted content of the Local Development Plan should be (subject to any modifications proposed after receiving representations), there would be no purpose in holding consultation events similar in form to those held at the Main Issues Report stage. We are no longer at the stage of consulting people about what should be in the Plan as the Council will have taken a decision on that. At this stage, therefore, our focus has to be on informing people of its content, and advising them of the process for making representations and the next steps in the process. There are certain legal requirements for publicising the Proposed Plan and these are set out in Appendix 4 to this report. We will also fulfil the requirements set out in our participation statement approved by the Enterprise, Planning and Infrastructure Committee in February 2010 (also itemised in Appendix 4). We are, however, proposing some further measures including:-
- a) Allowing 12 weeks for representations, rather than the statutory minimum of six weeks.
 - b) Publishing an advice note informing people of the procedures for representations and examination of the plan.
 - c) Holding a meeting with community council representatives to explain the process.
 - d) Holding a series of staffed exhibitions at venues across the city where people can ask questions and advice will be offered (details of these are shown in Appendix 4).

Summary of Papers

6.18 The following list summarises the papers included with this report

- Aberdeen Local Development Plan – Proposed Plan
- Aberdeen Local Development Plan – Action Programme
- Aberdeen Local Development Plan – New and Updated Supplementary Guidelines

- Appendix 1 – Equalities and Human Rights Impact Assessment
- Appendix 2 – Risk Register
- Appendix 3 – Changes from the Main Issues Report
- Appendix 4 – Publicity and Consultation
- Appendix 5 – List of Supplementary Guidance and Masterplans
- Appendix 6 – Summary of Technical Appendices
- Appendix 7 – Environmental Report

7. REPORT AUTHOR DETAILS

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8. BACKGROUND PAPERS

Aberdeen Local Development Plan Main Issues Report

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

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

Development Plan Scheme 2: Aberdeen Local Development Plan

http://www.aberdeencity.gov.uk/web/files/local_develop_frame/local_development_plan_scheme2.pdf

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The Proposed Plan

Preamble

Aberdeen City Council is preparing a new Local Development Plan which we aim to adopt in 2012. The new Plan will replace the existing Aberdeen Local Plan which was adopted in 2008.

The adopted Local Plan makes provision for new development over a short time period and while many of its aims and policies remain sound, it now needs to be updated. The new Plan will deal with the period up to 2023 in two phases (2007-16 and 2017-23) and, with employment land and some of the larger housing land allocations, will include a third phase up to 2030.

The Proposed Plan sets out our vision for Aberdeen in 2023 and the planning policies and proposals which will help us achieve our aims. In doing this we have looked at Aberdeen's role within a Scottish context, as set out in the Scottish Government's National Planning Framework, and we have addressed the city's contribution to the future development needs of the north east as required by the Aberdeen City and Shire Structure Plan, which was approved by Scottish Ministers in August 2009.

The Local Development Plan is being prepared by following the new procedures required by the Planning etc (Scotland) Act 2006.

If you agree or do not agree with our strategy, our policies and proposals, or any aspect of this Plan, you can submit representations to us and we have produced a form and guidance note on how to do this.

N.B. This Preamble does not form part of the Proposed Plan

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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	OP54 Loirsbank	10
OP20 Hopcroft	30	OP57 Pinewood	150
OP39 Greenferns	120	OP74 Leggart Terrace	50
OP50 Earlsells House	10	OP75 Stationfields, Cove	150
OP51 Friarsfield/Morkeu	280	Charleston, Cove	200
OP52 Hazledene	150	Old Skene Road	25

Table 3 Employment Land from the Aberdeen Local Plan 2008

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

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, and various Circulars. We have also considered the Nestrans Regional Transport Strategy and Delivery Plan, our own Local Transport Strategy, 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.
- 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. 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 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 Potential Study that have been assessed as suitable for potential future housing development. Included within this table 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. Sites with planning consent are shown in Appendix 1, Table 2 which 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 4,965 units to 8,564 units depending on the density of development. Added to this are 930 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 5,895 to 9,494. 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 adopted Local Plan and the Main Issues Report. Appendix 2 shows the brownfield sites thought capable of accommodating development other than housing. This gives further detail and particulars of each site and its capabilities. 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.

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 current 2008 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	3,080	1,200	740	5,020
Kingswells and Greenferns	1,670	350	400	2,420
Countesswells	2,150	850	0	3,000
Deeside	635	100	0	733
Loirston and Cove	1,250	400	0	1,650
Total	11,995	5,000	3,440	20,435
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	60		60
Countesswells (including 1ha at East Arnhall)	11		11
Deeside	5		5
Loirston and Cove	11	24	34.5
Total	128	69.5	197.5
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 2031 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 below.

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 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 25ha of employment land (in addition to more than 75ha of land already zoned here in the adopted 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.

Table 5 Development at Bridge of Don and Grandhome

Sites	Local Development Plan period		Future Growth
	2007 – 2016	2017 – 2023	2024 – 2030
OP25 Dubford	550 homes		
OP10 East Woodcroft North	60homes		
OP12 Grandhome/Whitestripes	2600 homes	2100 homes	2300 homes
	5ha employment		
OP2 Murcar			27 ha employment
Housing Total	3210 homes	2100 homes	2300 homes
Employment Land Total	5ha		27ha

Notes

OP2 - A Development Framework (Murcar Development Framework, June 2008), was approved as Supplementary Guidance. It covers this site and neighbouring land to the south. A masterplan is, however, required for both sites, and this should include provision for a possible Park and Ride site.

Dyce and Bucksburn

- 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 and Bucksburn

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
OP29 Craibstone South	750 homes	250 homes	
OP27 Land near Bucksburn School	80 homes	-	-
OP30 Rowett South	1,000 homes	700 homes	240 homes
OP28 Rowett North	34.5 ha employment		
OP31 Greenferns Landward	750 homes	250 homes	500
Housing Total	3,080 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.
- 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 (1,500 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 Strategic Housing Land Reserve	750 homes	350 homes	400 homes
	10 ha employment		-
OP46 East Arnhall	1 ha employment		
Housing Total	1,670 homes	350 homes	400 homes
Employment Land Total	60 ha		-

Notes

- Combined 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
OP62 Oldfold	500 homes	50 homes	-
	5 ha employment		-
OP61 Edgehill Road	5 homes	-	-
OP60 Culter House Road	5 homes	-	-
OP59 Peterculter East Site 2	25 homes	-	-
OP64 Craigton Road Pitfodels	20 homes	-	-
OP65 North Garthdee Farm	80 homes	-	-
OP51 Friarsfield*	-	50 homes	-
Housing Total	635 homes	100 homes	0 homes
Employment Land Total	5 ha		-

Notes

- Masterplan required for OP62.
- North Garthdee Farm requires a planning brief.
- * The additional housing at Friarsfield should be incorporated into a Masterplan for the existing allocation at OP51 Friarsfield.

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 1,650 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
OP77 Loirston	1250 homes	400 homes	-
	11 ha employment		-
OP79 Blackhills of Cairnrobin	-		3.5ha employment
OP78 Charlestown	-		20.5ha employment
OP76 Souter Head Road	Retail opportunity		
Housing Total	1250 homes	400 homes	-
Employment Land Total	11 ha		24ha

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 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 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 Agreement. If a Planning 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.

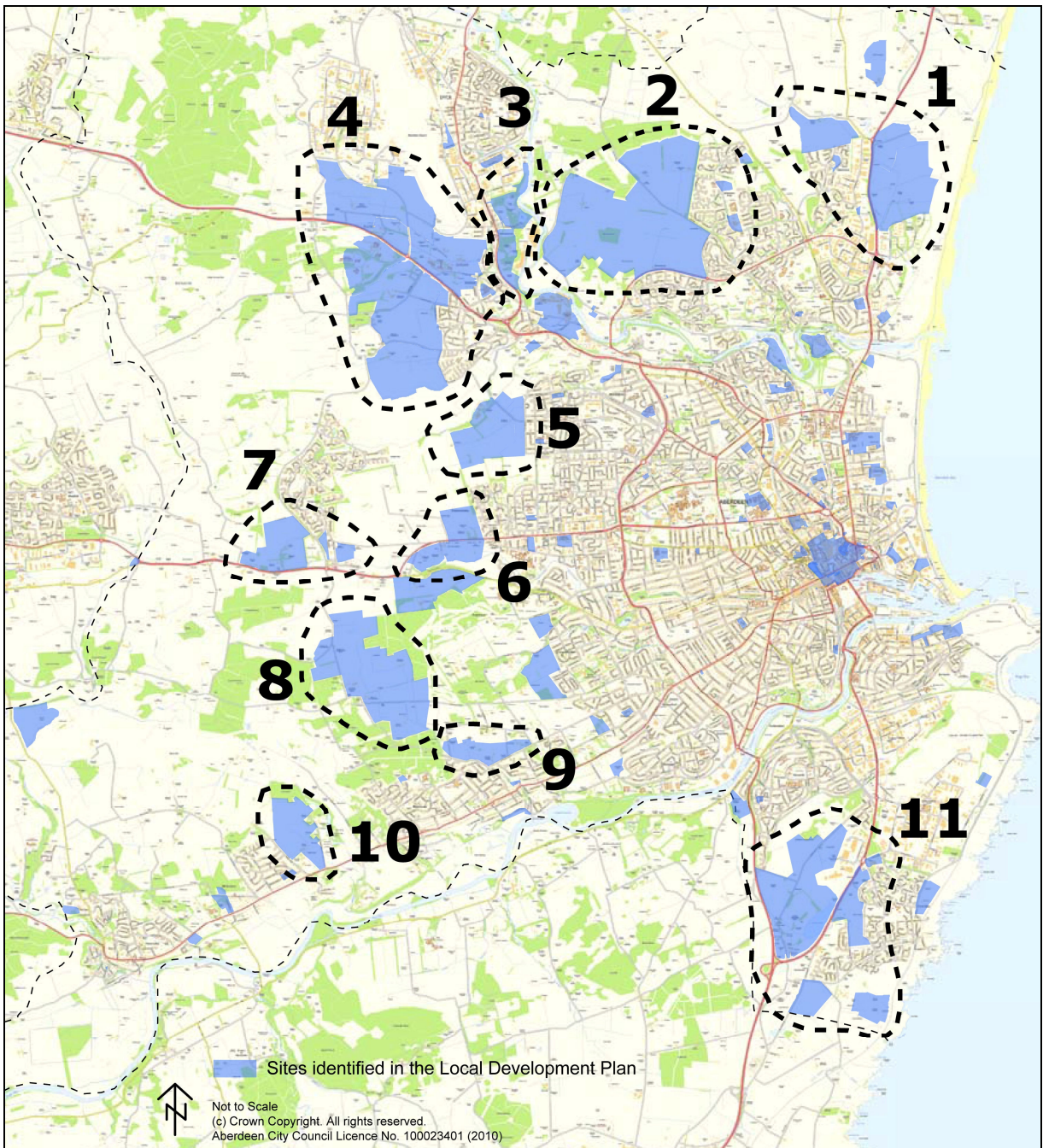
Infrastructure requirements relating to Masterplan Zone sites are set out in Appendix 4 and actions for delivering such infrastructure are described in the Local Development Plan Action Programme. Infrastructure requirements and the level of developer contributions for other development will be assessed 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 be commensurate to the scale and impact of the development proposed.

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 are set out in Appendix 4.

Figure 1 Masterplan Zones



Masterplan Zone	Sites included
1 – Dubford and Murcar	OP25 Dubford OP2 Murcar
2 – Grandhome	OP12 Grandhome OP10 East Woodcroft
3 – Stoneywood	OP24 Stoneywood

4 – Newhills Expansion and Dyce Drive	OP26 Walton Farm and Craibstone North OP29 Craibstone South OP27 Land near Bucksburn School 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 North
10 – Oldfold Farm	OP62 Oldfold
11 – Loirston	OP79 Blackhills of Cairnrobin OP78 Charlestown OP76 Souter Head Road OP77 Loirston

- 3.5 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.
- 3.6 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.
- 3.7 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.
- 3.8 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.

- 3.9 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.
- 3.10 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

- 3.11 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.
- 3.12 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 has 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

3.13 We 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. They will play a vital role in supporting the economic vitality of the City. Some transport schemes may be subject to approval from Transport Scotland / Scottish Government.

Policy T1 – Land for Transport

Land has been safeguarded for the transport projects listed below and these are highlighted in 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; and
- The Third Don Crossing.

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

3.14 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

- 3.16 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.
- 3.17 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.
- 3.18 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.
- 3.19 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.
- 3.20 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.
- 3.21 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 or communal gardens.
4. When it is necessary to accommodate car parking within a private court, the parking must not dominate the space: no more than 50% of any court should be taken up by parking spaces and access roads. This figure is a guideline and the planning authority reserves the right to consider each case on its particular planning merits. 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

3.15 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 vehicle. We are currently preparing 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.

3.16 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

- 3.22 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 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.

- 3.23 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.

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:

- the objectives of designation and the overall integrity and character of the designated area will not be compromised; or
- 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

3.24 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. 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 views of the City's townscape, landmarks and features when seen from 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 recognised recreation, wildlife or woodland resources or to the physical links between them;
4. sprawling onto 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.

The landscape design scheme will be expected to conform to our Supplementary Guidance on landscape.

Supporting Business and Industrial Development

- 3.25 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 will be 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.
- 3.26 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.
- 3.27 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.
- 3.28 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

3.29 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 Poyrnook.

3.30 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 which fall within the Class 4 Business 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

- 3.31 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

- 3.32 Both the 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.
- 3.33 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.

- 3.34 The Harbour Board Operational Area will be subject of a Masterplan which will provide detailed guidance in respect of land uses, policies, proposals, access and connectivity within it and the adjoining areas.

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

- 3.35 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.

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

- 3.35 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 maps) 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 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, that development should not adversely affect the amenity of people living and working in the area.

Density

- 3.36 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.

- 3.37 A minimum density of 30 dwellings per hectare (net) has been set by the Structure Plan for all developments over 1 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.
- 3.38 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

- 3.39 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 H3 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

- 3.40 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.
- 3.41 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.
- 3.42 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 74 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.
- 3.43 In Aberdeen small sites, those capable of accommodating up to 4 dwellings, contribute only a small proportion of the land supply. Therefore a threshold of 5 units has been set for affordable housing contributions.

Policy H5 - Affordable Housing

Housing developments of 5 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

- 3.44 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 H7 and H8 and Supplementary Guidance will seek to deliver new permanent or transit sites solely for the use of Gypsies and Travellers.
- 3.45 The five Masterplan Zones identified in Policy H8 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 6 pitches, with a net area of approximately 0.5ha.

Site

- Grandhome
- Newhills Expansion (Craibstone, Rowett South and Greenferns Landward)
- Countesswells
- Greenferns Strategic Housing Land Reserve
- 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

- 3.46 The airport is a noisy neighbour. To avoid conflict with neighbouring uses residential development within close proximity to it is not acceptable.

Policy H8 - Housing and Aberdeen Airport

Applications for residential development under or in the vicinity of aircraft flightpaths, where night time (23:00 to 07:00) noise levels in excess of 57dB LEQ or day-time noise levels in excess of 60dB LEQ are experienced, 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

- 3.47 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.
- 3.48 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.
- 3.49 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.
- 3.50 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.
- 3.51 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.

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

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

- 3.52 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.
- 3.53 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.
- 3.54 Existing local shops outside the defined centres play an important role in helping maintain sustainable communities.
- 3.55 Local shopping provision is to be provided in all new major development areas to encourage more sustainable travel patterns for meeting convenience shopping needs. 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

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 Appendix 2 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.

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 R1 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.

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 R1. 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

3.57 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

3.58 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.

3.59 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.

3.60 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.

3.61 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

- 3.62 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.
- 3.63 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 (on sites identified in Policy R1) 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:
 - i. the development is within the boundary of the existing activity.
 - ii. the development is small-scale.
 - iii. the intensity of activity is not significantly increased.
 - iv. 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:
 - v. the original building remains visually dominant;
 - vi. the design of the extension is sympathetic to the original building in terms of massing, detailing and materials; and
 - vii. the siting of the extension relates well to the setting of the original building.

Urban Green Space

- 3.64 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.
- 3.65 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, 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; and
5. Replacement green space is located in or immediately adjacent to the same community, and provides 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.

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

Open Space Provision in New Development

3.66 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.

3.67 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 1000 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

3.68 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.

3.69 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

Development that will result in the loss of, or damage to, established trees and woodlands that have natural or cultural heritage value or contribute to the character, biodiversity or amenity will be resisted.

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.

Flooding and Drainage

- 3.70 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. Ultimate responsibility for avoiding or managing flood risk lies with land and property owners.
- 3.71 Indicative River and Coastal Flood Maps (www.sepa.org.uk) provide a more detailed indication of areas at risk from flooding. This includes coastal areas below the 5m contour which are potentially at increasing risk from storm and tidal surges and rising sea levels brought about by climate change.
- 3.72 Flood risk and other environmental damage can be managed by minimising changes in the volume and rate of surface run-off from development sites through the use of Sustainable Urban Drainage Systems (SUDS). SUDS should be incorporated into all development, other than alterations or extensions to dwellings or other small scale extensions. Developers are required to demonstrate that long term maintenance arrangements are in place for SUDS. Further detail is given in the Supplementary Guidance on SUDS. Policy NE7 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. In some circumstances, developments may be required to adapt to flood risk by incorporating water resistant materials and forms of construction.
- 3.73 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.
- 3.74 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 are the best available.

Policy NE6 - Flooding and Drainage

Development will not be permitted if:

1. it would increase the risk of flooding:-
 - i. By reducing the ability of the functional flood plain to store and convey water;
 - ii. Through the discharge of additional surface water; or
 - iii. 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.

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 best 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

- 3.75 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.
- 3.76 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.
- 3.77 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.

Natural Heritage

- 3.78 The protection, preservation and enhancement of the natural heritage (both sites and species) are important aims of this plan.
- 3.79 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.
- 3.80 The River Dee is a Special Area of Conservation (SAC) which is an international designation. National designations 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.
- 3.81 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 addresses the criteria set out 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 has 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 have been properly examined and none found to acceptably meet the need identified.
2. An ecological assessment will be required on a 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.
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; 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

3.82 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. Where development is proposed, every opportunity should be taken to improve public access, permeability and links to green space for recreation and for 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) they are in an area safeguarded for mineral extraction identified on the Proposals Map.
- 2) 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.
- 3) 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).
- 4) 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.
- 5) 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 appropriate for its proposed use.

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 municipal 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).

Proposals for waste management facilities that are located in a building will be acceptable on Business and Industrial Land (BI1).

Inappropriate neighbouring developments that may compromise the operation of existing waste management facilities will not be approved.

3.98 In order to implement the Aberdeen Waste Strategy, the following 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 waste management facilities needed to implement the Aberdeen Waste Strategy.

Policy R4 - Sites for New Waste Management Facilities

The following sites, as shown on the Proposals map, 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.

Slattie Quarry, Bucksburn – transfer station

Denmore Road, Bridge of Don - 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 – 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 who are 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 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 2 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 Governments target for 50% 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 is 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.

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.

Appendix 1 Brownfield Sites

Brownfield land is defined as land which has previously been developed. The term may include vacant or derelict land; infill sites; 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. 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.

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

Site	Size (ha)	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
OP85 – 41 Nelson Street	0.06	OP105 – Hillhead Halls	9.90
OP86 – 82-88 Middlefield Place	0.10	OP106 – Hilton Nursery School	0.61
OP87 – Aberdeen College, Gallowgate	1.11	OP108 – Kittybrewster Depot	1.65
OP9 - Aberdeen College, Gordon Centre	2.21	OP109 – Linkfield 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 - Mugiemoos Mill	29.5
OP16 – BP Dyce	3.10	OP111 – Nazareth House	1.10
OP47 – Braeside Infant School	1.28	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 - Stonewood 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	0.12
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		

Table 2 Brownfield Housing Sites with Planning Consent (but not effective in the 2005 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
41 Nelson Street	21	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	930

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	2130.05	2330.1	3889.9
Non Effective Housing Land	249.15	284	531
Industrial and Business Areas	153.9	66	123.75
Institutions	1696.45	1082.15	1860.1
Redevelopment of Other Uses	1350.4	1202.25	2159.1
Brownfield Urban Capacity Study SUB-TOTAL	5,580	4,965	8,564

Brownfield sites with planning consent	930		
TOTAL UNITS*	6,510	5,895	9,494

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 Granhome				
OP9	Aberdeen College Gordon Centre	2.21 ha	Residential	Location suitable for residential development.
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
OP5	Denmore Road Recycling Centre	0.7ha	New Community Facilities	Proposed civic amenity/ recycling centre.
OP6	Dubford Community Facilities	2.46 ha	Residential	Council owned site reserved for community centre, primary school, local shops, etc.
OP1	Hill of Tramaud	16 ha	Green Belt	Landfill followed by reinstatement to uses acceptable to the Council.
OP11	Jesmond Drive, Bridge of Don	3.50 ha	Mixed Use	Planning Permission granted for 82 residential units.
OP13	Land at Grandholme	1.20 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.
Dyce and Bucksburn				
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)	3.10 ha	Mixed Use	Presents an opportunity for re-use or re-development of vacated accommodation. Parts of the site may be adversely affected by noise from flights. Masterplan needed.
OP17	Former Carden School	0.37 ha	Residential	Part of Dyce PS deemed surplus to requirements.
OP18	Farburn Terrace, Dyce	3.06 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.
OP19	Haudagain Triangle	4.34ha	Residential/L and for	Following road improvements in this area, land will become vacant and surplus.

			Transport	Proposal for retail park and urban green space.
OP20	Hopecroft	3.30ha	Residential	This is an opportunity to provide housing (30 homes) near to an area where employment uses predominate.
OP21	Manor Walk	2.65ha	Urban Green Space/Residential	Housing replacement following the junction improvements at the Haudagain.
OP22	Muggiemoss Road, Bucksburn	29.50ha	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	1.11ha	Residential	Lapsed planning permission for housing. Site subject to ownership constraints and aircraft noise.
OP33	A96 Park & Ride	6.7ha	Land for Transport	Land reserved for Park and Ride
Kingswells and Greenferns				
OP35	Auchmill Golf Course, Greenferns	3.70ha	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.
OP36	Byron Park Nursery and Infant School	0.77ha	Residential	Site is in one of the 7 Regeneration areas within the city and is earmarked for 28 new council homes.
OP37	Greenfern Infant School	0.91ha	Residential	Redundant School deemed surplus to requirements.
OP34	Marchburn Infant School	1.08ha	Residential	Site is in one of the 7 Regeneration areas within the city and is earmarked for 35 new council homes.
OP38	Woodend Hospital Annex, Lang Stracht	2.05	Residential	Planning Permission granted for retail development and Fire Brigade Headquarters.
Deeside				
OP47	Braeside Infant School	1.28ha	Residential	Former school site with potential to be redeveloped for residential use.
OP48	Culter Tip	1.80ha.	Green Belt	Playing Fields and Clubhouse.
OP49	Cults Pumping Station	0.69h	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	0.85ha	Residential	Greenfield site identified in the previous Aberdeen Local Plan 2008 for 10 homes.
OP51	Friarsfield	29.20	Residential	Greenfield site identified Aberdeen Local Plan 2008 for 280 homes.
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	1.5ha	New Community Facilities	Site reserved for a recycling centre.
OP52	Hazledene	16.59	Residential	Greenfield Site identified in the previous 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.
OP54	Loirsbank Road, Cults	2 ha.	Residential	The site may be suitable for up to 10 houses. A Flood Risk Assessment demonstrating acceptable consequences will be required.
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	8.01ha	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.
OP57	Pinewood	10.60	Residential	Greenfield Site identified in the previous Aberdeen Local Plan 2008 for 150 homes.
OP68	Skene Road, Hazlehead	49.70 ha	Green Belt/ Green Space Network	Planning Permission granted for a phased cemetery development.
Loirston and Cove				
OP69	Aberdeen Gateway/Moss-side/Mains of Cairnrobin	20.25 ha	Business and Industrial Land/Green Belt	Planning Permission granted for a high quality Class 4 Business Use, subject to Section 75 legal agreement. 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	18.2ha	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.
OP80	Calder Park	15ha	Land Release Policy	New stadium and sports facilities. (Cove Rangers).
OP72	Cove	30 ha	Residential	Cove brief needs re-visiting and a new Masterplan required incorporating housing, community uses and greenspace. Waste license still applies over part of the site.
OP73	Craighill Primary School, Kincorth	0.86 ha	Residential	Vacant Primary School.
OP74	Den of Leggart	6.78 ha	Residential	Housing opportunity for approximately 50 units.
OP75	Stationfields, Cove	9.80h	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	3ha	Residential	Retail Opportunity. A retail and traffic impact assessment will be required.
City Centre and Urban Areas				
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 Terrace	0.62 ha	Residential	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	0.10 ha	Residential	Capacity for 8 units. Development on this site has in the past been constrained by

				funding.
OP87	Aberdeen College, Gallowgate	1.11 ha	Existing Community Sites and Facilities	Aberdeen College are currently looking for another site for their City Campus. This will result in the Tower and East blocks becoming surplus to requirements and available for redevelopment.
OP88	Aberdon House	0.64 ha	Residential	Vacant care home. Part of Tillydrone regeneration area.
OP89	Balgownie Machine Centre	0.20 ha	Mixed Use	Former garden machinery centre. Site is Council owned. Land Reserved partially for Berryden Road Improvements.
OP90	Broadford Works, Maberley Street	3.60 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 Scottish Waters requirements. Planning Brief prepared May 2005.
OP93	Causewayend Primary School	0.66ha	Mixed-use	Former primary school deemed surplus to requirements.
OP92	Citadel	0.15	City Centre Business Zone	Residential/Mixed use.
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	3ha	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.
OP98	Denburn Valley/ Belmont Street/Union Terrace	2.56 ha	Urban Green Space	Options for the redevelopment of the gardens are currently under consideration. Area covered by Urban Green Space and mixed use. Conservation Area 2. Listed Buildings. See City Centre Development Framework.
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.
OP100	Donside Paper Mill	10.00 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	Mixed Use	Conservation area, suitable for student accommodation. Planning Brief available.
OP102	Energy Futures Centre, South Beach	2.90 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.
OP105	Hillhead Halls of Residence, Don Street	9.90 ha	Residential	Conservation area. Planning Brief available for site. A Flood Risk Assessment will be required in order to assess its suitability for redevelopment.
OP106	Hilton Nursery School	0.61 ha	Residential	Former nursery school now deemed surplus to requirements. Location suitable for residential development.
OP107	King Street/ Beach Esplanade	2.00 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	12.5ha	Residential	Identified as potential site for the proposed 50m swimming pool. Former Academy site may have potential for housing (2.9ha).
OP110	Mile End Primary	0.51 ha	Residential	Vacant former primary school building replaced by 3Rs school on Midstocket Road. Site would be suitable for residential development.
OP111	Nazareth House	1.10	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 aprk and landscape works.
OP112	Oakbank School, Midstocket Road	3.62 ha	Residential	Existing school to be relocated. Planning Brief available.
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	Mixed Use	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 School	2.27 ha	Residential	Redundant Secondary School deemed surplus to requirements. 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	0.09ha	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	Former site of Tillydrone Primary School. Part of the Tillydrone regeneration area.
OP122	Tivoli Theatre, Guild Street	0.06	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	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	Mixed Use	Potential mixed use development. A Planning Brief has been prepared for the site.
OP126	Victoria House, West North Street	0.21	Mixed Use	Vacant building in Aberdeen City Council ownership.
OP127	Victoria Road School	0.67	Residential	Former Primary School recently vacated. The site would be suited for sensitive residential redevelopment.
OP128	VSA Gallowgate	0.12	Mixed Use	Residential/Mixed use.
OP129	The Waterfront, Torry	8.5	Mixed Use	Planning Application submitted. See also Old Torry Planning 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	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	Residential	Vacant church building. Conditional Planning consent to form shop unit (Class 1) and 6 dwelling flats has since lapsed.
OP132	Bon Accord Masterplan	40ha	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 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 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
Road connections from Loirston to A956 through Industrial area to Souterhead Roundabout and using junction adjacent to Old	11. Loirston

Nature of Contribution	Masterplan Zone
Wellington Road (which could become a signalised junction).	
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)	
3 to 4 new primary schools within proposed development.	2. Grandhome
Replacement primary school incorporating additional capacity	3. Stoneywood
3 new primary schools within proposed development.	4. Newhills Expansion
1 new primary school within proposed development.	5. Greenferns
Additional primary school capacity required	6. Maidencraig
2 to 3 new primary schools within proposed development.	8. Countesswells
1 new primary school within proposed development.	10. Oldfold
1 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 2 additional GP's. Extension at Bridge of Don Dental Clinic at Cairnfold Road to accommodate General Dental services for 1 additional dental chair. 1 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 4 GP Practice with 12 additional GP's. Two new 6 chair Dental Surgeries. 4 new Community Pharmacies.	2. Grandhome
New 10 GP Health Centre (including land) to accommodate 8 existing GP's with 2 additional GP's. Extension of Dyce Health Centre to accommodate 2 additional dental chairs. This facility could be included as part of the required new Health Centre, as specified above. 1 new Community Pharmacy.	3. Stoneywood
New 13 GP Health Centre (including land) to accommodate 6 existing GPs with 7 additional GPs. New 6 chair Dental Surgery. This facility could be included as part of the required new Health Centre, as specified above. 3 new Community Pharmacies.	4. Newhills Expansion
New 6 GP Health Centre (including land already identified) to accommodate 4 existing GPs with 2 additional GPs. 2 additional dental chairs in the required as specified above.	5. Greenferns
Extension at Kingswells Health Centre to accommodate 2 additional GP's. New 2 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 5GP Health Centre (including land). New 4 chair Dental Surgery (including land). This facility could be included as part of the required new Health Centre as specified above. 2 new Community Pharmacies.</p>	<p>8. Countesswells</p>
<p>Extension to the existing Health Centre to support the General Medical Services for the increased population in the Cults community.</p>	<p>9. Friarsfield</p>
<p>Extension to Peterculter Health Centre to accommodate 1 additional GP. Extension of Peterculter Health Centre to accommodate 2 additional Dental Chairs. 1 new Community Pharmacy.</p>	<p>10. Oldfold</p>
<p>Extension to Cove Bay Health Centre to accommodate 3 additional new GPs. Extension at Cove Bay Health Centre to accommodate 2 additional Dental Chairs. 1 new Community Pharmacy.</p>	<p>11. Loirston</p>

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)
- Broadford Works, Maberly Street, Design Brief (2001)
- Cattofield Depot, Cattofield Place, Kittybrewster, Planning Brief (2005)
- City Centre Development Framework (2010)
- Cove 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, Development Framework (2010)
- Hillhead Campus, Don Street, Old Aberdeen, Planning Brief (2003)
- Kingswells Development Framework (2008)
- Mugiemooss Road, Bucksburn, Planning Brief (2007)
- Murcar Development Framework (2008)
- Oakbank, Midsocket Road, Design Brief (1999)
- Pinewood/Hazledene, Countesswells Road, Planning Brief (2004)
- Rowett Development Framework (2008)
- Robert Gordon University Campus Garthdee (2009)
- Urquhart Road (105-107) (2010)

Appendix 6 Supplementary Guidelines

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 extension in Aberdeen City
Dwelling extension 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
- Location of Licensed Premises in the City Centre
- 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
Protecting Trees and Woodlands
Shopfront Security
Splitting of residential curtilages
Stonecleaning
Tall and Large Buildings
Temporary Buildings Guide
Transport & Accessibility
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.

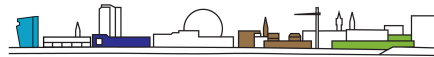
Description of land owned by the planning authority	Reference to policies, proposals or views contained in the local development plan which relate to the land
<u>Proposed Greenfield Development under Aberdeen City Council ownership</u>	
<u>OP10 East Woodcroft.</u> Land North-East of Middleton Park. Western 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.	Policy LR1 – Land Release Policy. Part A - Phase 1 Release Development: Housing 2007 – 2016; and Employment 2007 – 2023 Policy H1 – Residential Areas
<u>OP31 Greenferns Landward.</u> 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.	Policy LR1 – Land Release Policy. Part A - Phase 1 Release Development: Housing 2007 – 2016; and Employment 2007 – 2023 Policy LR1 – Land Release Policy. Part B - Phase 2 Release Development: Housing 2017 – 2023; and Employment 2024 - 2030 Policy H1 – Residential Areas
<u>OP45 Greenferns Strategic Housing Land Reserve.</u> 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.	Policy LR1 – Land Release Policy. Part A - Phase 1 Release Development: Housing 2007 – 2016; and Employment 2007 – 2023 Policy LR1 – Land Release Policy. Part B - Phase 2 Release Development: Housing 2017 – 2023; and Employment 2024 – 2030 Policy LR1 – Land Release Policy. Part C - Phase 3 Residential Development 2024 – 2030 Policy H4 – Mixed Use Areas
<u>OP44 Maidencraig North.</u> Land at Sheddocksley/Maidencraig. Site is West of	Policy LR1 – Land Release Policy. Part A - Phase 1 Release Development: Housing 2007

<p>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.</p>	<p>– 2016; and Employment 2007 – 2023 Policy H1 – Residential Areas</p>
<p>OP64 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.</p>	<p>Policy LR1 – Land Release Policy. Part A - Phase 1 Release Development: Housing 2007 – 2016; and Employment 2007 – 2023 Policy H1 – Residential Areas</p>
<p>OP77 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.</p>	<p>Policy LR1 – Land Release Policy. Part A - Phase 1 Release Development: Housing 2007 – 2016; and Employment 2007 – 2023 Policy LR1 – Land Release Policy. Part B - Phase 2 Release Development: Housing 2017 – 2023; and Employment 2024 – 2030 Policy H4 – Mixed Use Areas</p>
<p>OP77 Loirston. 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.</p>	<p>Policy LR1 – Land Release Policy. Part A - Phase 1 Release Development: Housing 2007 – 2016; and Employment 2007 – 2023 Policy LR1 – Land Release Policy. Part B - Phase 2 Release Development: Housing 2017 – 2023; and Employment 2024 – 2030 Policy H4 – Mixed Use Areas</p>
<p>OP79 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.</p>	<p>Policy BI1 - Business and Industrial Land Policy LR1 – Land Release Policy. Part B - Phase 2 Release Development: Housing 2017 – 2023; and Employment 2024 - 2030</p>
<p>OP75 Stationfields, Cove. Land is identified as an opportunity site in the current local plan. Aberdeen City Council owns a small parcel of land located to the East of Coast Road. Grid Reference NJ953015.</p>	<p>Policy H1 – Residential Areas</p>
<p>Forrit Brae, Playing Fields. Land is part of the 1/13 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.</p>	<p>Policy NE2 – Green Belt</p>
<p>OP66 & OP67 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</p>	<p>Policy NE2 – Green Belt Policy CF2 - New Community Facilities</p>

the site will be identified for a recycling centre. Aberdeen City Councils ownership extends the whole site, 7.4ha. Grid Reference NJ899054.	
OP57 Pinewood. Site identified for residential development of 150 homes in the previous local plan. Aberdeen City Council owns the western part of the site which is 5.4ha. Grid Reference is NJ899044.	Policy H1 – Residential Areas
OP52 Hazledene. Site identified for residential development of 150 homes in the previous local plan. Aberdeen City Councils ownership extends to 16.84ha. Grid Reference is NJ898048.	Policy H1 – Residential Areas
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.	Policy H1 – Residential Areas
OP35 Auchmill Golf Course, Greenferns. Layout and replacement of southern holes adjacent to Howes Road at Auchmill Golf Course. Aberdeen City Councils ownership extends to 4ha. Grid Reference is NJ893086.	Policy NE2 – Green Belt Policy NE1 – Green Space Network
<u>Proposed Brownfield Development under Aberdeen City Council ownership</u>	
OP129 The Waterfront, Torry. Aberdeen City Council's site ownership extends to 1.47ha. Grid Reference NJ954052.	Policy H4 – Mixed Use Areas
OP102 Aberdeen Beach South. Informal grass area to the south of the Amusement Park on Wellington Road. Grid Reference NJ954063.	Policy NE3 – Urban Green Space
OP88 Aberdon House. Former Elderly persons home on Coningham Road, Tillydrone. Aberdeen City Council's ownership extends to 0.64ha. Grid Reference NJ934088.	Policy H1 – Residential Areas
OP89 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.	Policy H4 – Mixed Use Areas
OP8 Former Balgownie Primary school on Tarbothill Road. Aberdeen City Council's ownership extends to 0.71ha. Grid Reference NJ936098.	Policy H1 – Residential Areas
OP15 Former Bankhead Academy on Bankhead Avenue. Aberdeen City Council's	Policy H1 – Residential Areas

ownership extends to 2.7ha. Grid Reference NJ981102.	
<u>Former Barracudas Site</u> , Balgownie Road. Aberdeen City Council's ownership extends to 0.01ha. Grid Reference is NJ928102.	Policy H4 – Mixed Use Areas
<u>OP47 Braeside Infant School</u> on Braeside Place. Aberdeen City Council's ownership extends to 1.28ha. Grid Reference NJ911041.	Policy H1 – Residential Areas
<u>OP36 Site of former Byron Park Nursery & Infant School</u> on Springhill Road. Aberdeen City Council's ownership extends to 0.77ha. Grid Reference NJ890080.	Policy H1 – Residential Areas
<u>OP39 Former Causewayend Primary School</u> located near Mounthooly Roundabout on the A96, Causewayend. Aberdeen City Council's ownership extends to 0.69ha. Grid Reference NJ939071.	Policy H4 – Mixed Use Areas
<u>OP73 Craighill Primary School</u> , Kincorth bordered by Hetherwick Road, Gardner Road and Gardner Drive. Aberdeen City Council's ownership extends to 0.86ha. Grid Reference NJ930029.	Policy H1 – Residential Areas
<u>OP96 Croft House</u> accessed by Foresterhill Road and situated between Oldcroft Place and Oldcoft Terrace. Aberdeen City Council's ownership extends to 0.52ha. Grid Reference NJ914075.	Policy H1 – Residential Areas
<u>OP99 Denburn and Woolmanhill</u> . 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.	Policy H4 – Mixed Use Areas
<u>OP5 Denmore Road Car Park</u> . Aberdeen City Council's ownership extends to 0.069ha. Grid Reference is NJ944113.	Policy CF2 - New Community Facilities
<u>OP17 Former Carden School</u> situated on Gordon Terrace, Dyce. Aberdeen City Council's ownership extends to 0.37ha. Grid Reference NJ890127.	Policy H1 – Residential Areas
<u>OP120 Former Summerhill Academy</u> building on Stronsay Drive. Aberdeen City Council's ownership extends to 3.28ha. Grid Reference NJ902066.	Policy H1 – Residential Areas
<u>OP103 Frederick Street/East North Street</u> . Currently a car park with potential for use as a site for housing. Aberdeen City Council's ownership extends to 0.39ha. Grid	Policy H4 – Mixed Use Areas

Reference NJ945065.	
OP37 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.	Policy H1 – Residential Areas
OP19 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.	Policy T1 – Land for Transport Policy H1 – Residential Areas
OP106 Hilton Nursery School on Hilton Avenue. Aberdeen City Council's ownership extends to 0.61ha. Grid Reference NJ924083.	Policy H1 – Residential Areas
OP109 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.	Policy H1 – Residential Areas
Area of ground to the north of OP21 Manor Walk . Aberdeen City Council's ownership extends to 1.92ha. Grid Reference NJ908089.	Policy NE3 – Urban Green Space
OP34 Site of former Marchburn Infant School on Marchburn Drive. Aberdeen City Council's ownership extends to 1.08ha. Grid Reference NJ901087.	Policy H1 – Residential Areas
OP110 Former Mile End Primary school on Midsocket Road. Aberdeen City Council's ownership extends to 0.51ha. Grid Reference NJ921064.	Policy H1 – Residential Areas
OP113 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.	Policy CF1 – Existing Community Sites and Facilities Policy D4: Conservation Areas
OP116 Smithfield School located on Smithfield Drive. Aberdeen City Council's ownership extends to 2.27ha. Grid Reference NJ914084.	Policy H1 – Residential Areas
OP117 St Machar Primary School , former primary school located on Coningham Road, Tillydrone. Aberdeen City Council's ownership extends to 1.01ha. Grid Reference NJ934087.	Policy H1 – Residential Areas
OP118 St Nicholas House , Broad Street, Aberdeen. Aberdeen City Councils	Policy C2: City Centre Business Zone Policy D4: Conservation Areas



ownership covers the whole site and extends to 0.9ha. Grid Reference is NJ942063.	
OP119 Former St Peter's Nursery , Spital. Aberdeen City Council's ownership extends to 0.09ha. Grid Reference NJ939077.	Policy H4 – Mixed Use Areas Policy D4: Conservation Areas
OP121 Site of the former Tillydrone Primary School . Land is now vacant and is located on Harris Drive, Tillydrone. Aberdeen City Council's ownership extends to 2.11ha. Grid Reference NJ933087.	Policy H1 – Residential Areas
OP125 Urquhart Road Works . Former Council depot located on Urquhart Road. Aberdeen City Council's ownership extends to 1.06ha. Grid Reference NJ949071.	Policy H4 – Mixed Use Areas
OP126 Victoria House , West North Street. Aberdeen City Council's ownership extends to 0.21ha. Grid Reference NJ942067.	Policy H4 – Mixed Use Areas Policy D4: Conservation Areas
OP127 Victoria Road School , Victoria Road. Aberdeen City Council's ownership extends to 0.67ha. Grid Reference NJ954051.	Policy H4 – Mixed Use Areas

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Proposed Action Programme

This Action Programme sets out how Aberdeen City Council proposes to implement the Local Development Plan.

The Action Programme sets out, where possible:-

- A list of actions required to deliver each of the plan's key policies and proposals;
- The name of the person/organisation who is to carry out the action; and
- The broad timescale for carrying out each action.

The Town and Country Planning (Development Planning) (Scotland) Regulations 2008 do not specify particular types of action that should be included, though these may be expected to include the delivery of key infrastructure and preparation of supplementary planning guidance. Actions are not limited to those by the planning authority.

It is not always possible to be precise about the timing of each action but we are able to indicate which actions are required before development can happen.

Our intention is for this Action Programme to be a 'live' document which can be continually updated to reflect progress with each proposal. More detail will be added as we move forward and as new actions are identified. It will be formally published every two years as required by planning regulations.

This Action Programme has four main sections:-

Section 1: Land Allocations

- Brownfield Sites - Housing
- Regeneration Areas - Housing
- Greenfield Sites – Housing
- Greenfield Sites – Employment land

Section 2: Infrastructure Delivery – Projects of Citywide Significance

Section 3: Infrastructure Delivery – Masterplan Zones

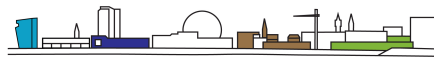
Section 3: Policies

Section 1: Land Allocations

Brownfield Sites

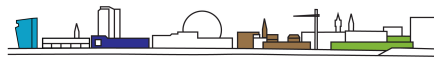
Ref	Brownfield Housing - City (excluding Regeneration Areas)	2007-2016	2017-2023	Total: Phases 1 and 2	2024-2030	Total: Phases 1,2,3	Lead Agency	Actions/Status/Milestone	Notes
1	Citywide	3859-7458					Aberdeen City Council/Private Sector	<ul style="list-style-type: none"> Brownfield housing development opportunities will be monitored and published by the City Council on an annual basis. This monitoring exercise will identify all known brownfield opportunities and will include an assessment of the development potential of each. The first assessment was published in the Aberdeen Brownfield Urban Potential Study, October 2009 and this was updated in July 2010. 	Brownfield sites become available on an often unpredictable basis, so the figures for the second and third structure plan periods are not shown.
	Structure Plan Allocations	4,000	3,000	7,000	3,000	10,000			

Ref	Brownfield Housing - Regeneration Areas.	2007 - 2016	2017-2023	Total: Phases 1 and 2	2024 - 2030	Total: Phases 1,2,3	Lead Agency	Action/Status/Milestone	Notes
All Areas									
2	Various sites						Aberdeen City Council	<ul style="list-style-type: none"> Aberdeen City Council is in the process of setting up a City Development Company, 'One Aberdeen' with a remit to deliver significant levels of new/improved 	A programme of new Council house-building has already started across the city (see below) and together with other registered Social Landlords the



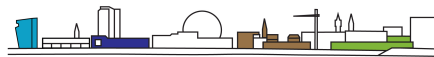
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Ref	Brownfield Housing - Regeneration Areas.	2007 - 2016	2017- 2023	Total: Phases 1 and 2	2024 - 2030	Total: Phases 1,2,3	Lead Agency	Action/Status/Milestone	Notes
								affordable housing within the priority regeneration areas and elsewhere in the period up to 2023 and beyond. Specific projects will be identified as this is taken forward.	City Council aims to accelerate this process.
Middlefield Regeneration Area									
3	Manor Walk	80		80		80	Aberdeen City Council	<ul style="list-style-type: none"> Design Brief to be prepared by Aberdeen City Council. 	
4	Smithfield School	68		68		68	Aberdeen City Council	<ul style="list-style-type: none"> School will be vacated by end of 2010/early 2011. Future potential to be assessed. 	
Northfield Regeneration Area									
5	Former Byron Park Nursery, Northfield	28		28		28	Aberdeen City Council	<ul style="list-style-type: none"> Under construction (as of May 2010). Completion expected March 2011. 	
6	Former Marchburn School	35		35		35	Aberdeen City Council	<ul style="list-style-type: none"> Out to tender (as of June 2010). Construction 2010-2011. Permitted development. No planning permission needed. 	
7	Greenferns Bucksburn House (see p.11 Greenfield Sites – Housing: Ref 11)								This site lies to the west of the Northfield neighbourhood, but the housing allowance is shown in the greenfield list.
Tillydrone Regeneration Area									
8	Aberdon House, Tillydrone	61		61		61	Aberdeen City Council		May be required for alternative use.
9	Donside Paper Mill, Tillydrone.	278		278		278	Devanha Housing Partnership (Devanha Ltd)	<ul style="list-style-type: none"> Planning approval granted in 2007 for a mixed-use urban village incorporating mixed-tenure housing (278 units) (with at least 50% being affordable housing) including a village square (offices (697sqm), employment (372sqm), 	<u>Flooding</u> – Developers should liaise with SEPA regarding Flood Risk Assessment.



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Ref	Brownfield Housing - Regeneration Areas.	2007 - 2016	2017- 2023	Total: Phases 1 and 2	2024 - 2030	Total: Phases 1,2,3	Lead Agency	Action/Status/Milestone	Notes
								<ul style="list-style-type: none"> local retail (93sqm) and cafe/bistro (93sqm). • Site cleared. • No construction yet. • Flood Risk Assessment may be required. 	
10	Former Tillydrone Primary school	63		63		63	Aberdeen City Council	<ul style="list-style-type: none"> • Design Brief to be prepared by Aberdeen City Council before proceeding to tendering. • Permitted development. No planning permission needed. • No definite timescale yet 	
11	Hayton Road, Tillydrone	30		30		30	Aberdeen City Council	<ul style="list-style-type: none"> • Under construction (as of May 2010). Completion expected May 2011. 	
12	Former St Machar Primary School	96		96		96	Aberdeen City Council	<ul style="list-style-type: none"> • Design Brief to be prepared by Aberdeen City Council before proceeding to tendering. • Permitted development. No planning permission needed. • No definite timescale yet 	
Torry Regeneration Area									
13	1-7 Crombie Road, Torry	32		32		32	Aberdeen City Council/Langstane Housing Association	<ul style="list-style-type: none"> • Complete 	Work began in May 2008 and was completed by May 2010.
15	22 Balnagask Road	20		20		20	Aberdeen City Council/Langstance Housing Association.	<ul style="list-style-type: none"> • Demolition or construction has not yet begun. 	Proposed new social housing development of 20x2 bedroom flats and associated parking.
16	Torry Research Station, Greyhope Road	46		46		46	Aberdeen City Council/Grampian Housing Association/SEPA	<ul style="list-style-type: none"> • Construction commenced on the 3rd of May 2010. 	Demolition of the Research Station was completed by July 2008. Residential development of 19 houses and 27 flats together with office accommodation, laboratory, associated accommodation and



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Ref	Brownfield Housing - Regeneration Areas.	2007 - 2016	2017- 2023	Total: Phases 1 and 2	2024 - 2030	Total: Phases 1,2,3	Lead Agency	Action/Status/Milestone	Notes
									car parking.
17	Victoria Road School	64		64		64	Aberdeen City Council	<ul style="list-style-type: none"> No definite timescale yet. 	Former primary school is surplus to the Councils requirements
Woodside Regeneration Area									
18	1 Western Road	22		22		22	Private Sector	<ul style="list-style-type: none"> Planning approval granted. Construction has not yet begun. 	Planning approval granted for demolition of existing house & outbuildings and erection of 22 affordable 2 Apt. flats associated car parking.
19	Ex Balgownie Machine Centre	19		19		19	Aberdeen City Council	<ul style="list-style-type: none"> No definite proposals yet. 	Redundant building Land partly earmarked for use in the Berryden Road Improvement corridor. Site size has been adapted to mirror this.
20	Kittybrewster Depot (Scottish Water)	157		157		157	Aberdeen City Council/Scottish Water	<ul style="list-style-type: none"> Development Option received from Scottish Water noting the site being surplus to their requirements and intent to see it developed in the future. 	Land partly earmarked for use in the Berryden Road Improvement corridor.
21	Woodside Congregational Church	7		7		7	Private Sector		Renewal of planning consent for the change of use of church to form shop unit (Class 1) and 6 dwelling flats conditionally approved in 2004. Planning consent has since lapsed.
Totals		1106							
Structure Plan Allowances		500	2,000	2,500	2,500	5,000			

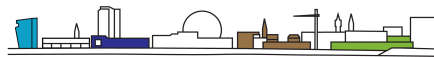
Greenfield Sites - Housing

Ref	Greenfield Housing - Phasing	2007-2016	2017-2023	Total: Phases 1 and 2	2024-2030	Total: Phases 1,2,3	Lead Agency	Actions/Status/Milestone	Notes
1	OP25 Dubford	550		550		550	Scotia Homes (Dubford) Tor Ecosse (Mundurno) Tarmac Ltd (Brickworks).	<ul style="list-style-type: none"> Sites allocated in Local Development Plan. Joint Masterplan required for all three sites. Broad infrastructure requirements identified by ACC. Transport Assessment required. Contamination investigation required. Flood Risk Assessment required. Planning permission required. Earliest start on site is post-adoption of Plan (potentially 2012). 	<p><u>Infrastructure</u> - see also:- (1) Action Programme Section 3: Infrastructure Delivery Masterplan Zones, and (2) Supplementary Guidance: Infrastructure and Developer Contributions Manual.</p> <p><u>Masterplanning</u> - Scotia held initial discussions with local community in Sept 2009 and a Charrette report was submitted to the City Council in Nov 2009.</p> <p><u>Contamination</u> - The potential for contamination on former quarry and surrounding area needs to be investigated according to best practice as detailed in BS10175, 'Investigation of Potentially Contaminated Sites – A Code of Practice'. Contact ACC Contamination Land Unit.</p> <p><u>Flooding</u> – Developers should liaise with SEPA regarding Flood Risk Assessment.</p>
2	OP10 East Woodcroft North	60		60		60	Aberdeen City Council	<ul style="list-style-type: none"> Site allocated in Local Development Plan. Broad infrastructure requirements identified by ACC. Site needs to be included in a City Council programme of land 	<p><u>Infrastructure</u> - see also:- (1) Action Programme Section 3:Infrastructure Delivery Masterplan Zones, and (2) Supplementary Guidance: Infrastructure and Developer</p>

Ref	Greenfield Housing - Phasing	2007-2016	2017-2023	Total: Phases 1 and 2	2024-2030	Total: Phases 1,2,3	Lead Agency	Actions/Status/Milestone	Notes
								<ul style="list-style-type: none"> disposal. Planning Permission required. Earliest start on site is post-adoption of Plan (potentially 2012). 	Contributions Manual.
3	OP12 Grandhome	2600	2100	4700	2300	7000	Grandhome Trust	<ul style="list-style-type: none"> Site allocated in Local Development Plan Plan. Masterplan required Broad infrastructure requirements identified by ACC. Transport Assessment required. Flood Risk Assessment may be required. Contamination investigation required. Planning Permission required. Earliest start on site is post-adoption of Plan (potentially 2012) 	<p><u>Infrastructure</u> - see also:- (1) Action Programme Section 3:Infrastructure Delivery Masterplan Zones, and (2) Supplementary Guidance: Infrastructure and Developer Contributions Manual.</p> <p><u>Masterplanning</u> - A Charrette leading to the production of a Development Framework/full masterplan was carried out in Mar '10.</p> <p><u>Contamination</u> - Potential for contamination at this site needs to be investigated. Contact ACC Contamination Land Unit.</p> <p><u>Flooding</u> – Developers should liaise with SEPA regarding Flood Risk Assessment</p>
4	OP24 Stoneywood	500		500		500	Dandara	<ul style="list-style-type: none"> Site allocated in Local Development Plan. Masterplan required. Broad infrastructure requirements identified by ACC. Transport Assessment required. Flood Risk Assessment required. Planning permission required. Earliest start on site is post-adoption of Plan (potentially 2012). 	<p><u>Infrastructure</u> - see also:- (1) Action Programme Section 3:Infrastructure Delivery Masterplan Zones, and (2) Supplementary Guidance: Infrastructure and Developer Contributions Manual.</p> <p><u>Contamination</u> - Potential for contamination at this site needs to be investigated. Contact ACC Contamination Land Unit.</p>

Ref	Greenfield Housing - Phasing	2007-2016	2017-2023	Total: Phases 1 and 2	2024-2030	Total: Phases 1,2,3	Lead Agency	Actions/Status/Milestone	Notes
									Flooding – Developers should liaise with SEPA regarding Flood Risk Assessment
5	OP29 Craibstone South	750	250	1000		1000	Scottish Agricultural College	<ul style="list-style-type: none"> • Site allocated in Local Development Plan. • Masterplan required, preferably jointly with the neighbouring Rowett and Greenferns Landward sites. • Broad infrastructure requirements identified by ACC. • Transport Assessment required. • Flood Risk Assessment required • Planning permission required. • Earliest start on site is post-adoption of Plan (potentially 2012). 	<p><u>Infrastructure</u> - see also:- (1) Action Programme Section 3:Infrastructure Delivery Masterplan Zones, and (2) Supplementary Guidance: Infrastructure and Developer Contributions Manual.</p> <p><u>Contamination</u> - Potential for contamination at this site needs to be investigated. Contact ACC Contamination Land Unit.</p> <p><u>Flooding</u> – Developers should liaise with SEPA regarding Flood Risk Assessment</p>
6	OP30 Rowett South	1000	700	1700	240	1940	University of Aberdeen	<ul style="list-style-type: none"> • Site allocated in Local Development Plan. • Masterplan required, preferably jointly with the neighbouring Craibstone and Greenferns Landward sites. • Broad infrastructure requirements identified by ACC. • Transport Assessment required. • Flood Risk Assessment may be required • Planning permission required. 	<p><u>Infrastructure</u> - see also:- (1) Action Programme Section 3:Infrastructure Delivery Masterplan Zones, and (2) Supplementary Guidance: Infrastructure and Developer Contributions Manual.</p> <p><u>Flooding</u> – Developers should liaise with SEPA regarding Flood Risk Assessment</p>

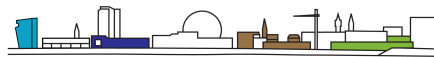
Ref	Greenfield Housing - Phasing	2007-2016	2017-2023	Total: Phases 1 and 2	2024-2030	Total: Phases 1,2,3	Lead Agency	Actions/Status/Milestone	Notes
								<ul style="list-style-type: none"> • Earliest start on site is post-adoption of Plan (potentially 2012). 	
7	OP31 Greenferns Landward	750	250	1000	500	1500	Aberdeen City Council	<ul style="list-style-type: none"> • Site allocated in Local Development Plan. • Masterplan required, preferably jointly with the neighbouring Rowett and Craibstone sites. • Broad infrastructure requirements identified by ACC. • Site needs to be included in a City Council programme of land disposal. • Transport Assessment required. • Flood Risk Assessment may be required. • Planning permission required. • Earliest start on site is post-adoption of Plan (potentially 2012). 	<p><u>Infrastructure</u> - see also:- (1) Action Programme Section 3:Infrastructure Delivery Masterplan Zones, and (2) Supplementary Guidance: Infrastructure and Developer Contributions Manual.</p> <p><u>Flooding</u> – Developers should liaise with SEPA regarding Flood Risk Assessment</p>
8	OP27 Land adjacent to Bucksburn School	80		80		80	Hay Trustees	<ul style="list-style-type: none"> • Site allocated in Local Development Plan. • Broad infrastructure requirements identified by ACC. • Transport Assessment required. • Flood Risk Assessment may be required. • Planning permission required. • Earliest start on site is post adoption of Plan (potentially 2012) 	<p><u>Infrastructure</u> - see also:- (1) Action Programme Section 3:Infrastructure Delivery Masterplan Zones, and (2) Supplementary Guidance: Infrastructure and Developer Contributions Manual.</p> <p><u>Flooding</u> – Developers should liaise with SEPA regarding Flood Risk Assessment</p>



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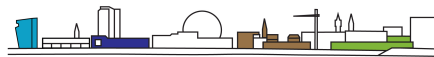
Ref	Greenfield Housing - Phasing	2007-2016	2017-2023	Total: Phases 1 and 2	2024-2030	Total: Phases 1,2,3	Lead Agency	Actions/Status/Milestone	Notes
9	OP41 Kingswells C	50		50		50	Stewart Milne Homes	<ul style="list-style-type: none"> Small infill site already allocated as Strategic Reserve Land in adopted Aberdeen Local Plan 2008. Broad infrastructure requirements identified by ACC. Transport Assessment required. Flood Risk Assessment may be required. Planning permission required. Earliest start on site is post adoption of Plan (potentially 2012) 	<u>Infrastructure</u> - see also:- (1) Action Programme Section 3:Infrastructure Delivery Masterplan Zones, and (2) Supplementary Guidance: Infrastructure and Developer Contributions Manual. <u>Flooding</u> – Developers should liaise with SEPA regarding Flood Risk Assessment
10	OP42 Kingswells D and West Huxterstone	120		120		120	Stewart Milne Homes/Alba Homes	<ul style="list-style-type: none"> Site already allocated as Strategic Reserve Land in adopted Aberdeen Local Plan 2008. Broad infrastructure requirements identified by ACC. Transport Assessment required. Flood Risk Assessment may be required. Planning permission required. Earliest start on site is post adoption of Plan (potentially 2012) 	<u>Infrastructure</u> - see also:- (1) Action Programme Section 3:Infrastructure Delivery Masterplan Zones, and (2) Supplementary Guidance: Infrastructure and Developer Contributions Manual. <u>Flooding</u> – Developers should liaise with SEPA regarding Flood Risk Assessment
11	OP45 Greenferns Strategic Housing Land Reserve	750	350	1100	400	1500	Aberdeen City Council	<ul style="list-style-type: none"> Site already allocated as Strategic Reserve Land in adopted Aberdeen Local Plan 2008. Masterplan and Development Framework approved. Broad infrastructure requirements identified by ACC. 	<u>Infrastructure</u> - see also:- (1) Action Programme Section 3:Infrastructure Delivery Masterplan Zones, and (2) Supplementary Guidance: Infrastructure and Developer Contributions Manual. <u>Flooding</u> – Developers should liaise with SEPA regarding

Ref	Greenfield Housing - Phasing	2007-2016	2017-2023	Total: Phases 1 and 2	2024-2030	Total: Phases 1,2,3	Lead Agency	Actions/Status/Milestone	Notes
								<ul style="list-style-type: none"> Site needs to be included in a City Council programme of land disposal. Transport Assessment required. Flood Risk Assessment required Planning permission required. Earliest start on site is post adoption of Plan (potentially 2012) 	Flood Risk Assessment
12	OP43 Maidencraig South East	450		450		450	Various landowners	<ul style="list-style-type: none"> Site already allocated as Strategic Reserve Land in adopted Aberdeen Local Plan 2008. Masterplan required. Broad infrastructure requirements identified by ACC. Transport Assessment required. Flood Risk Assessment may be required. Planning permission required. Earliest start on site is post adoption of Plan (potentially 2012) 	Infrastructure - see also:- (1) Action Programme Section 3:Infrastructure Delivery Masterplan Zones, and (2) Supplementary Guidance: Infrastructure and Developer Contributions Manual. <u>Flooding</u> – Developers should liaise with SEPA regarding Flood Risk Assessment
13	OP44 Maidencraig North East	300		300		300	Newpark Farm Ltd/ Aberdeen City Council	<ul style="list-style-type: none"> Site allocated in Local Development Plan. Masterplan required. Broad infrastructure requirements identified by ACC. Site needs to be included in a City Council programme of land disposal. Transport Assessment required. Flood Risk Assessment may be required. 	Infrastructure - see also:- (1) Action Programme Section 3:Infrastructure Delivery Masterplan Zones, and (2) Supplementary Guidance: Infrastructure and Developer Contributions Manual. <u>Flooding</u> – Developers should liaise with SEPA regarding Flood Risk Assessment



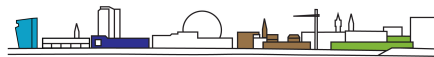
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Ref	Greenfield Housing - Phasing	2007-2016	2017-2023	Total: Phases 1 and 2	2024-2030	Total: Phases 1,2,3	Lead Agency	Actions/Status/Milestone	Notes
								<ul style="list-style-type: none"> • Planning permission required. • Earliest start on site is post-adoption of Plan (potentially 2012). 	
14	OP62 Oldfold	500	50	550		550	The Seven Incorporated Trades of Aberdeen Trades Widows' Fund/Cala Homes North	<ul style="list-style-type: none"> • Site allocated in Local Development Plan. • Masterplan required. • Broad infrastructure requirements identified by ACC. • Transport Assessment required. • Flood Risk Assessment may be required. • Planning permission required. • Earliest start on site is post-adoption of Plan (potentially 2012) 	<u>Infrastructure</u> - see also:- (1) Action Programme Section 3:Infrastructure Delivery Masterplan Zones, and (2) Supplementary Guidance: Infrastructure and Developer Contributions Manual. Flooding – Developers should liaise with SEPA regarding Flood Risk Assessment
15	OP61 Edgehill Road	5		5		5	Truedeal Securities Ltd	<ul style="list-style-type: none"> • Small site allocated in Local Development Plan. • Planning permission required. • Earliest start on site is post-adoption of Plan (potentially 2012). 	
16	OP60 Culter House Road	5		5		5	Churchill Homes (Aberdeen) Ltd	<ul style="list-style-type: none"> • Small site allocated in Local Development Plan. • Planning permission required. • Earliest start on site is post-adoption of Plan (potentially 2012). 	
17	OP59 Peterculter East - Site 2	25		25		25	Bancon Developments Ltd/Mr & Mrs Mitchell	<ul style="list-style-type: none"> • Site allocated in Local Development Plan. • Planning permission required. • Earliest start on site is post-adoption of Plan (potentially 2012) 	<u>Infrastructure</u> - see also:- (1) Action Programme Section 3:Infrastructure Delivery Masterplan Zones, and (2) Supplementary Guidance: Infrastructure and Developer



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Ref	Greenfield Housing - Phasing	2007-2016	2017-2023	Total: Phases 1 and 2	2024-2030	Total: Phases 1,2,3	Lead Agency	Actions/Status/Milestone	Notes
									Contributions Manual.
18	OP51 Friarsfield		50	50		50		<ul style="list-style-type: none"> • Masterplan required. • Broad infrastructure requirements identified by ACC. • Transport Assessment required. • Planning permission required. • Earliest start on site is post-adoption of Plan, but as this is a second phase allocation, this will not be until post 2016. 	<u>Infrastructure</u> - see also:- (1) Action Programme Section 3:Infrastructure Delivery Masterplan Zones, and (2) Supplementary Guidance: Infrastructure and Developer Contributions Manual.
19	OP64 Craigton Road Pitfodels	20		20		20	Kelvinside Developments/Aberdeen City Council	<ul style="list-style-type: none"> • Site allocated in Local Development Plan. • Planning permission required. • Earliest start on site is post-adoption of Plan (potentially 2012) 	<u>Infrastructure</u> - see also:- (1) Action Programme Section 3:Infrastructure Delivery Masterplan Zones, and (2) Supplementary Guidance: Infrastructure and Developer Contributions Manual.
20	OP58 Countesswells	2150	850	3000		3000	Various private owners. Key backer is the Countesswells Consortium.	<ul style="list-style-type: none"> • Sites allocated in Local Development Plan. • Masterplan required. • Broad infrastructure requirements identified by ACC. • Transport Assessment required. • Flood Risk Assessment may be required. • Planning permission required. • Earliest start on site is post-adoption of Plan (potentially 2012). 	<u>Infrastructure</u> - see also:- (1) Action Programme SECTION 3:Infrastructure Delivery Masterplan Zones, and (2) Supplementary Guidance: Infrastructure and Developer Contributions Manual. <u>Flooding</u> - Liaise with SEPA regarding Flood Risk Assessment



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Ref	Greenfield Housing - Phasing	2007-2016	2017-2023	Total: Phases 1 and 2	2024-2030	Total: Phases 1,2,3	Lead Agency	Actions/Status/Milestone	Notes
21	OP65 North Garthdee Farm	80		80		80	Gordon McWilliam	<ul style="list-style-type: none"> Site allocated in Local Development Plan. Broad infrastructure requirements identified by ACC. Transport Assessment required. Planning permission required. Earliest start on site is post-adoption of Plan (potentially 2012). 	Infrastructure - see also:- (1) Action Programme Section 3:Infrastructure Delivery Masterplan Zones, and (2) Supplementary Guidance: Infrastructure and Developer Contributions Manual.
22	OP77 Loirston	1250	400	1650		1650	J W Muir Group plc. Aberdeen City Council	<ul style="list-style-type: none"> Site allocated in Local Development Plan. Masterplan required. Broad infrastructure requirements identified by ACC. Transport Assessment required. Flood Risk Assessment may be required. Planning permission required. Earliest start on site is post-adoption of Plan (potentially 2012). 	Infrastructure - see also:- (1) Action Programme Section 3:Infrastructure Delivery Masterplan Zones, and (2) Supplementary Guidance: Infrastructure and Developer Contributions Manual. Flooding – Developers should liaise with SEPA regarding Flood Risk Assessment
	Totals	11,995	5,000	16,955	3,440	20,435			
	Structure Plan Allowances	12,000	5,000	17,000	4,000	21,000			

Greenfield Sites – Employment Land

	Greenfield Employment Land - Phasing	2007-2023	2024-2030	Lead Agency	Status/Milestone	Notes
	Figures in hectares					
1	OP2 Murcar		27	J & AF Davidson.	<ul style="list-style-type: none"> • Site allocated in the Local Development Plan. • Murcar Development Framework (June 2008) exists for this and adjoining larger sites to the south which are allocated in the Aberdeen Local Plan 2008. Masterplan needs to be prepared to include the whole site (to include provision for possible Park and Choose site). • Broad infrastructure requirements identified by ACC. • Transport Assessment required. • Flood Risk Assessment required. • Planning permission required. • Earliest start on site is post-adoption of Plan (potentially 2012, although depends on proposals on the adjoining zoned site). 	<p><u>Infrastructure</u> - see also:- (1) Action Programme Section 3:Infrastructure Delivery Masterplan Zones, and (2) Supplementary Guidance: Infrastructure and Developer Contributions Manual.</p> <p><u>Flooding</u> – Developers should liaise with SEPA regarding Flood Risk Assessment</p>
2	OP12 Grandhome	5		Grandhome Trust.	<ul style="list-style-type: none"> • Employment land allocation is within the bigger site area (see 3 above) 	
3	OP26 Walton Farm	1.5		MacRobert Trust.	<ul style="list-style-type: none"> • Small site allocated in the Local Development Plan to the east of the proposed A96-Dyce Drive link road. • Should be included in masterplan for neighbouring site 1/05 Craibstone North. • Infrastructure requirements identified by ACC. • Flood Risk Assessment required. • Planning permission required. • Earliest start on site is post-adoption of Plan (potentially 2012) 	<p><u>Flooding</u> – Developers should liaise with SEPA regarding Flood Risk Assessment</p>

	Greenfield Employment Land - Phasing	2007-2023	2024-2030	Lead Agency	Status/Milestone	Notes
4	OP26 Craibstone North		18.5	Scottish Agricultural College/Cala Homes East.	<ul style="list-style-type: none"> Site allocated as Strategic Reserve Land in the Local Development Plan. Not required until post 2023. Plan will be reviewed before then. Flood Risk Assessment will be required. 	<p><u>Contamination</u> - Potential for contamination at this site needs to be investigated. Contact ACC Contamination Land Unit.</p> <p><u>Flooding</u> – Developers should liaise with SEPA regarding Flood Risk Assessment</p>
5	OP28 Rowett North	34.5		University of Aberdeen.	<ul style="list-style-type: none"> Site allocated in the Local Development Plan. Development Framework was agreed for this site in November 2008 but needs to be updated and a masterplan prepared. Broad infrastructure requirements identified by ACC. Transport Assessment required. Flood Risk Assessment required. Planning permission required. Earliest start on site is post-adoption of Plan (potentially in 2012). 	<p><u>Infrastructure</u> - see also:- (1) Action Programme Section 3:Infrastructure Delivery Masterplan Zones, and (2) Supplementary Guidance: Infrastructure and Developer Contributions Manual.</p> <p><u>Contamination</u> -Potential for contamination at this site needs to be investigated. Contact ACC Contamination Land Unit.</p> <p><u>Flooding</u> – Developers should liaise with SEPA regarding Flood Risk Assessment</p>
6	OP45 Greenferns Strategic Reserve Land	10		Aberdeen City Council	<ul style="list-style-type: none"> Employment land allocation is within the bigger site area (see 11 above) 	
7	OP40 West Hatton/Home farm, Kingswells	50		<p>Mr John Sheran/ Knight Frank.</p> <p>Archpeak Ltd/Ryden Property Consultants</p> <p>Findlay family & Summerland Trust/Keppie Planning & Urban Design.</p>	<ul style="list-style-type: none"> Sites allocated in the Local Development Plan. All sections of this site should be masterplanned together as OP40. Broad infrastructure requirements identified by ACC. Transport Assessment required. Flood Risk Assessment may be required. Planning permission required. Earliest start on site is post-adoption of Plan (potentially in 2012) 	<p><u>Infrastructure</u> - see also:- (1) Action Programme Section 3:Infrastructure Delivery Masterplan Zones, and (2) Supplementary Guidance: Infrastructure and Developer Contributions Manual.</p> <p><u>Flooding</u> – Developers should liaise with SEPA regarding Flood Risk Assessment</p>

	Greenfield Employment Land - Phasing	2007-2023	2024-2030	Lead Agency	Status/Milestone	Notes
8	OP46: East Arnhall	1			<ul style="list-style-type: none"> • Site allocated in the Local Development Plan • Planning permission required. • Earliest start on site is post-adoption of Plan (potentially in 2012). 	
9	OP58 Countesswells	10		Various private owners. Key backer is the Countesswells Consortium.	<ul style="list-style-type: none"> • Employment land allocation is within the bigger site area (see 20 above) 	
10	OP62 Oldfold	5		The Seven Incorporated Trades of Aberdeen Trades Widows' Fund/Cala Homes North.	<ul style="list-style-type: none"> • Employment land allocation is within the bigger site area (see 14 above) 	
11	OP77 Loirston	11		J.W. Muir Group.	<ul style="list-style-type: none"> • Employment land allocation is within the bigger site area (see 22 above) 	
12	OP79 Blackhill of Cairnrobbin		3.5	Aberdeen City Council.	<ul style="list-style-type: none"> • Site allocated as Strategic Reserve Land in the Local Development Plan. • Flood Risk Assessment may be required. • Not required until post 2023. Plan will be reviewed before then. 	<u>Flooding</u> – Developers should liaise with SEPA regarding Flood Risk Assessment
13	OP78 Charlestown		20.5	J.W. Muir Group.	<ul style="list-style-type: none"> • Site allocated as Strategic Reserve Land in the Local Development Plan. • Flood Risk Assessment may be required. • Not required until post 2023. • Plan will be reviewed before then. 	Liaise with SEPA regarding Flood Risk Assessment
	Totals	128	69.5			
	Structure Plan Allowances	105	70			

Section 2: Infrastructure Delivery – Projects of Citywide Significance

Ref	Key Infrastructure Proposals	Lead Agency	Actions/Status/Milestones
	Transport		
1	Aberdeen Western Peripheral Route	Transport Scotland/ Aberdeen City Council/ Aberdeenshire Council.	<ul style="list-style-type: none"> Route approved by Scottish Ministers in December 2009. Legal challenge submitted by objectors in May 2010. Land acquisitions, Compulsory Purchase Orders, tendering etc to follow. No definite start date.
2	Haudagain roundabout improvements	Transport Scotland/ Aberdeen City Council.	<ul style="list-style-type: none"> Preferred option agreed by Aberdeen City Council in summer 2008. Scottish Government has agreed in principle to fund improvements but hasn't decided on preferred option. Work not expected to be completed until after the Aberdeen Western Peripheral route is complete.
3	Third Don Crossing	Aberdeen City Council	<ul style="list-style-type: none"> Planning application submitted by Aberdeen City Council in January 2010.
4	A96 Chapelbrae Park and Choose. A96 to Dyce Drive/ Aberdeen Airport Link Road	Aberdeen City Council	<ul style="list-style-type: none"> Planning application submitted in May 2010. Implementation timetable tied in with Western Peripheral Route.
5	Berryden Corridor/Gt Northern Road improvements	Aberdeen City Council	<ul style="list-style-type: none"> Preferred option agreed by Aberdeen City council in Nov. 2009. Preliminary design of whole corridor expected to be complete by spring 2011. Phased construction expected to start summer 2013, subject to funding.
6	South College Street improvements	Aberdeen City Council	<ul style="list-style-type: none"> Design work complete. Work anticipated to start in summer 2013, subject to funding.
7	Aberdeen to Inverness rail service improvements	Transport Scotland	<ul style="list-style-type: none"> Identified in Scottish Government's Strategic Transport Projects Review and National Planning Framework Action Programme.
8	Aberdeen to Edinburgh rail service improvements	Transport Scotland	<ul style="list-style-type: none"> Identified in Scottish Government's Strategic Transport Projects Review and National Planning Framework Action Programme.
9	Variety of proposals in Regional and Local Transport Strategies	NESTRANS/Aberdeen City Council	<ul style="list-style-type: none"> Projects identified in Regional and Local Transport Strategies will be delivered through the respective Implementation Plans/Delivery Plans associated with these strategies.
	Water		

Ref	Key Infrastructure Proposals	Lead Agency	Actions/Status/Milestones
10	Upgrades to infrastructure associated with water supply and waste water disposal	Scottish Water/Developers/Landowners	<ul style="list-style-type: none"> Infrastructure requirements for sites identified in the Local Development Plan are set out Section 3 of this Action Programme: Infrastructure Delivery Masterplan Zones, and in Supplementary Guidance: Infrastructure and Developer Contributions Manual. Scottish Water, the City Council and other relevant partners are exploring the opportunity to address the cumulative impact of development across the region.
	Waste		
11	Slattie Quarry Transfer Station	Aberdeen City Council	<ul style="list-style-type: none"> Site identified in Proposed Plan. Planning permission required
12	Recycling centre, Denmore Road	Aberdeen City Council	<ul style="list-style-type: none"> Site identified in Proposed Plan. Planning permission required.
13	Recycling centre, Grove Nursery	Aberdeen City Council	<ul style="list-style-type: none"> Site identified in Proposed Plan. Planning permission required.
14	Altens East/Doonies proposed materials recovery facility; anaerobic digestion facility; transfer station.	Aberdeen City Council	<ul style="list-style-type: none"> Site identified in Local Development Plan Planning permission required.

Section 3: Infrastructure Delivery – Masterplan Zones

Please note that the list below is not the definitive list of infrastructure requirements. The requirements listed are based on the most up to date information currently available, and additional requirements will be identified through later stages in the preparation of the Local Development Plan. This will include contributions in order to address the cumulative impact of development on the transport network, as identified through the Nestrans LDP Cumulative Transport Appraisal. The Infrastructure and Developer Contributions Manual lists the areas of the transport network where additional transport schemes may be required and appropriate solutions will need to be agreed with the Council, taking account of the cumulative transport modelling work undertaken. In addition, the Open Space Strategy and Supplementary Guidance will identify the likely impact of development on landscape, access, biodiversity, flooding and drainage and trees, and will identify enhancements to the Green Space Network that will mitigate these impacts.

The precise level of infrastructure provision and developer contributions required from any development will need to be agreed with the Council, and other statutory agencies. Masterplans will be expected to reflect the infrastructure requirements identified and should include a Delivery Statement setting out details of how the proposed development, and the accompanying infrastructure, will be delivered. Subsequently, actions relating to the delivery of infrastructure will need to be defined once the Masterplan and Delivery Statement have been agreed with the Council and any key agencies.

Masterplan Zone 1 – Dubford & Murcar		
	Infrastructure Required	Actions/Status/Milestones
WALKING & CYCLING	<ul style="list-style-type: none"> - Strategic east-west link through site connecting to strategic routes. - Upgrade Core Path 12 to formal route and extend past Grandholm Village (south) to Grandholm Bridge - Upgrade footway at A90 Ellon Road to a formal dual use route - New strategic route connecting to Jesmond/ Ashwood and linking through to OP12 Grandhome site and Danestone area - Continuation of footway/remote path alongside the Parkway from Whitestripes Road to Ellon Road (linked to Danestone and OP12 Grandhome) - North-south route through OP2 Murcar employment site and east-west route connecting to strategic route along A90 corridor, which could include path currently identified as Aspirational Core Path 1. 	
PUBLIC TRANSPORT	Bus route from OP25 Dubford and OP2 Mundurno through Denmore with frequent public transport to serve the whole area, which may include extensions to existing services.	
ROADS	Direct road access from OP25 Dubford and OP2 Mundurno onto local road connecting to B999 with potential new intersection.	
	New Spur from OP2 Murcar to A90 Murcar roundabout.	

WATER	<p>Water– Invercarnie and Mannofield WTW There is currently sufficient capacity at Invercarnie and Mannofield WTW. A new reservoir will be required to support this additional development. Further network investigation will be required and network upgrades are envisaged.</p> <p>Waste – Nigg PFI There is currently sufficient capacity at Nigg PFI. New sewer infrastructure will be required, and possibly one or more new pumping stations due to the gradients of the landscape. A Drainage Impact Assessment will be required to determine what network upgrades will be necessary.</p>	
EDUCATION	<p>With some rezoning Scotstown and Greenbrae Primary Schools should be able to accommodate new development. Any new or replacement primaries to provide facilities for learning in the wider community (learning satellites). Development in the City & Shire could generate a need for additional secondary school capacity to accommodate development. Any new secondary should include a community learning hub.</p>	
HEALTH	<ul style="list-style-type: none"> - Extension to Oldmachar Medical Practice at Jesmond Road by 2 GP's, to support the General Medical Services - Extension at Bridge of Don Clinic at Cairnfold Road to support General Dental services of 1 additional dental chair. - Additional Community Pharmacy (including land) to support the additional patients 	

Masterplan Zone 2 - Grandhome		
Infrastructure Required		Actions/Status/Milestones
WALKING & CYCLING	<p><u>OP12 Grandhome</u> Strategic North/South and East/West route through site linking to other strategic routes outwith the site. Link to Dyce via east/west route and new pedestrian bridge over River Don at Farburn. Link north/east to Denmore routes and Bridge of Don. Link south to National Cycle Network Route 1 to Bannatynes Health Club. Contribution towards footway/remote path along side the Parkway from OP12 Grandhome to Ellon Road (linked to Bridge of Don area).</p>	
	<p><u>OP10 East Woodcroft North</u> Link through site connecting to strategic routes. Link north/east to Denmore routes and Bridge of Don. Link south to National Cycle Network Route 1 to Bannatynes Health Club. Contribution towards provision of footway/remote path along side the Parkway from OP12 Grandhome to Ellon Road (linked to Bridge of Don area).</p>	

PUBLIC TRANSPORT	Frequent public transport services to serve the whole masterplan area which may include extensions to existing services.	
ROADS	New road accesses from OP12 Grandhome onto Parkway with new major junctions. Improving 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).	
WATER	<p><u>OP12 Grandhome</u> Water– Invercannie and Mannofield WTW There is currently sufficient capacity at Invercannie and Mannofield WTW. An expansion of Craigie Service Reservoir, or a new Service Reservoir, would be required to feed this development with a dedicated main. Any site suitable for a new Service Reservoir may be some distance away from the development. A Water Impact Assessment will need to be carried out to determine what network upgrades are necessary Waste – both Nigg PFI and Persley PFI can serve this area There is currently sufficient capacity for this development at Nigg PFI and Persley PFI. New pumping stations may be required if any of the flow needs to be transferred from Persley PFI into the Nigg PFI catchment. A Drainage Impact Assessment will be required to determine what network upgrades will be necessary.</p>	
	<p><u>OP10 East Woodcroft North</u> Water– Invercannie and Mannofield WTW This development is relatively small and shouldn't have too much impact on our water network. Waste – both Nigg PFI and Persley PFI can serve this area This development is relatively small and shouldn't have too much impact on our waste water network.</p>	
EDUCATION	<p><u>OP12 Grandhome</u> 3 to 4 New Primary Schools. New primaries to provide facilities for learning in the wider community (learning satellites). 1 New Secondary School with community facilities. Any new secondary provision to include community learning hub.</p>	
	<p><u>OP10 East Woodcroft North</u> Glashieburn and/or Forehill Primary Schools should be able to accommodate the pupils generated by this development.</p>	

HEALTH	<p><u>OP12 Grandhome</u></p> <ul style="list-style-type: none"> - New GP practice along with dental and community pharmacy facilities is required. GP practice at Danestone is at capacity with no scope for further expansion. - New 16 GP Health Centre to accommodate existing 4 GP Practice with 12 additional GP's. (including land) in the vicinity to support the General Medical Services for the additional patients from the Developments at OP12 Grandhome. - Two new 6 Chair Dental Surgery (including land) in the vicinity to support the additional patients from the OP12 Grandhome Development. - 4 new Community Pharmacy (including land) to support the additional patients from the OP12 Grandhome Development. 	
	<p><u>OP10 East Woodcroft North</u></p> <ul style="list-style-type: none"> - Will need to make a proportionate contribution to the healthcare facilities proposed in Zone 1 above (OP25). 	

Masterplan Zone 3 - Stoneywood

Infrastructure Required

Actions/Status/Milestones

WALKING & CYCLING	<p>Strategic North South formal route through the site connecting to the Farburn in the north to Mugiemoos Mills path network in the south, as well as site OP28.</p> <p>Contribution towards provision of new pedestrian/cycle bridge across the River Don at Farburn or Mugiemoos Mills.</p> <p>Contribution towards provision of route from Blackburn to Aberdeen along A96 with connections into Dyce.</p>	
PUBLIC TRANSPORT	<p>Frequent public transport services to serve the whole masterplan area which may include extensions to existing services.</p>	
ROADS	<p>New road connection from OP24 Stoneywood development to A947 with new junctions.</p>	
WATER	<p>Water– Invercannie and Mannofield WTW There is currently sufficient capacity at Invercannie and Mannofield WTW. There is easy access to water infrastructure for this site. The storage tank at Overton may need upgrading. Further network investigation will be required.</p> <p>Waste – Persley PFI There is currently sufficient capacity at Persley PFI to serve this development. A Drainage Impact Assessment will be required to identify the impact on sewers downstream (see above comments on Masterplan Zone 2 developments).</p>	
EDUCATION	<p>No capacity to extend existing primary school, but there is an opportunity to provide a replacement School on a new site which should include Nursery and community facilities (including learning satellites).</p> <p>Sufficient spare capacity is likely to be available at Bucksburn Academy to accommodate pupils generated by this development.</p>	

HEALTH	<ul style="list-style-type: none"> - Land to be identified for New Health Centre in the Dyce/Stoneywood area, to accommodate a 10GP unit for 8 existing GP's with 2 extra GP's to support the developments. - Extension for 2 additional Dental Chairs at Dyce Health Centre. This facility could however be included as part of the required new Health Centre for the area. - 1 new Community Pharmacy in the Stoneywood area. 	
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Masterplan Zone 4 – Newhills Expansion & Dyce Drive		
Infrastructure Required		Actions/Status/Milestones
WALKING & CYCLING	<p>Strategic East West formal route through the site along the A96 forming a continuation of the cycle route.</p> <p>Strategic North South formal route through site connecting A96 cycle route to Kingswells path network (can utilise B Roads if minimal traffic) – should possibly connect via AWPR junction and link in East West to Bucksburn.</p> <p>New and upgraded links through site connecting to strategic routes and connection to site OP24.</p> <p>Contribution towards provision of new bridge across the River Don at Farburn or Mugiemoor Mills.</p> <p>Contribution towards provision of route from Blackburn to Aberdeen along A96 with connections into Dyce.</p>	
PUBLIC TRANSPORT	Frequent public transport services to serve the whole masterplan area which may include extensions to existing services.	
ROADS	<p>Access from employment sites onto new Dyce Drive link road.</p> <p>Road connection from existing roundabout at A96 / Dyce Drive through masterplan area and to Kepplehills Road.</p>	
WATER	<p><u>OP26 Walton Farm</u></p> <p>Water – Invercannie and Mannofield WTW There is currently sufficient capacity at Invercannie and Mannofield WTW. An off-site mains extension will be required to connect development to existing water infrastructure.</p> <p>Waste – Persley PFI The existing sewer may need to be upgraded and a diversion may be required as well. A Drainage Impact Assessment will be required to identify the impact on sewers downstream (see above comments on Masterplan Zone 2 developments).</p>	

	<p><u>OP26/OP29 Craibstone</u> Water – Invercannie and Mannofield WTW There is currently sufficient capacity at Invercannie and Mannofield WTW. An off-site mains extension will be required to connect development to existing water infrastructure. Waste – Persley PFI There is currently no existing infrastructure within this area.. A new trunk sewer may be required which would go all the way into Persley PFI. A Drainage Impact Assessment will be required to identify the impact on sewers downstream. (see above comments on Masterplan Zone 2 developments).</p>	
	<p><u>OP30 Rowett South</u> Water – Invercannie and Mannofield WTW An off-site mains extension will be required. Due to height levels, this site may need to have water pumped. A Water Impact Assessment will be required to determine whether network upgrades are necessary. Waste –Persley PFI There is currently no existing sewer infrastructure within this area. A Drainage Impact Assessment will be required to identify the impact on sewers downstream. (see above comments on Masterplan Zone 2 developments).</p>	
	<p><u>OP28 Rowett North</u> Water – Invercannie and Mannofield WTW There is currently sufficient capacity at Invercannie and Mannofield WTW. There is a water main serving this area which comes from Overton Service Reservoir. A Water Impact Assessment will be required to identify whether the storage tank at Overton or any other parts of the network will need upgrading. Waste –Persley PFI There is no existing infrastructure within this area.. A Drainage Impact Assessment will be required to identify the impact on sewers downstream. (see above comments on Masterplan Zone 2 developments).</p>	
	<p><u>OP31 Greenferns Landward</u> Water – Invercannie and Mannofield WTW There is currently sufficient capacity at Invercannie and Mannofield WTW. A Water Impact Assessment will be required to establish the best option for supplying this development. Network upgrades may also be required. Waste – both Nigg PFI and Persley PFI will serve this area There is no existing infrastructure within this area. A Drainage Impact Assessment will be required to identify the impact on sewers downstream. (see above comments on Masterplan Zone 2 developments). While part of Site OP31 is likely to be treated by Persley PFI, the southern part will be treated at Nigg PFI.</p>	

EDUCATION	<p><u>OP27 Land near Bucksburn School</u> Rezoning the Mugiemoos sites to the new larger Stoneywood Primary would create sufficient capacity at the proposed Newhills/Bucksburn Primary to accommodate the additional pupils generated by this development. New primaries to provide facilities for learning in the wider community (learning satellites). Sufficient capacity at current Bucksburn Academy.</p>	
	<p><u>OP29,OP30, OP31 Greenferns, Rowett and Craibstone</u> 3 New Primary Schools and some rezoning required. 1 New Secondary School</p>	
HEALTH	<ul style="list-style-type: none"> - New Health Centre (including land) to accommodate a 13GP Unit for 6 existing GP's with 7 extra GP's to support the developments. - New 6 Chair Dental Surgery This facility could however be included as part of the required new Health Centre for the area. - 3 new Community Pharmacy in the Bucksburn area 	

Masterplan Zone 5 – Greenferns		
Infrastructure Required		Actions/Status/Milestones
WALKING & CYCLING	<p>Strategic east west link through site connecting Howes Road to Kingswells path network + strategic North South route linking to OP44 Maidenraig North. East West link connecting OP44 Maidenraig North to Northfield (Core Path 45 upgrade) Links to Westhill/Aberdeen cycle route.</p>	
PUBLIC TRANSPORT	<p>Frequent public transport services to serve the whole masterplan area which may include extensions to existing services. May be possibility for Public Transport-only link connecting OP45 Greenferns and OP44 Maidenraig North.</p>	
ROADS	<p>Road access from OP45 Greenferns to Provost Rust Drive and Provost Fraser Drive.</p>	
WATER	<p>Water – Invercannie and Mannofield WTW Development on higher contour levels may require pumping. Waste – Nigg PFI A Drainage Impact Assessment will be required to identify the impact on sewers downstream.</p>	

EDUCATION	<p>1 New Primary School including Nursery & Community Learning and Development Facilities. An extension to Heathryburn Primary School may also be required.</p> <p>Additional capacity is likely to be required at Northfield Academy to accommodate pupils generated by this development. Possible re-build of Northfield Academy could create capacity to accommodate these pupils and those from OP44 Maidencraig North development.</p>	
HEALTH	<ul style="list-style-type: none"> - New Health Centre (including land already identified) in the Greenferns area to support the General Medical Services for the additional patients from the OP45 Greenferns development. Will require to accommodate a 6 GP Unit for 4 existing GP's with 2 extra GP's to support the developments. - 2 additional Dental Chairs in the recommended new Health Centre at OP45 Greenferns. 	

Masterplan Zone 6 – Maidencraig		
Infrastructure Required		Actions/Status/Milestones
WALKING & CYCLNG	<p>North South link through site connecting to Langstracht cycle route and OP45 Greenferns.</p> <p>Links to and extensions of Westhill/Aberdeen cycle route.</p> <p>East West link connecting OP44 Maidencraig North to Northfield.</p>	
PUBLIC TRANSPORT	<p>Frequent public transport services to serve the whole masterplan area which may include extensions to existing services.</p> <p>May be possibility for public transport only link connecting OP45 Greenferns and OP44 Maidencraig North.</p>	
ROADS	<p>New major junctions to access sites OP43 Maidencraig South and OP44 Maidencraig North from A944.</p>	
WATER	<p>All of the developments in this area will have a major impact on the sewers downstream and Nigg PFI. A Drainage Impact Assessment will be required to identify the necessary upgrades required.</p>	
EDUCATION	<p><u>OP43 Maidencraig South</u></p> <p>Zoned to Fernielea PS which is forecast to have some spare capacity to accommodate pupils generated, but an extension or temporary accommodation may be required.</p> <p>Zoned to Hazlehead Academy which is forecast to have some spare capacity to accommodate pupils generated, but an extension or temporary accommodation may be required. Alternatively, any rebuild of Hazlehead Academy could accommodate the pupils generated.</p> <p>Community facilities including Learning & Development facilities may also be required.</p>	

	<p><u>OP44 Maidencraig North</u> Zoned to Kingsford PS which has spare capacity of 65 pupils ay 2010 and 89 in 2018, can accommodate development at this scale. Additional capacity is likely to be required at Northfield Academy to accommodate pupils generated by this development. Possible re-build of Northfield Academy could create capacity to accommodate these pupils and those from OP45 Greenferns development.</p>	
HEALTH	<ul style="list-style-type: none"> - Extension at Kingswells Health Centre to support the General Medical Services for the additional patients from the various Developments in the Kingswells and Maidencraig areas. Space for 2 additional GP's will be required. - 2 Dental Chair facility either in the recommended extension to the Kingswells Health Centre if there is enough land, or on a new site. This would also serve the OP43 & OP44 Maidencraig developments. 	

Masterplan Zone 7 – Kingswells		
Infrastructure Required		Actions/Status/Milestones
WALKING & CYCLNG	East West link connecting employment development to Kingswells and beyond to Northfield. Links to and extensions of Westhill/Aberdeen cycle route.	
PUBLIC TRANSPORT	Frequent public transport services to serve the whole masterplan area which may include extensions to existing services. Also consider opportunities to integrate Park & Ride services.	
ROADS	New major junction from OP40 West Hatton and Home Farm to access A944, and new road access with junction at Kingswells perimeter road. Upgrade junctions at A944/B9119 on approach to Westhill and A944 Kingswells roundabout.	
WATER	Water – Invercannie and Mannofield WTW Development on higher contour levels may require pumping. Waste – Nigg PFI A Drainage Impact Assessment will be required to identify the impact on sewers downstream.	
EDUCATION	Sufficient capacity to accommodate pupils in the existing Primary School. 1 New Secondary School required in the Newhills Expansion Masterplan Zone– development at Kingswells and Newhills Expansion will need to contribute to provision of this school.	
HEALTH	<ul style="list-style-type: none"> - Extension at Kingswells Health Centre to support the General Medical Services for the additional patients from the various developments in the Kingswells and Maidencraig areas. Space for 2 additional GP's will be required. - 2 Dental Chair facility either in the recommended extension to the Kingswells Health Centre if there is enough land, or on a new site. This would also serve the Maidencraig development. 	

Masterplan Zone 8 - Countesswells		
Infrastructure Required		Actions/Status/Milestones
WALKING & CYCLING	Implementation of path currently identified as Aspirational Core Path 10. North South strategic route connecting A944 cycle route to Cults and Aspirational Core Path 10 (can utilise B Roads if minimal traffic). East West strategic route along Countesswells Road. Links to Hazelhead Park and Countesswells Woods.	
PUBLIC TRANSPORT	Frequent public transport services to serve the whole masterplan area which may include extensions to existing services. Potential for bus-only link using Countesswells Road.	
ROADS	New road links and major junctions at A944, with appropriate design standards to accommodate forecasted traffic volumes.	
WATER	Water – Invercarnie and Mannofield WTW Kingshill Service Reservoir may not have enough head to supply development on the top of the hill. Expansion of Kingshill trunk main would be needed to feed the whole development. A Water Impact Assessment will be required to investigate the capacity of Kinghill Service Reservoir and whether other infrastructure upgrades are needed. Waste – Nigg PFI All of the downstream infrastructure leading to the Garthdee Siphon, and ultimately Nigg PFI, will be affected by this development. A Drainage Impact Assessment will be required to identify the impact and network upgrades needed.	
EDUCATION	2-3 new Primary Schools with community facilities. 1 new secondary school required to accommodate new development. New Academy to include a community learning hub. Alternatively, any rebuild of Hazlehead Academy could accommodate any pupils generated by this development but a contribution would be required.	
HEALTH	<ul style="list-style-type: none"> - New Health Centre (including land) to support a General Medical Services capable of holding 5 GP's, for the population in this new settlement at OP58 Countesswells; - the provision of a new 4 Chair Dental Surgery (including land) to support the population in this new settlement at OP58 Countesswells. This facility could however be included as part of the required new Health Centre for the area; - the provision of 2 new Community Pharmacy within the new settlement area (including land) to support the additional patients from the Developments. 	

Masterplan Zone 9 - Friarsfield		
Infrastructure Required		Actions/Status/Milestones
WALKING & CYCLING	Implementation of path currently identified as Aspirational Core Path 10. Links between Cults and Garthdee. Upgrades to Deeside Way.	
PUBLIC TRANSPORT	Frequent public transport services to serve the whole masterplan area which may include extensions to existing services.	
ROADS	Upgrades to the local road network with appropriate design standards to accommodate forecasted traffic volumes.	
WATER	Water – Invercannie and Mannofield WTW The water mains from Fernhill Service Reservoir may need to be upgraded to serve a development of 50 homes. A Water Impact Assessment will determine this and any other necessary upgrades. Waste – Nigg PFI A Drainage Impact Assessment will be required to investigate the Western trunk sewer which goes to Leggart Terrace and is already nearing capacity. A new trunk sewer will be required.	
EDUCATION	Sufficient capacity is likely to be available to accommodate pupils generated by this development.	
HEALTH	Contribution to an extension to the existing Health Centre to support the General Medical Services for the increased population in the Cults community.	

Masterplan Zone 10 – Oldfold Farm		
Infrastructure Required		Actions/Status/Milestones
WALKING & CYCLING	Implementation of path currently identified as Aspirational Core Path 10. Strategic North South route through site linking North Deeside Road to AP 10. Upgrades to Deeside Way.	
PUBLIC TRANSPORT	Frequent public transport services to serve the whole masterplan area which may include extensions to existing services.	
ROADS	New major junction connecting OP62 Oldfold to A93.	

WATER	<p>Water – Invercannie and Mannofield WTW These developments will be fed off the trunk main from Kingshill Service Reservoir, which would have an effect on the capacity at the reservoir. A Water Impact Assessment will be required to determine whether a new service reservoir is needed.</p> <p>Waste – Nigg PFI A Drainage Impact Assessment will be required to investigate the Western trunk sewer which goes to Leggart Terrace and is already nearing capacity. A new trunk sewer will be required.</p>	
EDUCATION	<p>Developer proposes a replacement Milltimber Primary School within the site which would allow for increased school roll as well as provision of community facilities which are currently not provided in this community. Sufficient Secondary School capacity is likely to be available to accommodate pupils generated by this development.</p>	
HEALTH	<ul style="list-style-type: none"> - Extension at Peterculter Health Centre to support the General Medical Services with the additional patients from the various Developments in the area. 1 additional GP space will be required. - Extension for 2 additional Dental Chairs at Peterculter Health Centre. - 1 new Community Pharmacy within the new settlement area (including land) to support the additional patients from the Developments. 	

Masterplan Zone 11 – Loirston		
Infrastructure Required		Actions/Status/Milestones
WALKING & CYCLING	<p>Links through site to National Cycle Network and Core paths. Upgrade Core Path 82 and 79. Creation of strategic East West route through site linking to AP3 and AP9 New pedestrian/cycle bridge across River Dee. Links to Kincorth and Den of Leggart and River Dee, which could include path currently identified as Aspirational Core Path 9. Connection to and implementation of path currently identified as Aspirational Core Path 3.</p>	
PUBLIC TRANSPORT	<p>Frequent public transport services to serve the whole masterplan area which may include extensions to existing services. Access to other bus services along A956.</p>	
ROADS	<p>Road connections from OP77 Loirston to A956 through Industrial area to Southerhead Roundabout and using junction adjacent to Old Wellington Rd (which could become a signalised junction).</p>	

WATER	<p>Water – Invercarnie and Mannofield WTW There are currently no service reservoirs in the vicinity that will serve these developments with adequate water pressure. The supply will need to come from Clochandighter Service Reservoir. New large trunk mains would need to be dedicated to these developments. A Water Impact Assessment will be required.</p> <p>Waste – Nigg PFI All these developments will go to Nigg PFI for treatment. There is currently no sewer infrastructure in this area. A Drainage Impact Assessment will be required to determine what network upgrades will be required. Disposal of surface water may cause issues for developers.</p>	
EDUCATION	<p>One new Primary School. One new Secondary School. Potential to integrate with new schools with proposed community stadium and provide educational opportunities for all parts of the community as well as shared sports and community facilities.</p>	
HEALTH	<ul style="list-style-type: none"> - Extension at Cove Bay Health Centre to support an additional 3 new GP's at the General Medical Services with the additional patients from the proposed Developments. - Extension for 2 additional Dental Chairs at Cove Bay Health Centre. - 1 new Community Pharmacy within the new settlement area (including land) to support the additional patients from the Developments. 	-

OTHER SITES OUTSIDE THE MASTERPLAN ZONES

Other 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 cumulative impact of development. The following table sets out the infrastructure requirements that will be required to achieve this. These requirements are based on the latest information available as of June 2010.

All infrastructure requirements are subject to change.

Site	Infrastructure Required
OP27 Land adjacent to Bucksburn School 80 units	<ul style="list-style-type: none"> – Possible contribution to water and waste water infrastructure – Contribution to new pedestrian/cycle bridge across the River Don at Farburn or Mugiemoos Mills – Contribution to walk/cycle route from Blackburn to Aberdeen along A96 with connections into Dyce – This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area.
OP61 Edgehill, Milltimber West 5 units	<ul style="list-style-type: none"> – Possible contribution to water infrastructure – There is no available capacity in the Western trunk sewer which goes to Leggart Terrace. A new trunk sewer is required. – Connections through site to local walking/ cycling networks – Implementation of path currently identified as Aspirational Core Path 10 – Upgrades to Deeside Way – This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area.
OP59 Peterculter East 25 units	<ul style="list-style-type: none"> – Possible contribution to water infrastructure – There is no available capacity in the Western trunk sewer which goes to Leggart Terrace. A new trunk sewer is required. – Connections through site to local walking/ cycling networks – Implementation of path currently identified as Aspirational Core Path 10 – Upgrades to Deeside Way – This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area.
OP60 Culter House Road, Milltimber 3 units	<ul style="list-style-type: none"> – Possible contribution to water infrastructure – There is no available capacity in the Western trunk sewer which goes to Leggart Terrace. A new trunk sewer is required. – Connections through site to local walking/ cycling networks – Implementation of path currently identified as Aspirational Core Path 10 – Upgrades to Deeside Way – This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area.
OP64 Craigton Road, Pitfodles 20 units	<ul style="list-style-type: none"> – Possible contribution to water infrastructure – There is no available capacity in the Western trunk sewer which goes to Leggart Terrace. A new trunk sewer is required. – Connections through site to local walking/ cycling networks – Implementation of path currently identified as Aspirational Core Path 10

	<ul style="list-style-type: none"> - Upgrades to Deeside Way - This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area.
<p>OP65 North Garthdee Farm 80 units</p>	<ul style="list-style-type: none"> - Possible contribution to water infrastructure - There is no available capacity in the Western trunk sewer which goes to Leggart Terrace. A new trunk sewer is required. - Connections through site to local walking/ cycling networks - Implementation of path currently identified as Aspirational Core Path 10 - Upgrades to Deeside Way - This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area.

Section 3: Policies

Ref	Policy	Summary Policy Purpose	Lead Agency	Action/Status/Milestone
	City Centre			
1	C1. City Centre Development – Regional Centre	Promotes the City centre as a Regional Centre and sets out criteria for assessing development proposals.	Aberdeen City Council/ Private Developers.	<ul style="list-style-type: none"> Achieved through the application of detailed Supplementary Guidance, particularly the City Centre Development Framework and management of planning applications. Key Performance Indicators will be identified to assist in monitoring of performance of City Centre (from 2010 onwards). The Aberdeen BID (Business Improvement District) Development Company, founded in 2008, will also take forward initiatives to improve the city centre.
2	C2. City Centre Business Zone and Union Street	<p>Identifies criteria for determining change of use applications.</p> <p>Supports proposals which enhance vitality and viability of Union Street and sets out criteria for determining change of use from retail to other uses.</p>	Aberdeen City Council.	<ul style="list-style-type: none"> Achieved through the application of detailed Supplementary Guidance, particularly the City Centre Development Framework and management of planning applications. Key Performance Indicators will be identified to assist in monitoring of performance of City Centre (from 2010 onwards). The Aberdeen BID (Business Improvement District) Development Company, founded in 2008, will also take forward initiatives to improve the City Centre. Application of Union Street Frontages Supplementary Guidelines and management of planning applications. Frontage changes are monitored on a continuous basis.
	Land Release			
3	<p>LR1 Part A – Phase 1 Release Development: Housing 2007 – 2016; and Employment 2007 – 2023.</p> <p>LR1 Part B -Phase 2 Release Development: Housing 2017 – 2023; and</p>	Sets the principle and scale of development for housing and business development on greenfield releases within the allotted phase.	Aberdeen City Council	<ul style="list-style-type: none"> Management of planning applications. Monitoring of the Housing Land Supply through the Housing Land Audit. The Housing Land Audit will also monitor constrained sites, and the Council can help to remove these constraints if possible. Monitoring of the Employment Land Supply through the Employment Land Audit.

Ref	Policy	Summary Policy Purpose	Lead Agency	Action/Status/Milestone
	Employment 2024-2030. LR1 Part C – Phase 3 Housing 2024 – 2030.			
4	LR2 Delivery of Mixed Use Communities	Aims to ensure that new development areas deliver a mix of uses to assist sustainability objectives	Aberdeen City Council. Developers.	<ul style="list-style-type: none"> • Management of planning applications. • Achieved through masterplanning, pre-application discussions and the determination of planning applications.
	Delivering Infrastructure, Transport and Accessibility			
5	I 1. Infrastructure Delivery and Developer Contributions	Provides the policy framework for applying infrastructure requirements and developer contributions required to support development.	Aberdeen City Council / Planning Gain / Private Developers	<ul style="list-style-type: none"> • Achieved through masterplanning, pre-application discussions and the determination of planning applications. • Infrastructure requirements for sites identified in the Local Development Plan are set out Section 3 of this Action Programme: Infrastructure Delivery Masterplan Zones, and in Supplementary Guidance: Infrastructure and Developer Contributions Manual.
6	T1. Land for Transport	To provide opportunities for maintaining and improving the transport network for the movement of people and freight.	Aberdeen City Council / Private Developers	<ul style="list-style-type: none"> • Achieved through land zoning in Local Development Plan, pre-application discussions and the determination of planning applications. • Policy includes criteria for determining any other transport related development not already identified.
7	T2. Managing the Transport Impact of Development	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.	Aberdeen City Council / Private Developers	<ul style="list-style-type: none"> • Achieved through masterplanning, pre-application discussions and the determination of planning applications.
	Promoting High Quality Design			
8	D1 Architecture and Placemaking Policy	Provides an overall policy on how the city will grow in a sustainable manner and focus on creating high design quality and place.	Aberdeen City Council/ Private Developers	<ul style="list-style-type: none"> • Achieved through masterplanning and the management of planning applications. • A number of the Supplementary Guidelines will be condensed into an Aberdeen Householder SG in due

Ref	Policy	Summary Policy Purpose	Lead Agency	Action/Status/Milestone
				<p>course</p> <ul style="list-style-type: none"> All existing masterplans and conservation area appraisals, that are still relevant will be brought forward as part of the Local Development Plan Masterplans, Development Frameworks and Planning Briefs will be developed for land released for sites outlined in the Aberdeen Local Development Plan, and for any windfall sites that are deemed necessary to produce them. A signage and advertisement SG will be produced.
9	D2 Design and Amenity	Public realm will be legible and easy to negotiate, safe and welcoming	Aberdeen City Council/ Private Developers	<ul style="list-style-type: none"> Achieved through masterplanning and the management of planning applications
10	D3. Sustainable and Active Travel	To ensure 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.	Aberdeen City Council / Private Developers	<ul style="list-style-type: none"> Achieved through masterplanning, pre-application discussions and the determination of planning applications.
11	D4 Aberdeen's Granite Heritage	Granite buildings and setted streets should be retained as they add to the character of the city	Aberdeen City Council/ Private Developers	<ul style="list-style-type: none"> Management of planning applications Application of Supplementary Guidelines
12	D5 Built Heritage	<p>Alterations to, or developments that impacts a listed buildings will ensure the character and appearance of the listed building is retained. New uses will be found for redundant listed buildings.</p> <p>The character of conservation areas should be retained or enhanced.</p> <p>The Character of Historic Gardens and Designed Landscapes had to be ensured</p>	Aberdeen City Council/ Private Developers	<ul style="list-style-type: none"> Management of planning applications Conservation Area Appraisals will be produced for those areas that require them
13	D6 Landscape	Development will fit within the landscape, add to a sense of place, not damage recreational, woodland or	Aberdeen City Council/ Private	<ul style="list-style-type: none"> Achieved through masterplanning and the management of planning applications

Ref	Policy	Summary Policy Purpose	Lead Agency	Action/Status/Milestone
		wildlife resources and links, and provide buffers between communities. Landscape design schemes will be expected with planning applications	Developers	<ul style="list-style-type: none"> Adopt Landscape Strategy as supplementary guidance.
	Supporting Business and Industrial Development			
14	BI 1. Business and Industrial Land	Sets out criteria for assessing proposals for business and industrial land in areas designated as business and industrial land in the Local Development Plan.	Aberdeen City Council	<ul style="list-style-type: none"> Management of planning applications. Monitoring through the Employment Land Audit carried out annually. Monitoring through the Industrial Areas Guide printed annually.
15	BI 2: Specialist Employment Areas	Sets out criteria for assessing proposals for specialist employment land in areas designated as specialist employment areas in the Local Development Plan.	Aberdeen City Council	<ul style="list-style-type: none"> Management of planning applications. Monitoring through the Employment Land Audit carried out annually. Monitoring through the Industrial Areas Guide printed annually.
16	BI 3: West End Office Area	Sets out criteria for assessing proposals for high quality business locations in areas designated as West End Office area in the Local Development Plan.	Aberdeen City Council	<ul style="list-style-type: none"> Management of planning applications. Monitoring through the Employment Land Audit carried out annually. Covered by Conservation Area 4.
17	BI 4: Aberdeen Airport and Aberdeen Harbour	Sets out the principle of the continuation of uses associated with the airport and harbour in the areas designated Aberdeen Airport and Harbour.	Aberdeen City Council	<ul style="list-style-type: none"> Respective areas within control of BAA Aberdeen and Aberdeen Harbour Board. Masterplan exists for Aberdeen Airport.
18	BI 5: Pipelines and Controls of Major Accident Hazards	Sets out the principle of consultation and receiving advice from the Health and Safety Executive when dealing with developments within consultation distances for hazardous installations. The policy will seek to ensure that any risk to the public's safety is not increased by any development.	Aberdeen City Council	<ul style="list-style-type: none"> Achieved through consultation with the Health and Safety Executive.
	Meeting Housing and Community Needs			
19	H1. Residential Areas	Sets out criteria for assessing proposals for housing in areas designated as residential in the Local Development Plan.	Aberdeen City Council	<ul style="list-style-type: none"> Management of planning applications.

Ref	Policy	Summary Policy Purpose	Lead Agency	Action/Status/Milestone
20	H2. Mixed Use Areas	This applies to existing mixed use areas, and ensures that a change of use does not impact negatively on a neighbouring use.	Aberdeen City Council	<ul style="list-style-type: none"> Management of planning applications
21	H3. Housing Density	Secure minimum density of 30 houses/ha. on new sites	Aberdeen City Council/ Private Developers	<ul style="list-style-type: none"> Achieved through masterplanning. Guidance will be given to developers when preparing masterplans and planning applications to deliver appropriate densities in the right places.
22	H4. Housing Mix	Range of house types/sizes to be provided in developments exceeding 50 houses.	Aberdeen City Council/ Private Developers	<ul style="list-style-type: none"> Achieved through masterplanning. Guidance will be given to developers when preparing masterplans and planning applications to deliver appropriate densities in the right places.
23	H5. Affordable Housing	Sets thresholds for the delivery of affordable housing and targets to achieve.	Aberdeen City Council	<ul style="list-style-type: none"> Adopt supplementary guidance on the provision of affordable housing. Through a review of the Housing Need and Demand Assessment discover if contributions are helping to reduce the backlog housing need. There is a requirement to monitor the delivery of affordable housing and how this meets with targets.
24	H6. Gypsy and Traveller Caravan Sites.	Sets out criteria for assessing proposals for permanent or halting sites	Aberdeen City Council	<ul style="list-style-type: none"> Management of planning applications. Supplementary Guidance on the design of sites will be prepared for consultation along with the proposed Local Development Plan.
25	H7. Gypsy and Traveller Requirements for New Residential Developments	Identifies which new development sites must include provision for sites for gypsies and travellers.	Aberdeen City Council/Private Developers	<ul style="list-style-type: none"> Achieved through masterplanning of sites. Supplementary Guidance will be prepared by Aberdeen City Council for consultation along with the proposed Local Development Plan.
26	H8. Housing and Aberdeen Airport	Prevents the development of housing in close proximity to the Airport that may cause conflict.	Aberdeen City Council	<ul style="list-style-type: none"> Management of planning applications
27	Existing Community Sites and Facilities	This applies to existing health, education and other community facilities and sets criteria for their retention or redevelopment.	Aberdeen City Council	<ul style="list-style-type: none"> Management of planning applications

Ref	Policy	Summary Policy Purpose	Lead Agency	Action/Status/Milestone
28	New Community Sites and Facilities	Sets out criteria for assessing proposals for new community facilities in the Local Development Plan.	Aberdeen City Council and Health Board	<ul style="list-style-type: none"> • Management of planning applications. • Identify the need for new facilities and reserve sites in Masterplans.
	Supporting Retail Centres			
29	RT1. Sequential Approach and Retail Impact	Seeks to ensure enhancement of the City Centre and other centres by allowing appropriate scale of development	Aberdeen City Council/ Private Developers	<ul style="list-style-type: none"> • Achieved through promotion of development plan opportunities and management of planning applications. • Use of Supplementary Guidance on City Centre and Retailing – Hierarchy of Centres.
30	RT2. Out of Centre Proposals	Provides criteria for assessing major retail proposals in out of centre locations	Aberdeen City Council/Private Developers	<ul style="list-style-type: none"> • Management of planning applications • Use of Supplementary Guidance on City Centre and Retailing – Hierarchy of Centres.
31	RT3. Town, District and Neighbourhood Centres	Provides criteria for assessing proposals for non-retail use in these centres	Aberdeen City Council/ Private Developers	<ul style="list-style-type: none"> • Management of planning applications. • Supplementary Guidance has been approved for these centres.
32	RT4. Local Shops	Sets criteria for assessing proposals to change from retail to other uses	Aberdeen City Council	<ul style="list-style-type: none"> • Management of planning applications.
33	RT5. Retail Development serving new development areas	Promotes need for retail provision within new development areas at a scale which meets local requirements	Aberdeen City Council/ Private Developers	<ul style="list-style-type: none"> • Sites to be identified in masterplans. • Planning permission required.

	Protecting and Enhancing the Natural Environment			
34	NE1. Green Space Network	Identifies, protects and promotes a strategic network of woodland and other habitats, active travel and recreation routes, greenspace links, water-bodies, promoting opportunities for outdoor recreation, nature conservation and landscape enhancement.	Aberdeen City Council, with partners such as SNH, SEPA, Forestry Commission and private developers.	<ul style="list-style-type: none"> Managing planning applications Open Space Strategy Monitoring Open Space Supplementary Guidance Masterplans
35	NE2. Green Belt	To avoid urban sprawl, maintain landscape setting, provide access to open space and direct planned growth to appropriate locations	Aberdeen City Council	<ul style="list-style-type: none"> Managing planning applications. Green Belt review has been published.
36	NE3. Urban Green Space	Protects urban green space and sets out conditions on which development on urban green space may be acceptable.	Aberdeen City Council	<ul style="list-style-type: none"> Managing Planning Applications Review and update of Open Space Audit and Strategy
37	NE4. Open Space Provision in New Development	Provides minimum standards for the provision of open space in new residential development	Aberdeen City Council Private developers	<ul style="list-style-type: none"> Managing Planning Applications Review and update of Open Space Audit and Strategy
38	NE5. Trees and Woodland	To protect and enhance trees and woodland with the aim of doubling existing tree cover.	Aberdeen City Council/Private developers	<ul style="list-style-type: none"> Managing planning applications Application of Supplementary Guidance on Protecting Trees and Woodlands. Appropriate tree planting/woodland will be included in masterplans for new development areas
39	NE6. Flooding and Drainage	Sets out requirements to maintain and improve standards of environmental quality, public health and amenity through managing flood risk particularly in relation to new development in areas of medium to high flood risk, plus, appropriate disposal of sewage.	Aberdeen City Council/ SEPA/Scottish Water/Private Developers/land owners.	<ul style="list-style-type: none"> Managing planning applications. Develop flood risk management plan. Adopt supplementary guidance on SUDS. Adopt supplementary guidance on Drainage Impact Assessments.
40	NE7. Coastal Planning	Sets out requirements to protect and enhance Aberdeen City's coastal environment and to identify areas that are suitable for development.	Aberdeen City Council/ Private Developers	<ul style="list-style-type: none"> Managing planning applications. Develop supplementary guidance for Marine Spatial Planning.
41	NE8. Natural Heritage	Sets out requirements to protect, preserve and enhance designated nature conservation sites and the wider natural heritage and to protect species.	Aberdeen City Council/ SNH/Private Developers	<ul style="list-style-type: none"> Managing planning applications. Adopt supplementary guidance – i.e. natural heritage, bats, buffer strips. Reference to Nature Conservation Strategy 2010-2015.

				<ul style="list-style-type: none"> • Review of designated sites and open spaces.
42	NE9. Access and Informal Recreation	Protects and enhances core paths, rights of way, other paths and access rights.	Aberdeen City Council Private developers	<ul style="list-style-type: none"> • Managing Planning Applications • Implementation of Core Paths Plan
43	NE10. Air Quality	Resists proposals that result in deterioration in air quality unless appropriate mitigation measures are implemented. Requirements for Air Quality Assessments are set out in Supplementary Guidance.	Aberdeen City Council/Private Developers	<ul style="list-style-type: none"> • Managing planning applications • Through the Air Quality Action Plan • Through masterplans
	Resources - Minerals, Energy, Waste			
44	R1. Minerals	Identifies suitable areas for mineral extraction and highlights considerations proposals will need to address. The policy background also commits Aberdeen City Council to maintaining a 10 year supply of construction aggregate permissions.	Aberdeen City Council/ Quarry Operators/ Strategic Development Planning Authority/ Aberdeenshire Council	<ul style="list-style-type: none"> • Sites to be identified on the LDP proposals maps. • Management of planning applications. • Permissions will be monitored to ensure that the 10 year land bank is maintained. • In order to establish whether the demand for minerals in the city is being met by quarries in the region, we propose that a forum be established by the Strategic Development Planning Authority, where the two City and Shire Councils and operators in the region can share knowledge and coordinate action at the regional level (before the publication of the Main Issues Report for the Strategic Development Plan).
45	R2. Degraded and Contaminated Land	Seeks to secure the proper remediation of degraded or contaminated land	Aberdeen City Council/Private Developers.	<ul style="list-style-type: none"> • Developers should contact Aberdeen City Council's Contaminated Land Unit for advice in situations where degradation or contamination is known or suspected. • Aberdeen City Council will maintain a Public register of contaminated land • The City Council has an agreed Contaminated Land Inspection Strategy • Where contamination is identified, appropriate remedial measures will be agreed.
46	R3. New Waste Management Facilities	Sets out criteria for assessing waste management facility proposals	Aberdeen City Council	<ul style="list-style-type: none"> • Management of planning applications

47	R4. Sites for new waste management facilities	Identifies the types of facilities required and identifies three specific proposals (see infrastructure section of Action Plan)	Aberdeen City Council/ Private Developers.	<ul style="list-style-type: none"> Sites identified in Proposed Plan. Planning approvals required.
48	R5. Energy from waste	Sets out criteria for assessing energy from waste proposals	Aberdeen City Council/ Private Developers.	<ul style="list-style-type: none"> No sites identified in Proposed Plan.
49	R6. Waste management requirements for new developments.	Sets out requirements for new developments of all types.	Aberdeen City Council/ Private Developers.	<ul style="list-style-type: none"> Proposals within major developments can be agreed through masterplanning. Planning permission for new developments will be required.
50	R7. Low and Zero Carbon Buildings	Requires new buildings to incorporate low and zero carbon technologies to ensure that there is a 15% reduction in carbon dioxide emissions.	Aberdeen City Council	<ul style="list-style-type: none"> Managing planning applications Adopt supplementary guidance on how targets are to be achieved. Through masterplans identify potential to incorporate decentralised energy schemes to achieve greater savings.
51	R8. Renewable and low carbon energy developments	Promotes renewable energy developments and ensures that development does not result in any significant negative impacts.	Aberdeen City Council/ Private Developers	<ul style="list-style-type: none"> Managing planning applications Development of a low carbon energy strategy for Aberdeen. Through masterplans identify potential to incorporate decentralised energy schemes to achieve greater savings.

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The Aberdeen Masterplanning Process

A Guide for Developers

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Planning and Sustainable Development
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July 2010

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1. Introduction

1.1 The Aberdeen Masterplanning Process has been prepared as a guide for developers. Reflecting current national design guidance, the Process seeks to enable the delivery of sustainable places.

1.2 Successful places are sustainable and have distinct identity. **Designing Places** and **Designing Streets**, policy statements for Scotland, set the context for creating places. Successful places are safe, pleasant, easy to move around and welcoming to visitors. They are sustainable and adaptable to changing circumstances in social, economic and environmental conditions. Good street design must consider place before movement and should meet the qualities set out in Designing Places.

1.3 These policies are supported by **PAN 83: Master Planning** which promotes the use of masterplanning to create better places,

1.4 The Aberdeen City and Shire Structure Plan sets out the Spatial Strategy up to 2030, promoting development of sustainable mixed communities. The Aberdeen Local Development Plan translates this into a settlement strategy for Aberdeen allocating appropriate sites for development and highlights masterplanning as a means to achieve efficient and sustainable places.

2. Masterplanning

2.1 This process identifies the need to consider an integrated approach to site planning, urban design, sustainable transport, ecology, landscaping and community involvement. There is also a recognised need to raise the quality of design for new developments in Aberdeen, from the largest and most significant areas of change to smaller individual sites. Under the umbrella heading of 'Masterplanning' Aberdeen City Council (ACC) proposes tackling this through three design tools –

- A) **Development Frameworks** – setting out a baseline, or two dimensional spatial framework, for the way in which large areas that may be in multiple ownerships, are to be developed. This will involve –
- appraising local context;
 - reviewing whatever policy, guidance and regulations apply;
 - conceiving a vision for the place;
 - determining feasibility;
 - establishing planning and design principles; and
 - agreement on the development process.

Where developers decide to submit a detailed planning application on the basis of a development framework rather than proceed to the preparation of a full Masterplan, a visual assessment to demonstrate the three dimensional form of proposed development from at least three viewpoints located on public roads or places must be submitted to support two dimensional layout plans.

Development Frameworks can be prepared by ACC, landowners or developers.

B) Masterplans – detailed guidance, in three dimensions, on design matters, specific topics, or land uses for sites in single ownership, or for buildings or external spaces within a larger development framework. For some sites a basic development framework may require to be developed into a more detailed three dimensional Masterplan, describing and illustrating the proposed urban form. The initial sites where this is expected are identified by the Local Development Plan. Masterplans may include Design Codes and will include a detailed timeline for delivery.

Masterplans will be developed for residential sites with an area over 2 hectares or 50 houses or more, for sites identified in the Local Development Plan, or other large scale sites deemed appropriate. Masterplans prepared in accordance with the Masterplanning Process will be recommended for adoption as Supplementary Guidance. Masterplans will be adopted before development will be considered for planning permission.

C) Planning Briefs – site specific guidance highlighting planning policies, constraints and opportunities. A planning brief informs any planning application made for the site.

Planning Briefs can range from small sites in conservation areas up to the scale of a masterplan. Planning briefs will be prepared at the discretion of the City Council.

2.2 The City Council will produce development frameworks, masterplans or planning briefs for sites owned by the Council. For sites in other ownership, in order to make the most of limited staff resources, the City Council encourages the landowner or developer to commission consultants in co-operation with the planning authority. When the planning authority is in agreement with the content of the draft guidance it is reported to the relevant Committee

2.4 This hierarchy of design tools will set out proposals for land use, buildings and external spaces, and the efficient means of moving around and between them. They must ensure that development fits the local context and creates a meaningful sense of place. Proposals will be accompanied by a reliable delivery strategy, and include a programme for stakeholder consultation.

2.5 The Local Development Plan has been subject to Strategic Environmental Assessment, avoiding the need for further individual strategic environmental assessments for allocated sites. Some planning applications for large or sensitive sites may still require to be supported by individual Environmental Impact Assessment.

2.6 To aid the process of moving from initial conception towards implementation on the ground for each plan area, a lead officer within ACC will be identified to work directly with the landowner, developer or client's planning team. For this to work effectively initial contact should be made with the Team Leader for Masterplanning and Design.

3. Content of Supplementary Guidance

3.1 All guidance, irrespective of which of the above types it is, should consist of illustrative plans and a supporting written statement. The full scope of work, together with a robust communication plan, will be agreed between the planning authority and the developer at inception.

3.2 In mapped form a Development Framework, Masterplan or Planning Brief will illustrate –

- The site location, development boundaries and surrounding context
- Land ownership or control
- Significant site features and constraints (and how these are mitigated)
- Distribution and relationship of existing and proposed land uses, site plots
- Proposals for built form – e.g. massing, height, density, orientation, grids or blocks
- Movement routes (for both non-motorised and motorised use) and connection to wider strategic networks
- The framework and role of landscape and open space

3.3 The written part of a Development Framework, Masterplan or Planning Brief will be commensurate with the scale and complexity of the site and cover the following issues:

Context

- A) **Site Description** and appraisal (including the surrounding area) with a summary of baseline information
- B) **Planning Policy Review**
- C) **Vision Statement** - the stated aims and objectives of what the supplementary guidance will achieve
- D) **Feasibility Appraisal** - options appraisal and phasing diagram demonstrating how and when development will be delivered

Identity

- E) **Planning and Design Principles** –
 - (i) Description of the physical, economic and social elements of the area
 - (ii) Indicative design concepts and proposals that can help to create a successful place, and
 - (iii) the principles that can inform the more detailed stage including any sustainable design standards, e.g. –
 - Building design
 - Streets
 - Open spaces – parks, squares, civic, play

- Landscape, tree cover and structure planting
- Greenspace network
- Ecology / biodiversity
- Buildings
- Infrastructure and services
- Other facilities – e.g. education, employment, community facilities
- Sustainability issues
 - Energy efficiency (carbon + thermal)
 - Power generation
 - Renewable energy
 - Drainage
 - Materials
 - Waste disposal / pollution
 - Recycling
 - Health and wellbeing
 - Management
 - Green transport plans / travel planning

Connection

- F) Accessibility**
Footpaths, cycle paths, access to public transport and general access, areas of conflict, core paths and desire lines
- G) External Links**
Connection to surrounding neighbourhoods
Access to services
Access to open space/green space network

- H) Infrastructure**
Quantify impact on surrounding infrastructure
Define infrastructure requirements
Establish phasing and delivery

Communication and Engagement

- I) General**
- (i) It is essential that a communication and engagement plan is developed and agreed at inception to ensure appropriate levels of community involvement can be maintained throughout masterplan preparation.
 - (ii) An Equalities and Human Rights Impact Assessment must be carried out.
 - (iii) All planning applications for national or major development must comply with the Pre-Application Consultation (PAC) process outlined in the Planning etc (Scotland) Act 2006. If PAC is required applicants must submit a Proposal of Application Notice at least 12 weeks prior to the submission of the planning application. As there is no upper time limit, it is recommended that Notice be submitted early in the masterplanning process to enable all engagement to contribute to the consultation process and avoid duplication. Exact details will be agreed with the planning authority at inception.
- J) Community**
- (i) Local communities, community councils and other groups must be actively engaged throughout the Masterplan process.

(ii) Neighbourhood Community Planning Officers maintain links to communities from the City Council and must be involved throughout the Masterplan process.

K) Elected Members

Elected Members represent constituents in the community, have detailed knowledge of issues affecting their wards and should be involved in the Process. This need not continue beyond information gathering and should not prejudice any Member's position in determining planning application.

L) Transport

Roads authorities, public transport operators (including bus and rail), NESTRANS and Transport Scotland must be involved as necessary throughout the development of the proposal.

M) Agencies

Scottish Environmental Protection Agency, Historic Scotland, Scottish Natural Heritage or other statutory or relevant consultees as appropriate will be involved in the early stages of planning to determine key issues. In addition, utilities, NHS Grampian, Grampian Police Architectural Liaison Officer, emergency and other services, should also be consulted.

N) Other

Landowners and tenants affected by proposals.

4. Post Preparation

4.1 Development Process - the key steps for implementation must be submitted to support the masterplan, outlining the development process and delivery strategy in respect of –

Stakeholder and public consultation measures for submitting and assessing detailed proposals and for changing the Masterplan if circumstances change (including a return to the community if significant changes are to be made) an indication of any critical elements such as costs, phasing, funding, timing, and delivery organisations - the key partners in the development and their respective roles: ACC, regeneration agencies, developers, funders, designers, the community, tenants, transport providers, etc.

4.2 Commercially sensitive information relating to costs and funding will not be included in public documents, but will be necessary to assist in determining appropriate developer contributions. Information such as cost of development is normally included in planning applications.

4.3 Reporting

All supplementary guidance satisfying the criteria outlined above will be reported to the appropriate Council Committee(s), together with the results of full stakeholder and public engagement carried out by the client body.

Provided the Communication and Engagement process has been properly addressed throughout the development of

the masterplan and it is demonstrated that the community has been actively involved, and how their views have been taken into consideration in the final submission, the City Council will endeavour to adopt the masterplan without the need for further consultation.

However, if the City Council is not satisfied that adequate public engagement has taken place throughout the development of the masterplan, a 6 week consultation period will be required. A final draft masterplan will then be reported to Planning Committee detailing the consultation response.

Final Masterplans, once approved, will be adopted as supplementary guidance (SG) to the local development plan and will serve as material considerations in determination of planning applications.

4.4 Timeline

The length of time from inception to completion will depend on the size and complexity of the study area together with the resources the developer allocates to the project, particularly in terms of community engagement. The Masterplanning & Design Team of the Planning & Sustainable Development Service will co-ordinate the City Council's input into the preparation of masterplans and will agree reporting schedules with the developer at inception.

The progress of applications which conform to adopted supplementary guidance should be significantly shorter than those which do not. It should be noted that for those that do not, pre-application consultation reports for

significant developments are required to accompany planning applications under the Planning etc (Scotland) Act 2006.

Where the need for a Masterplan has been identified, planning applications affecting the area which are consistent with approved Masterplan guidance are likely to be considered favourably.

4.5 Supplementary Guidance

The Planning etc (Scotland) Act 2006 (part 2 section 22) stipulates that for a document to become supplementary guidance to a Local Development Plan, the council, in their opinion, must be sure that:

it has been adequately advertised within the City, those who are entitled to make representation, have been made aware of it and allowed to do so, those who have right to make representation have had sufficient time to do so.

All proposed supplementary Guidance must be submitted to the Scottish Ministers for a minimum of 28 days, once this time has elapsed the Council may adopt the supplementary unless advised otherwise.

5. Bibliography

The following publications and guidance will be used to inform and support the Masterplan Process:

Aberdeen Local Development Plan
Aberdeen City and Shire Structure Plan Aug 2009
NESTRANS Regional Transport Strategy/2021
Aberdeen Local Transport Strategy 2008-2012
Core Paths Plan 2009

Designing Places – A Policy Statement for Scotland
Designing Streets
Policy Statement on Architecture - Building Our Legacy
SPP1 The Planning System
Scottish Planning Policy
PAN 59 Improving Town Centres
PAN 65 Planning and Open Space
PAN 67 Housing Quality
PAN 68 Design Statements
PAN 72 Housing in the Countryside
PAN 74 Affordable Housing
PAN 75 Planning for Transport
PAN 77 Designing Safer Places
PAN 78 Inclusive Design
PAN 81 Community Engagement - Planning With People
PAN 81 Summary Sheet - Examples of Community
Engagement in Land Use Planning
PAN 83 Masterplanning

6. Further Information

For further information please contact:

Masterplanning and Design
Planning and Sustainable Development
Enterprise, Planning and Infrastructure
Aberdeen City Council
9th Floor
St Nicholas House
Broad Street
Aberdeen AB10 1GY

Tel 01224 523470

Email design@aberdeencity.gov.uk

Note – The Aberdeen Masterplanning Process is a revised version of the process adopted in November 2008, taking into account subsequently updated government guidance



Supplementary Guidance

Topic: Archaeology and
Planning

Reference Number:

The City's rich archaeological heritage should be protected for the benefit of present and future generations, and where preservation is not feasible to ensure proper recording, analysis and public information. This policy follows Scottish Government guidelines and advice on the treatment of archaeology in the planning system.

ARCHAEOLOGY AND PLANNING

The City Council will refuse planning permission for development that would adversely affect any Scheduled Ancient Monument or its setting. (This will also apply to any other nationally important site, which at the time of application is unscheduled but has been identified by Historic Scotland in the non-statutory register for Aberdeen). Where a proposed development is otherwise acceptable but would affect any known or recorded archaeological site, or any archaeologically sensitive area, the City Council will require that provision be made at the developer's expense for appropriate recording of the site (before development takes place).

Where there is reason to believe that a development proposal may affect an area containing archaeological remains, the City Council will request that provide an assessment and archaeological field evaluation (prior to determination of any planning application). The findings of this assessment and evaluation will be taken into account in deciding whether planning permission should be granted with or without conditions, or refused.



Supplementary Guidance

Topic: Affordable Housing

Reference Number:

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1. Introduction

1.1 Housing is a basic human need and it is important that everyone has access to housing of a reasonable quality that is affordable to those on modest incomes. There are severe affordability pressures in Aberdeen and the Aberdeen Housing Market Area and there are chronic levels of housing need, as identified by the Housing Need and Demand Assessment (June 2010). Given the affordability pressures of housing in Aberdeen, market housing will be unable to meet the needs of all housing requirements. Therefore, through the use of planning policy there is a need to deliver affordable housing. The policy in the Local Development Plan requires:

Policy H1

Housing developments of 5 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.

1.2 The process of securing affordable housing or contributions towards the provision of affordable housing requires negotiation between the Council and developer. These negotiations at the time of the application or pre-application discussion will determine the actual requirement and the form of provision. These negotiations will consider any exceptional servicing costs for the development, and the impact of the requirement on the viability of the development.

2. Affordable Housing Provision

2.1 Affordable housing requirements may be made on-site, off-site or by means of a commuted payment depending on the scale of development. The Council prefers affordable housing to be provided on-site. On-site provision encourages mixed communities and helps promote social inclusion. However, it is accepted that this may not always be possible. Off-site provision involves a developer providing an equivalent number of affordable units on another site within their ownership. Overprovision of affordable housing on a previous development cannot discount the required contribution for the submitted application. Commuted sums will be negotiated between the developer and the Council. The figure for commuted sums is set by the Council, and the figure per plot is currently £25,000 (as of August 2010). This figure is subject to change and the figure is reviewed annually. Any changes will be consulted on and published in advance of implementation at: www.aberdeencity.gov.uk/...

Possible categories of Affordable Housing

2.2 There are a number of different types of affordable housing, (see below). The most appropriate type of housing should be guided by the Council's Local Housing Strategy and through discussions with the Council's Planning Gain Officer. Delivering social rented housing is the Council's preference for affordable housing.

2.3 Through the Housing Need and Demand Assessment it has been demonstrated that intermediate housing will have a significant role to play in meeting housing need, but intermediate housing is sensitive to house prices, relative to incomes, and so is closely related to fluctuations in the housing market cycle, and for this reason no specific split between the provision of social rented and intermediate housing has been detailed. In instances where public subsidy is required to deliver the affordable housing there should always be a fall back position in the circumstances where subsidy is not available.

1. Social rented – Housing provided at an affordable rent and usually managed by a Registered Social Landlord (RSL) or the local authority.

2. Intermediate housing

- **Shared ownership** – The owner purchases part of the dwelling and rents the remainder usually from a RSL. The owner can buy tranches of 25%, 50% or 75% of the property.
- **Shared equity** – The owner purchases part of the dwelling, with the remaining stake purchased usually by a RSL using Scottish Government grant. Unlike shared ownership, the owner pays no rent for the equity stake which is retained by the RSL. While the RSL does not receive any rental income in respect of their stake, it benefits from any equity gain when the house is sold.

- **Discounted low cost sale (Low Cost Home Ownership)** – a dwelling sold by the developer at a percentage discount of its open market value to households in the priority client group determined by the local authority. A legal agreement can be used to ensure that subsequent buyers are also eligible buyers.
- **Housing without subsidy (low cost entry level)** – Non-subsidised affordable housing is likely to take the form of entry level housing for sale, some built at higher densities and with conditions attached to the missives designed to maintain the houses as affordable units to subsequent purchasers. Homes delivered without subsidy may be considered to fulfil part of the overall affordable housing requirement where it can be clearly demonstrated that they will meet the needs of, and be affordable to, groups of households identified through the housing need and demand assessment.
- **Mid Market Rented Accommodation** - Rented accommodation that is leased at a discounted level below the Local Housing Allowance, which is set by the Government. The rental price will be a maximum of 80% of the local housing allowance, but will be for the Council, developer and/or RSL to agree.

3. Other Options – At this point in time these are the only models for delivery of affordable housing that have been identified. However, this does not rule out the opportunity for new models for affordable housing delivery to be developed and meet the affordable housing requirement. Other options should either be supported by the Government or identified as being able to meet housing need in Aberdeen.

Affordable Housing Provision for Developments of less than 20 units

2.4 For developments of less than 20 units the provision of affordable housing may be on-site, off-site or commuted payments. It is accepted that for development of less than 5 units the management of social rented accommodation is more difficult. The delivery of other categories of affordable housing is not affected by the number of units and would be supported on-site.

Affordable Housing Provision for Developments of 20 units or more

2.5 For developments of 20 units or more the expectation is that the affordable housing contribution will be delivered on-site. With a target of 25% this will yield 5 affordable units from 20 units, which would allow for effective management of any category of affordable housing that is to be provided and integrates new affordable housing into new development.

Instances when Contributions may be reduced

2.6 The Council recognises that as a part of new development there is a need to provide or make financial contribution towards major new infrastructure, such as schools, drainage, water and roads. Where a

2.7 In order to assist the development industry in incorporating other costs into the land valuation, a list of developer contributions for each site has been prepared and is contained within the Local Development Plan Infrastructure Delivery manual – check with Scott). Therefore, it is expected that these requirements will have been planned into the development and will not normally be seen as exceptional costs. A particular constraint to the delivery of brownfield development in Aberdeen is the demolition and unknown contamination costs that need to be overcome.

2.8 In order to help the Council reach a view on the viability of the development, the developer will be required to provide a financial appraisal for the development that provides detailed financial information on the development costs and viability.

Integrated Development

2.9 Affordable housing should be designed and built to a good standard and built as a part of the development. Units should be built to the same design codes as the rest of the development site. There should be no discernable difference between affordable housing and market housing. In principle, the affordable housing element of new developments should be located close to public transport routes and community facilities.

3. Delivery of Affordable Housing

Delivery of affordable housing sites

3.1 The most appropriate mechanism for delivering affordable housing will vary, and the Council will seek to be flexible, working closely with developers, RSLs and others to maximise the number and quality of affordable homes provided. For the delivery of social rented accommodation the Council recommends that developers enter into agreements or discussions with RSLs before planning applications are submitted. By doing this applications are most likely to progress smoothly.

3.2 There are two methods in which the delivery of affordable housing can be delivered on-site: integrated development and transfer of land. The Council do not have a direct input into the valuation of units where a unit is transferred as this is agreed between the two parties involved.

1. Integrated development

Once an agreement is reached between a developer and RSL or the Council the developer will build the units of affordable housing themselves as an integral part of the development. These units would then be transferred (either as shells or as fully fitted units) to a RSL or the Council for onward management and maintenance. An alternative would be for a developer to build integrated units for discounted sale.

2. Transfer of Land to a RSL

In the instance where serviced land is transferred to a RSL or the Council for them to carry out the development of the affordable units, special care must be taken that the different parts of the overall development are successfully integrated and that the area earmarked for the affordable element is not subject to any particular development constraints.

Securing the Affordable Contribution

3.3 In the case of social rented housing, the Council will wish to ensure that the properties remain as such, in perpetuity and appropriate provisions to this effect will be inserted into a legal agreement to accompany the grant of planning permission.

3.4 Where social rented housing is the preferred means of affordable housing provision, the legal agreement will also set out:

- a. a period of time within which the developer is expected to enter into a contract of sale for the land/ units with an RSL or Local Authority;
- b. an alternative method of provision will be specified as a fallback position where social rented housing cannot be achieved; and
- c. the legal agreement will set out the requirements of how a developer evidences it cannot reasonably provide social rented housing.

3.5 In the case of private sector developments, the Council will aim to ensure that housing remains affordable, in perpetuity, by the use of legal

3.6 Where low cost home ownership is the preferred means of affordable housing provision, the legal agreement will set out the marketing strategy for the units, the reduced market value of the first sale, a percentage market value (based on a valuation at the developer's expense) to be applied for future sales or a mechanism for so doing at the time the units are to be marketed for sale, (if this will be relevant), restrictions on use, how the units can be disposed of and a requirement for the purchaser to grant a Standard Security in favour of the Council.

3.7 Care will be taken when drawing up legal agreements to ensure that lenders' interests are taken into consideration. Legal agreements will include clauses for lenders to be able to repossess houses where purchasers have defaulted on a mortgage. It will also include clauses that allow an RSL to dispose of a house with the written consent of Scottish Government if it cannot be tenanted.

3.8 Developers should note that subsidy for the provision of affordable housing is not guaranteed. Where subsidy is not available, the policy requirement to deliver affordable housing remains. If an acceptable development programme cannot be agreed with the RSL within an agreed time period, alternative means of providing the affordable element should be discussed with the Council at the earliest opportunity.

4. Monitoring and Review

4.1 Aberdeen City Council monitors the delivery of affordable housing. If it is clear that the objectives of the policy are not being met and the type of affordable housing that is being delivered is not meeting need then there will be a requirement to review this Supplementary Guidance. This review would include a consultation exercise involving key stakeholders and the general public.

5. Glossary

Aberdeen Housing Market Area is the geographical area around Aberdeen, which is relatively self-contained in terms of housing demand; i.e. a large percentage of people moving house or settling in the area will have sought a dwelling only in that area.

Affordability is a measure of whether housing may be affordable to certain groups of households.

Affordable housing is 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.

Housing need refers to households lacking their own housing or living in housing which is inadequate or unsuitable, who are unlikely to be able to meet their needs in the housing market without some assistance.

Housing Need and Demand Assessment provides the evidence base upon which housing supply targets are defined in local housing strategies and suitable available land is allocated through development plans to meet these targets.

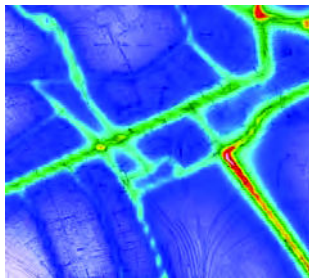
Intermediate affordable housing is housing available at a cost below full market value to meet an identified need and includes: subsidised low cost housing for sale (discounted, shared ownership or shared equity); low cost housing without subsidy (entry-level housing for sale); and mid market renting.

Registered Social Landlord (RSL) is a landlord that provides housing for rent (and shared ownership and shared equity and mid market rent). The commonest form of registered social landlord in Scotland is a housing association.

Supplementary Guidance

Topic: Air Quality

Reference Number:



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1. Introduction

Everyone has the right to live, work and relax in a healthy environment. Air quality is a measure of how good our air is in terms of the type and quantity of pollution contained within it. Good air quality is an important factor in protecting people's health.

Air Quality is a material planning consideration in the Development Management process. New developments may increase the emission of pollutants that are harmful to human health and impact on the quality of life. In contrast, well designed developments can actively help to enhance air quality, manage exposure and reduce overall emissions.

This Supplementary Guidance provides guidance on the way in which air quality and air pollution issues will be dealt with through the planning system. The guidance has the following objectives:

- To set out the policy framework
- To ensure air quality is properly considered in the planning process and highlight developments where air quality may be a material consideration
- To identify development proposals that will require an air quality assessment
- To provide guidance on the process of air quality assessment
- To set out the Council's approach to the use of planning conditions and S75 agreements in respect of air quality

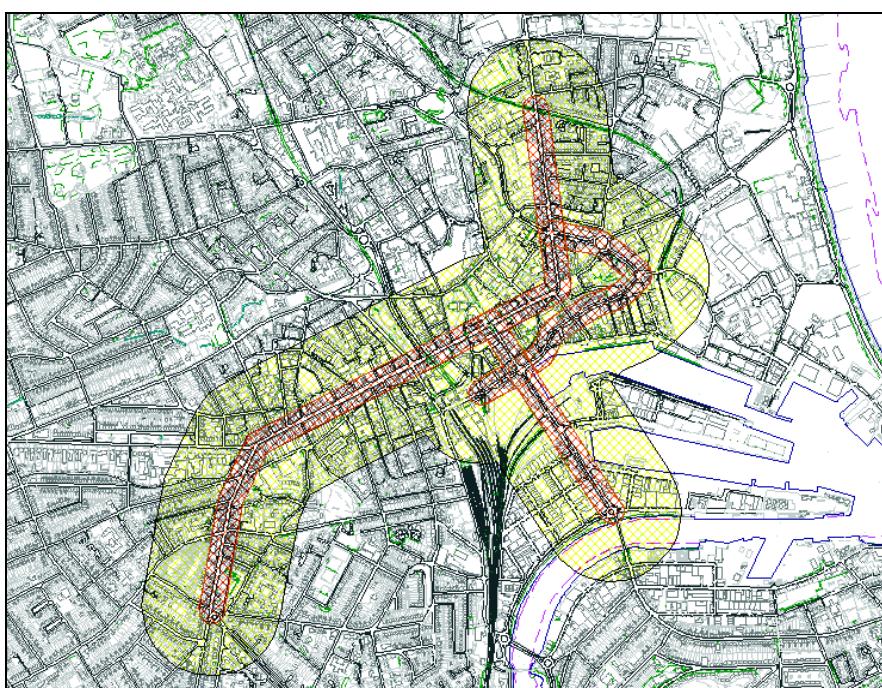
2. Air Quality and Planning

As part of its statutory duties under the UK Environment Act 1995 the City Council undertakes 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 are being exceeded the Council is required to designate Air Quality Management Areas. Based on the monitoring and modelling work undertaken, the Council has declared three Air Quality Management Areas (AQMAs):

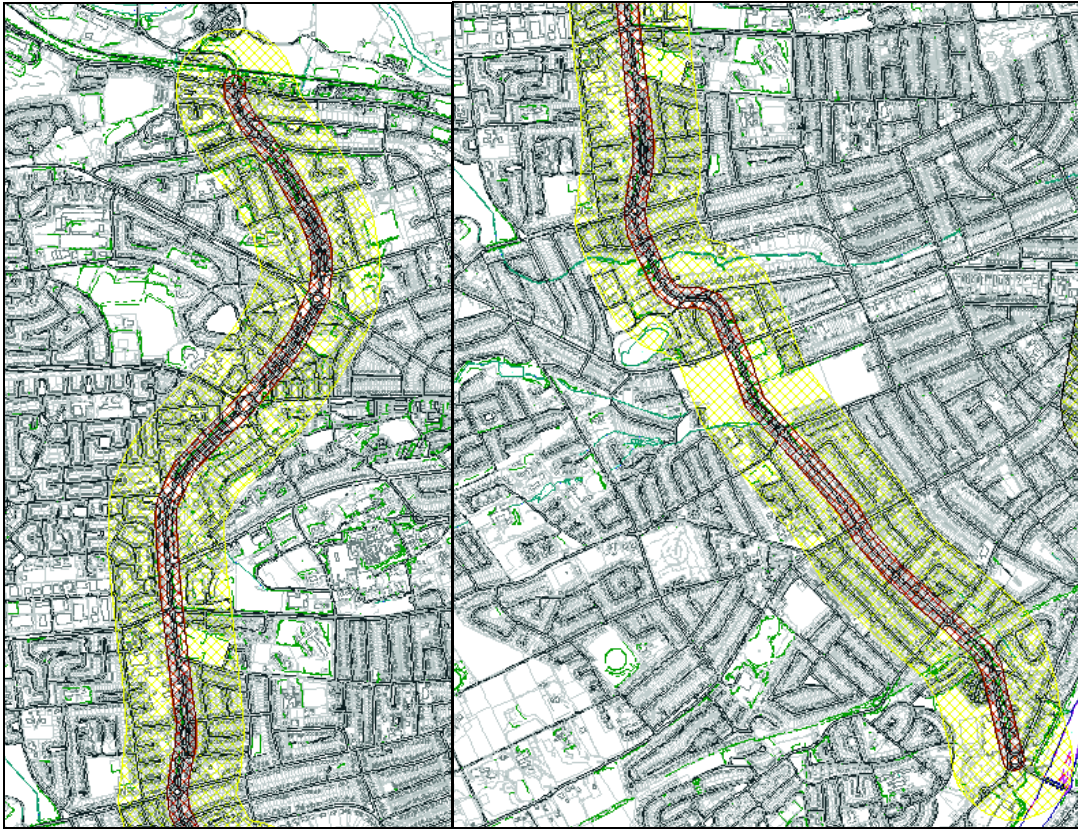
- City Centre (originally declared in 2001, last amended in 2005; including Union Street, Market Street, Virginia Street, Commerce Street, and parts of Holburn Street, Guild Street and King Street)
- Anderson Drive (declared December 2008, incorporating the whole of Anderson Drive and the area around the Haudagain roundabout); and
- Wellington Road (declared December 2008, from the Queen Elizabeth II Bridge to Balnagask Road)

Although sources of local air pollutants include shipping and biomass plant 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 to address the air quality problem. These focus on promoting sustainable transport in the city by reducing the need to travel, reducing existing emissions from vehicles, increased awareness of air quality issues and improved traffic management and infrastructure measures including a Low Emissions Zone.

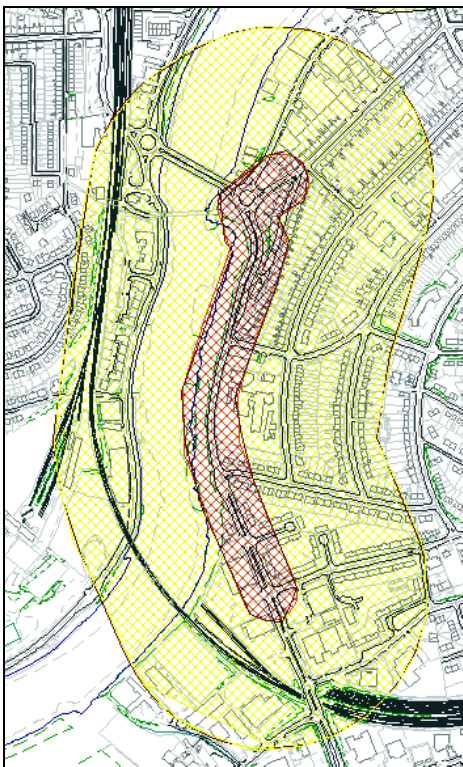
The maps below show the extent of the 3 Air Quality Management Areas and their buffer zones.



Map 1: City Centre AQMA



Map 2: Anderson Drive AQMA



Map 3: Wellington Road AQMA

Air quality issues must be given due weight when determining an application. An appropriate assessment of air quality must therefore be included with any application that may adversely affect local air quality or be significantly affected by existing levels. It is vital that the applicant considers the need for any assessment before any application is submitted. Failure to include appropriate information on air quality could result in an invalid application or the application being refused or delayed.

Air quality will be a significant consideration in the planning process where one or more of the following apply:

- The proposed development is inside or adjacent to an AQMA and its buffer zone
- The development could result in the designation of a new AQMA
- The granting of planning permission would conflict with, or render unworkable, elements of the Council's Air Quality Action Plan
- The application could lead to a measurable deterioration in air quality as a direct result of the development

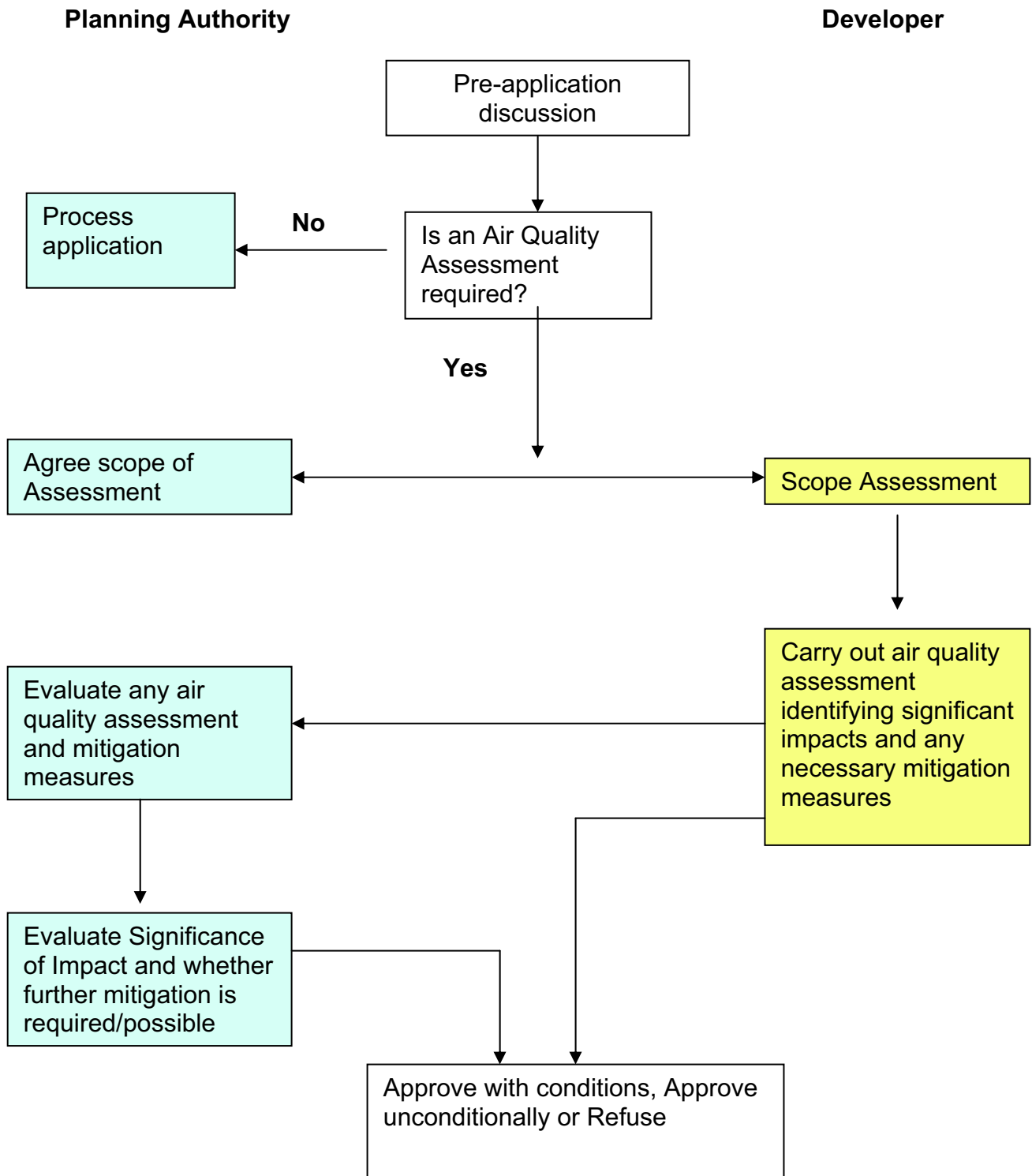
For the avoidance of doubt it is essential that developers contact the Environmental Protection Service to assist in the identification of any requirement and scope for an Assessment in the above circumstances.

Contact details for the Environmental Protection Service

Aileen Brodie
Principal Environmental Health Officer
Housing and Environment
Aberdeen City Council
4th Floor
St Nicholas House
Broad Street
Aberdeen
AB10 1BX

Tel 01224 523737
Email poll@aberdeencity.gov.uk

Figure 1: Air Quality and Planning Flowchart



3. Air Quality Assessments

Determining when an Air Quality Assessment is Required

Developments will need an air quality assessment where a significant change in air quality is expected. The change will include both construction and operational impacts. Professional judgement will be required when deciding when an air quality assessment is necessary, as it is not possible to apply an exact and precise set of criteria to all development management situations. However, the location of the development, the size of the development and the likely impact the development may have will help define when an assessment should be considered necessary and guidance is given by the table and criteria below. All three factors should be considered as part of any initial evaluation.

Location Type and Size

The Council's Air Quality Management Areas have determined the Location criteria.

Figure 2: Development Category Matrix

Development Category	Development within an AQMA	Development within buffer	Development outside both AQMA and buffer
Minor Works, Householder applications/ Tree Preservation Order	No action required	No action required	No action required
Small residential development; limited car parking	Inform Environmental Protection Service	Inform Environmental Protection Service	No action required
Medium/ large residential development (>80 dwellings or 1 ha site area)	Assessment required – consult Environmental Protection Service	Assessment required – consult Environmental Protection Service	Assessment required – consult Environmental Protection Service
Small industrial (<500m ² gfa), including biomass or combined heat and power unit	Assessment required – consult Environmental Protection Service	Assessment required – consult Environmental Protection Service	Assessment required – consult Environmental Protection Service
Major commercial (>500m ² gfa) development (e.g. superstore, food retail, office, commercial development)	Assessment required – consult Environmental Protection Service	Assessment required – consult Environmental Protection Service	Assessment required – consult Environmental Protection Service
Industrial development requiring PPC registration	Assessment required – consult Environmental Protection Service	Assessment required – consult Environmental Protection Service	Assessment required – consult Environmental Protection Service
Any new development with 50-99 parking spaces	Assessment required – consult Environmental Protection Service	Assessment required – consult Environmental Protection Service	No action required
Any new	Assessment required	Assessment required	Assessment required

development with >100 parking spaces	– consult Environmental Protection Service	– consult Environmental Protection Service	– consult Environmental Protection Service
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Impact of Development

In addition the following criteria may trigger the need for an air quality assessment even if they do not fall within the categories above:

- Proposals that may generate or result in increased congestion;
- Proposals that are likely to result in an increase in daily traffic flow or peak traffic flow (AADT – Annual Daily Traffic Flow) of 10% or more (5% within an AQMA) on a road with more than 10,000 AADT (5,000 if the road is narrow and congested);
- Proposals that would significantly alter traffic composition, for instance, increase the proportion of HGVs by 10%;
- Proposed developments located in, or adjacent to an AQMA where direct emissions to air occur, for example from sources other than traffic;
- Any other development proposals within or adjacent to an AQMA and not listed above which may be significant in terms of air quality impact and/or may impact on the working of measures detailed in an Air Quality Action Plan;
- Proposals that will result in new exposure close to existing sources of air pollutants, including road traffic and industrial operations;
- Proposals that could give rise to impacts during construction on nearby residents; and
- Other development that leads to >60 vehicle movements an hour.

This list is not exhaustive and there may be situations outwith the categories above where assessments will be required. Equally there may be border line circumstances which will not require a complete assessment. For the avoidance of doubt it is essential that developers contact the Environmental Protection Service where any of the criteria or thresholds are breached or where there is any doubt about whether an assessment may be required.

Content of an Air Quality Assessment

The intention of an air quality assessment is to demonstrate the likely changes in air quality or exposure to air pollutants, as a result of the development. Likely future pollution concentrations, both with and without the development in place, should be compared with relevant air quality objective levels. Given the technical nature of the assessment it should be undertaken by a professionally qualified engineer or air quality consultant with expertise in air quality assessment.

As a minimum the assessment should consider the following three scenarios:

- Existing air quality in the study area (base year);
- Predict the future air quality without the development in place (future baseline); and
- Future air quality with the development in place (with development).

A wide range of assessment methods are available for air quality assessment. The Local Air Quality Management Technical Guidance (TG09) and the Environmental Protection UK Development Control: Planning and Air Quality (2010 Update) should be considered when determining the assessment methodology.

The applicant should agree the proposed assessment methodology and datasets with the Council's Environmental Protection Service prior to the commencement of the assessment.

The assessment should contain such information as is necessary to allow a full consideration of the impacts of the proposal on the air quality of the area. As a minimum it should include the following information:

1. Details of the proposed development

- an overview of the development proposal;
- identification of on-site sources of pollutants;
- an overview of expected traffic changes or changes in emissions for the site for a specified year, e.g. year of opening;
- identification of local receptors, for example residential and other sensitive receptors, noting the presence of any AQMAs or other sources that may affect the site;

2. Set out the relevant air quality standards and objectives (these would normally be the Scottish air quality objectives and/or the EU Air Quality Limit Values);

3. Justification of the pollutants that require assessment;

4. The basis for determining significance of impacts. The descriptors used to describe impacts should be set out together with the basis for determining the significance of the air quality impact;

5. Details of the assessment methods, including the following local input data and assumptions:

- traffic data used in the assessment;
- emission data;
- meteorological data, including a description of how representative they are of the conditions in the vicinity of the proposed development;
- baseline pollutant concentrations;
- choice of baseline year and whether it is low, typical or a high pollution year;

- NO_x:NO₂ relationship used; and
- other relevant input data.

For point sources, the assessment should additionally include:

- Type of plant;
- Source of emissions data and actual emissions assumed;
- The stack parameters, height diameter, emission velocity and exit temperature.

For developments that include biomass or CHP plant, the application should provide specific details of the proposed installation within the council's Biomass Boiler Information Request Form. Information contained with the Environmental Protection UK leaflet 'Biomass and Air Quality Information for Developers' may be helpful.

6. Model verification (generally appropriate for traffic modelling only), including a comparison of predicted versus measured concentration used to derive adjustment factors to account for systematic errors;
7. Assessment of impacts, clearly showing in tabulated form, the differences in concentrations between 'with development' and 'no development' scenarios (further details can be found in Appendix A);
8. Description of construction phase impacts including likely activities, distance over which impacts are likely to occur and properties likely to be affected, duration and mitigation measures to be implemented;
9. Development mitigation measures
10. Summary of the results
 - Impacts during the construction phase of the development (usually dust and PM₁₀);
 - Impacts during operation (usually on concentrations of nitrogen dioxide, PM₁₀ and PM_{2.5});
 - Any exceedances of the air quality objectives or EU air quality limit values arising from the development, or any worsening of a current breach (including the geographical extent);
 - Whether the development will compromise or render inoperative the measures within an Air Quality Action Plan;
 - The significance of the impacts identified; and
 - Any apparent conflicts with planning policy.

The impact of changes in air quality requires to be set out and taken into account in the assessment. The Institute of Air Quality Management (IAQM) has recommended an approach to defining the magnitude of changes and describing the air quality impacts at specific receptors. Further detail on the IAQM approach can be found in Appendix A.

Whether a development proposal will have a significant on air quality is a matter for consideration by the Planning Authority. An examination of the significance of air quality in the context of a planning application requires the professional judgement of both the assessment authors and the environmental protection officers and planning officers within the Council reviewing the application. Further information on the process that will be followed is available in Appendix B.

What mitigation will be appropriate?

Mitigation should be considered as part of an air quality assessment in *all development proposals* where an air quality assessment has been required, particularly where it will give rise to an increase in particulate matter emissions/concentrations.

The type of measures proposed to improve air quality will depend on the nature and scale of the proposed development. Developers are encouraged to consider the following design issues and mitigation measures, particularly when developments are proposed with, or adjacent to, an AQMA or other areas of poor air quality:

- The need for travel by car should be minimised. Travelling distances can be reduced by encouraging mixed used development, where people have the opportunity to live, work and socialise within a relatively small geographical area;
- Levels of car parking should be appropriate for the area and compliant with the standards set out in the Transport Supplementary Guidance;
- Alternative modes of transport should be actively and positively encouraged through a travel plan the terms of which may be secured through a requirement for a legal agreement associated with any planning approval. This should include walking, cycling, public transport, car sharing, car clubs etc; and
- Heating and air conditioning systems should be designed to minimise energy consumption and reduce emissions.

Planning Agreements and Conditions, and the Air Quality Action Plan

All mitigation measures and developer contributions sought will be related to the scale of the impact of the development. Where the Council seeks the provision of infrastructure or a financial contribution by a developer, conditions can be attached to a planning permission and/or Planning Agreements can be agreed with the Council.

Mitigation measures should ensure that the development has no detrimental impact on local air quality. These could include transport related schemes agreed with the Planning Authority and, where a development is within or adjacent to an Air Quality Management Area or its buffer zones, mitigation

proposals should take account of the actions proposed in the Air Quality Action Plan (AQAP). The AQAP provides a package of measures to help mitigate the transport impact of developments aimed at reducing emissions of NOx and PM10.

Following review of an Air Quality Assessment, if the Planning Authority considers that the mitigation measures proposed do not fully mitigate the impact of development on air quality, further contributions may be sought by the Planning Authority to fully mitigate the transport derived emissions impact of development.

When a series of developments are coming forward in a particular location the Council will require a strategic approach to take into account the cumulative impacts of the developments on air quality.

Appendix A: Impact and Magnitude Assessment Tables

The magnitude of an impact should be described using the criteria set out in Table 1. These criteria are based on the change in concentration brought about by the scheme as a percentage of the relevant air quality objectives. Tables 2 and 3 translate these criteria into changes in concentration for nitrogen dioxide and PM10 for national objectives. Tables 2 and 3 should be presented in the assessment report rather than the generic values in Table 1.

Table 1: Definition of impact magnitude for changes in pollution concentration as a percentage of the assessment level

Magnitude of Change	Annual Mean
Large	Increase/decrease >10%
Medium	Increase/decrease 5-10%
Small	Increase/decrease 1-5%
Imperceptible	Increase/decrease <1%

Impact Magnitude and Impact Descriptors in Relation to Specific Objectives

Table 2: Definition of Impact Magnitude for Changes in Annual Mean Nitrogen Dioxide Concentrations

Magnitude of Change	Annual Mean
Large	Increase/decrease >4 ug/m ³
Medium	Increase/decrease 2 – 4 ug/m ³
Small	Increase/decrease 0.4 – 2 ug/m ³
Imperceptible	Increase/decrease <0.4 ug/m ³

Table 3: Definition of Impact Magnitude for Changes in Annual Mean PM10 Concentrations

Magnitude of Change	Annual Mean
Large	Increase/decrease >1.8 ug/m ³
Medium	Increase/decrease 0.9 – 1.8 ug/m ³
Small	Increase/decrease 0.2 – 0.9 ug/m ³
Imperceptible	Increase/decrease <0.2 ug/m ³

Impact Description

When describing an air quality impact at a specific receptor, the actual concentration at the receptor should be taken into account, in combination with the magnitude of change, using the approach in Appendix 1. Table 2 and 3 are specifically for the assessment of the annual mean nitrogen dioxide concentration and PM10 concentration.

Table 4: Air quality impact descriptors for changes to annual mean nitrogen dioxide concentrations at a receptor

Absolute Concentration in Relation to Objective/Limit Value	Change in Concentration ^{a b}		
	Small	Medium	Large
Increase with Scheme			
Above Objective/Limit Value <i>With Scheme</i> (>40ugm ³)	Slight Adverse	Moderate Adverse	Substantial Adverse
Just Below Objective/Limit Value <i>With Scheme</i> (36-40ugm ³)	Slight Adverse	Moderate Adverse	Moderate Adverse
Below Objective/Limit Value <i>With Scheme</i> (30-36ugm ³)	Negligible	Slight Adverse	Slight Adverse
Well Below Objective/Limit Value <i>With Scheme</i> (<30ugm ³)	Negligible	Negligible	Slight Adverse
Decrease with Scheme			
Above Objective/Limit Value <i>Without Scheme</i> (>40ugm ³)	Slight Beneficial	Moderate Beneficial	Substantial Beneficial
Just Below Objective/Limit Value <i>Without Scheme</i> (36-40ugm ³)	Slight Beneficial	Moderate Beneficial	Moderate Beneficial
Below Objective/Limit Value <i>Without Scheme</i> (30-36ugm ³)	Negligible	Slight Beneficial	Slight Beneficial
Well Below Objective/Limit Value <i>Without Scheme</i> (<30ugm ³)	Negligible	Negligible	Slight Beneficial

^a See Table 2 above for description of changes for annual mean nitrogen dioxide

^b An imperceptible change (Tables 2 and 3 above) would be described as 'negligible'

Table 5: Air quality impact descriptors for changes to annual mean PM10 concentrations at a receptor

Absolute Concentration in Relation to Objective/Limit Value	Change in Concentration ^{a b}		
	Small	Medium	Large
Increase with Scheme			
Above Objective/Limit Value <i>With Scheme</i> (>18ugm ³)	Slight Adverse	Moderate Adverse	Substantial Adverse
Just Below Objective/Limit Value <i>With Scheme</i> (16-18ugm ³)	Slight Adverse	Moderate Adverse	Moderate Adverse
Below Objective/Limit Value <i>With Scheme</i> (14-16ugm ³)	Negligible	Slight Adverse	Slight Adverse

Well Below Objective/Limit Value <i>With</i> Scheme (<14ugm ³)	Negligible	Negligible	Slight Adverse
Decrease with Scheme			
Above Objective/Limit Value <i>Without</i> Scheme (>18ugm ³)	Slight Beneficial	Moderate Beneficial	Substantial Beneficial
Just Below Objective/Limit Value <i>Without</i> Scheme (16-18ugm ³)	Slight Beneficial	Moderate Beneficial	Moderate Beneficial
Below Objective/Limit Value <i>Without</i> Scheme (14-16ugm ³)	Negligible	Slight Beneficial	Slight Beneficial
Well Below Objective/Limit Value <i>Without</i> Scheme (<14ugm ³)	Negligible	Negligible	Slight Beneficial

^a See Table 3 above for description of changes for annual mean PM10 concentrations

^b An imperceptible change (Tables 2 and 3 above) would be described as 'negligible'

Tables 4 and 5 should be used for describing the impact at each **specific receptor** to enable the evaluation of the overall significance of the development.

The assessment should consider the likely effectiveness of any, mitigation or compensating, measures to minimise air quality impacts. In many cases it will be difficult to quantify the benefits of mitigating measures; however the application should explore likely benefits in qualitative terms.

Appendix B: Assessing Significance

Significance is typically assessed at two stages in the overall process of examining air quality as a material consideration:

- within the air quality report accompanying the planning application using the professional judgement of the assessment authors:
- when the council's officer air quality specialist makes his/her recommendation to the planning officer

Developers are advised to adopt the approach recommended by the Institute of Air Quality Management (IAQM) to describe and then assess the significance of air quality of a new development. This process will help ensure the developer provides all the necessary information to enable the council determine the application.

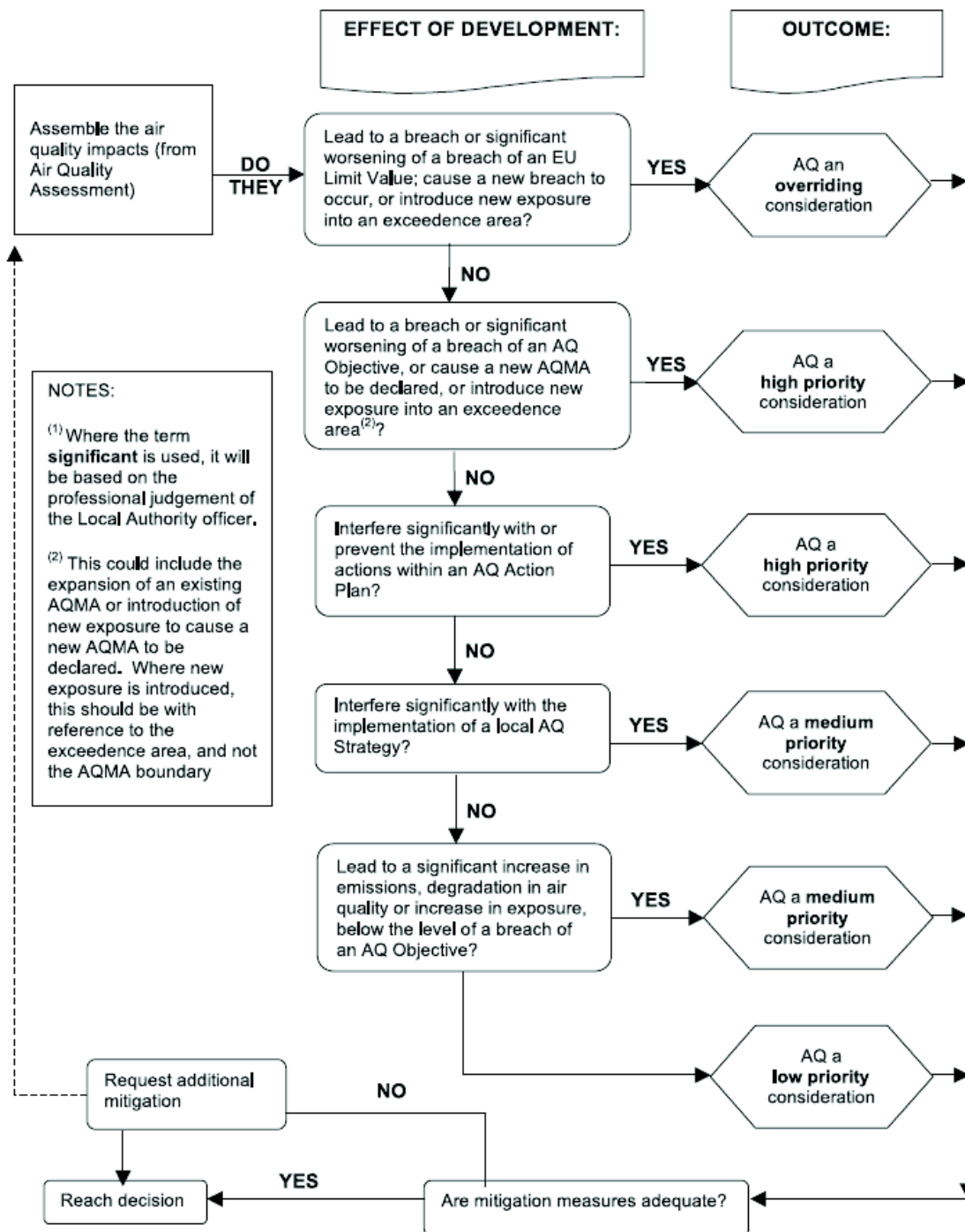
For many developments, in particular those involving new residential accommodation, the significance of the following impacts should be described separately:

- 1) Impacts of emissions related to the development on existing receptors
- 2) Impacts of emissions from surrounding sources on new exposure being introduced within the development

The following flow diagram (taken from the Environmental Protection UK guidance: Development Control: Planning for Air Quality (2010 Update)) will be used by the council for assessing significance. When using the flow chart the council will also consider the following:

- Air quality has the potential to be a “material consideration” in *all* planning applications. Whether it is a material consideration for any individual application will depend on the circumstances of the case, both in terms of the proposed development and its environment or location.
- The *significance* of the impacts depend very much on the *context* of the development
- The flow chart is equally applicable to a development which increases emissions or one whose main impact is the increase in exposure, such as residential development
- The weight given to the EU limit values reflects their status in law. The limit values are binding on the UK as a whole, whereas there is no legal obligation placed on central government or local authorities to meet UK air quality objectives, despite the fact that they are contained in regulation.

Figure 2: Flow Diagram showing how we will assess the significance of Air Quality Impacts of a Development Proposal



The extent to which air quality should influence the proposal will be governed by the degree of significance. Table 6 (also from the Environmental Protection UK guidance) provides recommendations following an assessment of significance by the council.

Table 6: Recommendations following our assessment of significance

Impact significance from flow chart	Recommendation
Overriding consideration	Requires mitigation measures to remove “overriding” impacts. If the impact is still “overriding”, there should be a strong presumption for a recommendation for refusal on air quality grounds.
High priority consideration	Ensure that measures to minimise “high priority” impacts are appropriate. Consideration may also be given to compensation/offsetting. Depending on the scale of the impacts, taking into account the number of people affected, the absolute levels and the magnitudes of changes, and the suitability of the measures to minimise impacts, it may be appropriate to recommend refusal.
Medium and Low priority consideration	It is unlikely that refusal would be recommended, but mitigation measures should be incorporated into the scheme design to ensure that the development conforms to best practice standards, and is “air quality neutral” as far as reasonably practicable.

An automatic recommendation to refuse an application on air quality grounds will not always be necessary or appropriate. Similarly, the presence of an AQMA does not mean that a development will not be allowed. Dealing with exceedances of Limit Values is a national obligation. There may be situations where large areas are in exceedance of the Limit Value, and a national blanket on new developments would risk sterilising large areas. In these circumstances account will be taken of the contribution of the new development to the exceedances. If this is small, and strong measures are incorporated in the proposal to minimise the impacts, then it would probably not be appropriate to recommend refusal on air quality grounds.

The Council does not wish to prescribe exact levels above which development proposals will be refused since each case will be assessed on its own merits and balancing the air quality impacts against other material considerations. However, the following factors will be considered in the overall judgement of significance

- Number of people affected by increases and/or decreases in concentrations and a judgement on the overall balance
- Where new exposure is being introduced into an existing area of poor air quality, then the number of people exposed to levels above the objective value will be relevant
- The magnitude of changes and impact at receptors
- Whether or not an exceedance of an objective is predicted to arise in the study area where none existed before or an exceedance is removed or the exceedance area is reduced

- Uncertainty, including the extent to which worst-case assumptions have been made
- The extent to which an objective value is exceeded e.g. an annual mean NO₂ of 41 $\mu\text{g m}^{-3}$ should attract less significance than an annual mean of 51 $\mu\text{g m}^{-3}$.

Related Links

Draft Air Quality Action Plan (2010)

<http://committees.aberdeencity.gov.uk/Published/C00000140/M00001560/AI00005639/AirQualityActionPlan.pdf>

The Local Air Quality Management Technical Guidance (09)

<http://www.defra.gov.uk/environment/quality/air/airquality/local/guidance/documents/tech-guidance-laqm-tg-09.pdf>

Environmental Protection UK Development Control: Planning and Air Quality (2010 Update)

[http://www.environmental-protection.org.uk/assets/library/documents/Air_Quality_Guidance_2010_\(final2\).pdf](http://www.environmental-protection.org.uk/assets/library/documents/Air_Quality_Guidance_2010_(final2).pdf)

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Supplementary Guidance

Topic: Bats and Development

Reference Number:



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1. Introduction

This Supplementary Guidance provides information that will be needed for the consideration of the effects of planning and development on bats.

The detail outlined includes information about bats, how to identify bat roosts, the types of developments which usually require bat surveys, what information is required in the survey, and what happens once the survey is complete.

2. General Information about Bats

As the main predator of night-flying insects, bats are of major ecological importance. Bat populations are considered to be a good indicator of the broad state of wildlife and environmental quality due to their sensitivity to pressures experienced by other species.

They are small animals that roost in a variety of places and can be found in colonies, small groups or singly.

They do not usually damage property.

Bats require many different roosts depending on different conditions at different times of the year.

There are 17 resident bat species found in the UK, where 9 are found in Scotland.

The most common species which can be found in Aberdeen include the Common and Soprano Pipistrelle bats, and less frequently are the Brown Long-eared and Daubentons bats. Other species may be present and changing weather patterns may result in more species being discovered in north-east Scotland.

Bats have declined significantly. This is mainly due to the loss of suitable roost and feeding sites, reduced insect prey as a result of pesticide use, and mortality due to the use of highly toxic timber treatments in house roosts. Many species of bats are either threatened or endangered.

3. Bats and Legislation

Bats are European Protected Species (EPS) and are protected by European, UK and Scottish Law. The main piece of the legislation in the

UK for the protection of bats is the **Conservation (Natural Habitats, &c.) Regulations 1994 (as amended)**. These Regulations transpose the requirements of the EU Habitats Directive (92/43/EEC) and aims to protect and maintain the conservation status of EPS in Scotland. The following is a brief summary of the legislation.

Under these Regulations it is an offence to either deliberately or recklessly: -

- Capture, injure or kill a wild bat;
- Harass a wild bat or group of bats;
- Disturb a wild bat in a structure or place (roost) it uses for shelter or protection;
- Disturb a wild bat while it is rearing or otherwise caring for its young (maternity roost);
- Obstruct access to a bat roost or otherwise deny the animal use of the roost;
- Disturb a wild bat in a manner that is, or in circumstances which are, likely to significantly affect the local distribution or abundance of that species; and
- Disturb a bat in a manner that is, or in circumstances which are, likely to impair its ability to survive, breed or reproduce, or rear or otherwise care for its young.

The following is also an offence: -

- Damage or destroy a bat breeding site or resting place (roost).

A roost is any structure or place used for shelter or protection. As bats tend to return to the same roost every year, roosts are protected regardless if bats are present or not.

4. Bats and Licensing

Scottish Natural Heritage (SNH) - In some circumstances, actions that are otherwise an offence can be carried out under a licence. SNH has a power to grant licences for scientific, educational or conservation purposes including surveys.

Further information on licensing from SNH can be found at: - <http://www.snh.gov.uk/protecting-scotlands-nature/species-licensing/mammal-licensing/bats-and-licensing/>

Scottish Government - The Scottish Government can grant licences in relation to bats for public health or public safety reasons for example.

Where an impact on bats cannot be avoided, the Scottish Government will only grant a licence if the proposal satisfies all 3 of the following tests:-

1. A licence may be granted 'to preserve public health or public safety or for reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment'.

If this is satisfied 2 further tests must be satisfied: -

2. That there is no satisfactory alternative to the granting of a licence; and
3. That the action authorised will not be detrimental to the maintenance of the population of the EPS concerned at a favourable conservation status in their natural range.

The Scottish Government will not issue a licence unless the 3 tests, which ensure that the local bat population is not unduly threatened, have been met.

The Scottish Government will consult with SNH and, if the proposal requires planning permission, the Local Planning Authority. Please note that licences will not be granted until any planning position has been resolved.

Further information on licensing can be found from the Scottish Government on the 'European Protected Species, Development Sites and

the Planning System - Interim guidance for local authorities on licensing arrangements, 2001' at: - <http://www.scotland.gov.uk/Resource/Doc/158490/0042962.pdf>

5. Bats and Land Use Planning

The presence of a bat roost, even when bats are apparently absent, is a material consideration when a planning authority is considering any development proposal.

Developers should consider the presence of bats and roosts at the beginning of the planning stage. Contact your Local Planning Office for more guidance on bats at the start of planning your development (see section 13 'Further Information' on page 13).

Scottish Planning Policy states that in relation to the presence or potential presence of EPS, this presence rarely imposes an absolute block on development, however, mitigation measures are often required which may affect the layout, design and timing of works.

Planning permission must not be granted for development that would likely have an adverse effect on an EPS unless the Local Planning Authority is satisfied that 3 tests have been met (see section 4 'Bats and Licensing' on page 3).

Applicants should submit supporting evidence for any development that meets these 3 tests, demonstrating both the need for the development and that a full range of possible alternative courses of action have been properly examined and none found to acceptably meet the need identified.

The **Local Development Plan** and **Structure Plan** (or **Strategic Development Plan**) must be referred to as they contain policies to protect priority habitats and species.

The **UK Biodiversity Action Plan** notes all bat species as 'Species of Conservation Concern', while seven are 'Priority Species'. The Priority Species are the Barbastelle; Bechstein's; Noctule; Soprano Pipistrelle; Brown Long-eared; Greater Horseshoe; and Lesser Horseshoe.

There is a **North East Scotland Local Biodiversity Action Plan** for the Daubentons bat.

Table 1 shows the list of bats species currently found in Aberdeen and their protection status.

Table 1: Bat Species in Aberdeen and their Protection Status.

BAT SPECIES	EPS	SCC	PS	NELBAP
Brown Long-eared	●	●	●	
Common Pipistrelle	●	●		
Daubentons	●	●		●
Soprano Pipistrelle	●	●	●	

EPS: European Protected Species
 SCC: Species of Conservation Concern
 PS: Priority Species
 NELBAP: North East Scotland Local Biodiversity Action Plan

When an application for development is received and it is suspected that a bat roost is present, **the Local Planning Authority should request a bat survey to establish the impacts on bats before the planning application is determined.**

A bat survey cannot be included as a condition of Planning Approval but must be completed prior to granting planning permission. This is a requirement of the EPS legislation.

The Local Planning Authority can refuse planning permission under its duty to protect EPS.

6. Identifying Bat Roosts

The types of places that bats roost include buildings such as houses, churches and schools. Other structures include bridges; caves; mines; cellars; tunnels; plus, holes and crevices in mature trees.

The main feature to look for is the presence of droppings. They are dark brown or black and are between 4 and 8mm in length; they resemble the size and shape of a grain of rice. Unlike mouse droppings, bat droppings crumble into a fine powder when pressed between the fingers.

Bat droppings may be found on the outside walls of buildings below holes where bats enter and leave their roosts. Piles of droppings can also be found below ridge boards, hips and around chimneys or gable ends.

The quantity of droppings should not be relied upon to establish the number of roosting bats. Bats can be tucked away in crevices, therefore, only a small amount of droppings may be seen or none visible at all.

As well as droppings, a specific odour and discarded moth wings can also indicate the presence of bats. A polished or clean surface where light enters along with the absence of cobwebs can also indicate an area regularly used by bats.

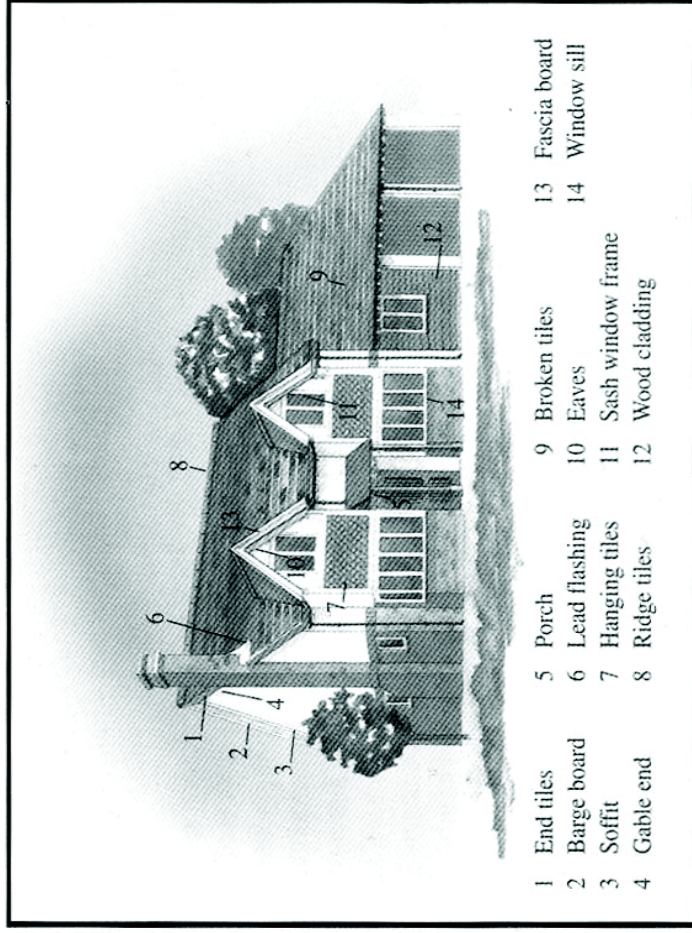
Summer roosts, frequently in buildings, are generally close to good feeding habitat and rich in insects. Good habitats include grassland, wetland, rivers and woodland.

With few insects around in winter, bats hibernate but wake occasionally to feed on milder evenings. Winter hibernation sites include caves, cellars, ice-houses, tunnels, bridges and other places which provide cool, stable conditions. Hibernating bats are very vulnerable to disturbance.

Tree holes can be used in both summer and winter.

The following Diagram 1 indicates areas in a house where bats may be found.

Diagram 1: Areas in Houses Where Bats May Be Found



Photograph Source: Scottish Natural Heritage (2003)

Wall cavities and flat roofs are also popular with Pipistrelle bats in Aberdeen.

Bats can be found in any kind of building old or new, and it is important to note that almost any roof or building, such as flat or pitched roofs, wall cavities and window frames, is a potential bat roost.

7. Establishing if a Survey is Required

As previously indicated, bats use a wide range of buildings, structures and trees as roosts and have different requirements at various times of the year (please refer back to section 6 'Identifying Bat Roots' and Diagram 1 on page 8). **It is therefore difficult to predict accurately where bats are likely to be found.**

Development or demolition (where this requires planning permission) that would affect the types of buildings listed below may require a bat survey: -

- Any building or structure (domestic or non-domestic) with a known bat roost or where bats are known to be present. (This may be highlighted by a North East Scotland Biological Records Centre (NESBReC) data search or as notified by any competent authority (SNH) or other).
- Other than domestic homes, any constantly heated building such as residential homes, hospitals, schools and swimming pools.
- Traditional buildings including churches and castles, with complex roof spaces.
- Stone and slate buildings including farmhouses; steadings; estate lodges; gatehouses; mill buildings; and old school buildings with an intact or almost intact roof structure.
- Any building or structure close to freshwater and wetland habitats (such as rivers, burns, streams, ponds or wet grassland), woodland, hedgerows and/or lines of trees. This includes bridges and other structures over water features or wet ground.
- Underground and other structures such as tunnels, kilns, cellars, ice houses, or fortifications which provide stable winter temperatures can provide appropriate hibernation sites.

Buildings which are in a very exposed location by the sea with no suitable foraging habitat within 1km are unlikely to be used by bats and will not require a survey.

Other activities that may require a survey include proposed tree work (felling or lopping) and/or development affecting: -

- a. Old and veteran trees older than 100 years; and/or
- b. Trees with obvious holes, cracks or cavities; and/or
- c. Trees with a girth greater than 1m at chest height.

Young plantations of conifers are not likely to have bat roosts. Trees are more likely to be used by bats if they are linked by other trees or hedgerows to woodland or water bodies.

The Council's Geographical Information System (GIS) has an overlay which shows where bats have been noted in the City. Any development within these areas should be surveyed (see also Map **xx**).

It should not be presumed that bats will not be present outside these areas. Where development is proposed outside these areas, it will be up to the Local Planning Authority to determine if a survey is required or not.

If there are reports that bats have been seen flying over a site where development is proposed, this may mean that they are foraging in the area and will have a roost nearby. It does not necessarily mean that there will be a roost on the development site.

It is recommended that for outside known sites uses by bats, sightings can be used together with information on the type of building to be altered or demolished along with suitable habitat in the vicinity to determine whether a bat survey should be carried out.

Any sightings received from a member of the public should be passed to NESBReC to enable them to keep records up to date.

Remember, bats can be found in any structure and/or building both old and new if it is in the correct environment!

8. Survey Standards

Providing an adequate survey will save time in processing a planning application where bats may be affected.

Surveys must be carried out by a surveyor that is suitably experienced.

Surveys must be detailed, complete and the correct methodology must be used.

The minimum standard for bat surveys must be met, and any surveys which do not meet them, will not be accepted (full survey details are included in section 9 'Minimum Survey Details' page 13).

The following literature can also provide relevant survey standards: -

- a. Bat mitigation Guidelines – English Nature; and
- b. Bat Surveys Good Practice Guidelines – Bat Conservation Trust.

Surveys must be undertaken at the correct time of year. (See Diagram 1: Bat Activity Calendar.)

For householder applications and other small scale developments such as steading conversions, winter surveys may be acceptable to rule out the presence of bats but these will only be accepted where all relevant parts of the building can be adequately inspected.

If winter surveys find evidence of use by bats, or where they are inconclusive, a further survey during the summer months will be required to establish the extent of use and identify appropriate mitigation.

The survey and assessment should cover all phases of a phased development.

The Local Planning Authority will also liaise with NESBReC to obtain records of bat sighting and roost sites.

The following Diagram 1 presents the different activities by bats and at what time of year these activities occur. **Please note that unusual weather patterns can shift normal timings.**

Diagram 1: Bat Activity Calendar.

MARCH	APRIL	MAY	JUNE
Signs of limited activity: small numbers feeding on warmer nights.	Active and hungry. Become torpid ¹ again when cold.	Fully active. Females search for suitable nursery sites.	Young are born.
JULY	AUGUST	SEPTEMBER	OCTOBER
Mothers suckle young. Some young almost full-size; others still very small.	Females desert nursery sites and seek males. Juveniles begin catching insects.	Mating takes places. Fat begins to build up ready for winter.	More mating. Seeking suitable hibernation sites. Periods of torpor.
NOVEMBER	DECEMBER	JANUARY	FEBRUARY
Bats begin hibernation, becoming torpid for longer periods.	Hibernating.	Hibernating. Using stored fat as fuel.	Hibernating. Little fat left.

Mid May through to Mid August is the best time to carry out surveys.

¹ Torpid is when the body temperature lowers and the heart rate slows.

9. Minimum Survey Details

All surveys submitted for development proposals should include the following: -

1. Objectives of the survey.
2. Time and date of the survey, and who carried the survey out.
3. Brief descriptions of weather conditions at the time of the survey.
4. Description of the proposed works.
5. Sources of pre-existing information such as records from NESBReC or the National Biodiversity Network (NBN) together with local sightings of bats.
6. Description of the buildings (including type of structure and materials) and/or trees being surveyed and their suitability as a bat roost for all locally recorded species of bat.
7. Habitat description of the site and surrounding area for context. This should include information on exposure of the site, proximity to water courses and water features, trees/hedgerows/woodland or other semi-natural habitat.
8. Methods of survey i.e. dawn and dusk emergence survey or daytime inspection of building. Justification should be provided for the method of survey used and details of any equipment used.
9. Results of survey including sufficient evidence to justify conclusions in point 8 above. Results should include: -
 - Species present and approximate numbers;
 - Details found of signs of usage by bats; and
 - How habitats or features present are used by bats and an indication of level of use.
10. Interpretation and evaluation. These details should include: -
 - Presence or absence;

- Constraints and limitations on survey. This should include factors influencing the survey results such as temperature and weather, and any limitations on accessibility to areas of the building. Are any areas of the survey inconclusive, and if so, what is the worst case scenario?
- Assessment of usage by bats including sex of bats present, type of roosts i.e. winter site or maternity roost, and approximate size of roost; and
- Site status assessment – importance of roost to the local bat species population.

11. Impact assessment either at the time of development or long term. In order to assess this accurately, adequate information on the proposed development will have to be made available to the surveyor. If bats are present, a summary of impacts should be provided including details of type, magnitude and duration of long term and short term impact. This should consider impact at site level in a wider context.

12. Mitigation and compensation – essential where bats are present and will be affected by the development. These details should include: -

- Mitigation strategy – overview of how the impacts will be addressed with justification for timings of works if this is to be used to avoid disturbance to bats;
- Roost creation or restoration and/or enhancement;
- Exclusion – timing and methods;
- Post development site safeguard and monitoring;
- Work schedule with phasing; and
- Relevant maps or plans or diagrams.

13. References.

14. Photographs and maps of key features of structure and surrounding habitat.

15. Qualifications and experience of surveyor including relevant licences.

10. Once a Survey is Complete

When a detailed report is submitted and includes evidence of bats, the Local Planning Authority is likely to consult with SNH for specialist advice on the significance of impacts on the species and the likely effectiveness of any mitigation proposed.

The Council will then take the following action: -

- If no evidence of bats is discovered **AND** the survey has been completed in accordance with the guidelines above, no further action will be required.
- If a survey has been conducted during the winter and has reported suitable habitat for evidence of bats and is inconclusive, a further summer survey will probably be necessary **before** planning approval can be granted.
- If bats are present, appropriate action/mitigation will need to be discussed and agreed with the Local Planning Authority prior to the granting of planning permission.
- Where a direct impact on bats cannot be avoided, the developer will be advised to apply for a licence from the Scottish Government (see section 4 'Bats and Licensing' page 3).

11. Conditions or Obligations

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Conditions or obligations can be imposed to highlight the applicant's legal responsibilities and give clear guidance on how to give protection to bats. Examples, which will depend on the individual situation, can include: -

- Restrictions on the timings when work can take place if a bat roost is present;
- Use of building materials such as bat bricks or special tiles which provide access points for bats;
- Management prescriptions to be agreed for habitats adjoining the development, e.g. grassland, scrub, woodland, hedgerows; and
- The creation of feeding habitats adjoining the development, e.g. grassland, meadows, large ponds.

12. What You Can Do To Help Bats

You can make your development bat friendly by incorporating provision for roosting and feeding. Bat boxes, placed on trees or buildings can attract bats. Bat bricks and bat slates into your house will allow access into the roof space. Landscaped gardens can be more bat friendly by including hedges, trees, ponds and night-scented flowers to attract insects for bats to feed on.

Demonstrating that this has been considered could form an important element of your planning application. More information can be obtained from the Bat Conservation Trust (see section 14 'Other Useful Contacts' page 17).

Remember, even if you do not require planning permission for any works on a building, or a survey has not been conducted, if you at least suspect the presence of bats, you must stop works immediately and seek the advice of SNH.

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13. Further Information

Local Planning Office

Aberdeen City Council
St. Nicholas House
9th Floor
Broad Street
ABERDEEN, AB10 1GY

Tel: 01224 523470

Email: pi@aberdeencity.gov.uk

Web: www.aberdeencity.gov.uk/planning

14. Other Useful Contacts

Scottish Natural Heritage

Inverdee House
Baxter Street
Torry
ABERDEEN, AB11 9QA

Tel: 01224 266500

Email: grampian@snh.gov.uk

Web: www.snh.gov.uk/planning-and-development

Scottish Government

Species Management Team, Landscape and Habitat Division

Tel: 0131 2446549

Email: specieslicensing@scotland.gsi.gov.uk

Web: <http://www.scotland.gov.uk/Topics/Environment/Wildlife-Habitats>

Bat Conservation Trust

Tel: 0845 1300 228

Email: enquiries@bats.org.uk

Web: www.bats.org.uk



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Supplementary Guidance

Topic: Buffer Strips Adjacent To Water Bodies

Reference Number:

1. Introduction

A buffer strip is an area of land maintained in permanent vegetation that helps to control soil and water quality and has other environmental benefits.

Buffer strips alongside all types of water bodies are important in protecting and promoting biodiversity and in improving water quality and run-off.

The effectiveness of a buffer strip will be influenced by the width of the buffer, its characteristics and how it is managed.

2. Legislation

Buffer strips will help to achieve the Water Framework Directive's statutory aim of good ecological status of our water environment by 2015.

The Water Framework Directive is transposed into Scottish legislation through the Water Environment and Water Services (Scotland) Act 2003 (WEWS Act).

The Water Environment (Controlled Activities) (Scotland) Regulations 2005 (CAR) brings into effect the requirements of section 20 of the WEWS Act for controls over certain activities for the protection of the water environment. These can include: -

- a. Activities liable to cause pollution of the water environment;
- b. Abstraction of water from bodies of surface water or groundwater;
- c. The construction, alteration or operation of impounding works in bodies of surface water;
- d. Building, engineering or other works in, or in the vicinity of, any body of inland surface water; or
- e. Activities connected with any activities specified in paragraphs (a) to (d).

3. The Value of Buffer Strips

Buffer strips alongside water bodies are valuable for the following reasons: -

- They reduce run-off into water bodies by storing water and releasing it more slowly, and therefore reducing flooding.
- They are essential in allowing access for the maintenance and inspection of water bodies, and for dealing with pollution incidents;
- They provide space for natural fluvial processes such as channel shape and planform¹ adjustment which help restore and maintain the natural dynamic balance of river systems and associated habitats;
- Vegetation stabilises banks and reduces soil erosion;
- They provide a habitat for plants and animals and can form part of a habitat network;
- They provide opportunities for access;
- They can help to improve water quality by filtering run-off before it enters the water body;
- They provide opportunities to undertake restoration of straightened or realigned water bodies in the future; and
- They improve the visual landscape of the area.

Buffers strips can contribute towards open space allocations.

¹ The outline of the river viewed from above.

4. Recommended Width of Buffer Strips

The optimum width of a buffer strip adjacent to water bodies will be affected by the width of the water body, site conditions and topography.

Buffer strips should be proportional to the bed width of the water body and should be a **minimum of 6m with up to 20m+** on either side for larger water bodies such as the Rivers Dee and Don (see Table 1). The general rule is that the bigger the water body, the more space will be required for restoration.

Semi-natural Habitat - if present and adjacent to a water body (e.g. riparian woodland), the whole of this habitat should be protected, regardless of width.

Steeply sloping ground – run-off will be faster and a wider buffer will be required.

Straightened/realigned water bodies - where there are opportunities to undertake restoration of straightened or realigned water bodies, a wider buffer may be required.

Still water – for example, lochs and ponds, the margin should be between 6m and 20m wide, depending on the size of the water body with larger areas having a wider buffer.

Ditches – for smaller ditches there is some discretion to reduce the buffer strip to a minimum of 3m depending on requirements for access for maintenance.

Bridge abutments - where possible bridge abutments must be a sufficient distance back from a river bank to allow for future river movement, and where appropriate access under the structure.

Areas at risk of disturbance by fluvial processes will require a geomorphological assessment in order to assess the appropriate buffer strip.

The following table 1 is supported by the Scottish Environment Protection Agency (SEPA) and Scottish Natural Heritage (SNH).

It provides guidelines only, as the width will be dependent on site size, plus, other conditions such as the nature and topography of the surrounding land.

Table 1: Guidelines for Width of Buffer Strips

Width of water Body	Width of Buffer Strip
Less than 1m	6m buffer
1-5m	6-12m
5-15m	12-20m
15m+	20m+

The Scottish Planning Policy states that development should not be permitted where there is a significant probability of it being affected by flooding, increase the probability of flooding elsewhere, or affect the storage capacity of a functional flood plain. This overrides the buffer width recommendations made in this supplementary guidance.

Further information on buffer widths can be found on the Forestry Commission's 'Forests and Water Guidelines' (page 25, 'Riparian forestry and buffer areas') at: - <http://www.forestry.gov.uk/PDF/fcgI002.pdf>

Or on the Scottish Executive's 'Prevention of Environmental Pollution From Agricultural Activity' (PEPFAA) 'A Code of Good Practice' at: - <http://www.scotland.gov.uk/Resource/Doc/37428/0014235.pdf>

5. Creating a Buffer Strip

The characteristics of a buffer strip will influence its effectiveness.

During the development phase buffer strips should be fenced off and vegetation should be left undisturbed and this is particularly so where wetlands, woodland, grassland or other semi-improved habitats are present. Only in exceptional circumstances should the vegetation within a buffer strip be removed, and only then for landscaping if required.

Within a buffer strip, all works should be carried out in accordance with SEPA Pollution Prevention Guidelines.

If the land forming the buffer strip is arable or improved grassland, there may be some merit in sowing with a grassland or wildflower mix. This should be made up of indigenous species, where possible from a local source.

Some planting of locally native trees and shrubs can enhance a buffer strip and can help to stabilise banks and limit erosion. However, care must be taken to ensure that new planted areas do not cause hydraulic issues downstream in a river.

Overhanging trees create shade and the leaf litter can provide shelter and food for invertebrates. Care should be taken to avoid too much planting with at least 50% of the water body left open to sunlight during the summer when leaves are on the trees.

It is important to avoid gaps in buffer strips in order to provide continuity of habitat.

The creation of hard standing such as vehicle access track should be avoided within buffer strips as this will increase run-off, however, pedestrian access with permeable surfaces is generally acceptable.

6. Management of Buffer Strips

Management prescriptions will be site specific and should be included in any Landscape Maintenance Plan.

In general, the preference would be to leave buffer strips as natural areas with limited management of the vegetation. This will avoid build up of leaf litter, development of scrub, and in the case of rivers, risk of blockages in the channel downstream.

More intensive management of some areas may be appropriate for particular uses such as access and recreation.

Wherever possible buffer strips should be retained with open space for the development to ensure long term protection.

Further information on creating and managing buffer strips can be found at SEPA's Good Practice Guide for 'Riparian Vegetation Management': - http://www.sepa.org.uk/water/water_regulation/guidance/engineering.aspx

7. Further Information

Local Planning Office

Aberdeen City Council
St. Nicholas House
9th Floor
Broad Street
ABERDEEN, AB10 1GY

Tel: 01224 523470

Email: pi@aberdeencity.gov.uk

Web: www.aberdeencity.gov.uk/planning

8. Other Useful Contacts

Scottish Natural Heritage

Inverdee House
Baxter Street
Torry
ABERDEEN, AB11 9QA

Tel: 01224 266500

Email: grampian@snh.gov.uk

Web: www.snh.gov.uk/planning-and-development

Scottish Environment Protection Agency

Inverdee House
Baxter Street
Torry
ABERDEEN, AB11 9QA

Tel: 01224 266600

Web: www.sepa.org.uk



Supplementary Guidance

Topic: Children's Nurseries and Sports Facilities

Reference Number:

Local Development Plan Policy CF2 on New Community Facilities explains that proposals for private children's nurseries or sports facilities shall be subject to supplementary guidance.

Supplementary Guidance on PRIVATE CHILDREN'S NURSERIES

There has been an expansion in the level of private nursery school provision in recent years and it is considered that policy guidance is required to provide advice on where such developments would, and would not, be acceptable.

Supplementary Guidance Policy on PRIVATE CHILDREN'S NURSERIES
New private nurseries should be located on sites which offer safe access, particularly for pedestrians and cyclists, and are within easy reach of public transport. Proposals for private children's nurseries will generally be acceptable in residential areas (Policy H1) or in mixed use areas (Policy H4) so long as the following criteria can be met:

1. Housing is the predominant use in the area;
2. Where conversion of a residential property is proposed, the nursery will occupy no more than one floor of a two storey house or 50% of any other house. The rest of the house shall remain in residential use.
3. There shall be safe, lit pedestrian access, safe access for vehicles to drop off and collect children, adequate car parking and traffic impact issues should be resolved,
4. The proposal does not prejudice other Local Development Plan policies. Approval, however, will not normally be granted if:-
 - a. A flatted property is to be used;
 - b. The proposal is within the countryside (including green belt and special reserve land) unless a particular local need exists.
 - c. The proposal is within primarily industrial land unless an adequate level of amenity can be created, any other aspects of business and industry policies are not adversely affected and that the proposal complies with Local Development Plan Policies 68 and 69.

Supplementary Guidance on SPORTS FACILITIES

Regard should be taken of environmental and amenity considerations in dealing with proposals for sports facilities. Where green space is being developed, an alternative area should be made available in or immediately adjacent to the same community and should provide similar or improved benefits to the replaced area in line with the Local Development Plan policy on Urban Green Space.

Supplementary Guidance Policy on SPORTS FACILITIES
Sport and recreational facilities will be acceptable where it can be demonstrated that:-

- 1.** They are not detrimental to the natural or built environment or to residential amenity;
 - 2.** Locations are accessible to the catchment population, giving priority to walking, cycling and public transport;
 - 3.** Public access arrangements can be maintained, enhanced or, where appropriate, provided in a convenient location in the vicinity of the development;
 - 4.** The impact of floodlighting and appearance of any associated structures would not adversely affect the amenity of nearby residential properties or the character of the area; and
 - 5.** They meet the objectives of Aberdeen's Playing Pitch Strategy.
- Existing sport and recreation facilities shall be retained unless they are being replaced by an improved facility.



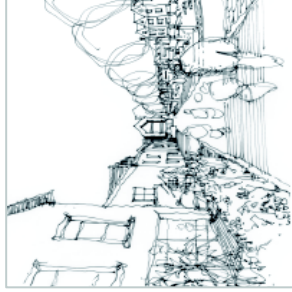
Supplementary Guidance

Topic: Design Review Panel

Reference Number:



ABERDEEN
CITY COUNCIL



Design Review Panel



January 2010

1. Background

1.1 Why Design Review?

The Design Review process embraces the new Modernising the Planning System agenda, which places greater emphasis on addressing issues earlier in the process, particularly at pre-application stage.

The Scottish Government is striving for high quality design in all new developments, which is apparent from publications such as Designing Places and Designing Streets, along with the Planning Advice Notes on Design Statements and Masterplanning. The Government also emphasise the importance of raising design awareness and improving skills with the focus and priority needing to be given to improving the design quality of new developments proposals.

The approved Aberdeen City and Shire Structure Plan (August 2009) makes it clear, that in order to improve the quality of developments in the north east, a design review process for masterplans and the most significant planning applications is required.



2. Introduction

2.1 What is a Design Review and what is the value of the process?

In order to raise awareness of design in the North East, a Design Review Panel has been set up. There needs to be improvements 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 panel will consider a range of schemes (including masterplans and major applications) that are significant because of size, impact, public interest, location or set new standards for the future.

The Design Review will offer constructive and objective advice at an early stage in the process which should lead to a better output and a stronger working relationship between all those involved. The advice given will draw on professional knowledge and experience within a local context, offering the opportunity for comprehensive evaluation of development proposals. It should be noted that some schemes may be considered as good design, and therefore may not require any changes. This process is most effective at the pre-application stage when there is still time for changes and discussions. It should be noted that the Design Review Process does not supersede or prejudice the planning process.



3. Design Review Panel

3.1 Panel Composition

The review team will be voluntary and chaired by the local authority Head of Service. The Chair will not contribute to discussions but will ensure that the review and discussions stay on track. In addition to the Chair, there will be a Design Review Manager. Relevant Planning Case Officer(s) will also be invited to attend the Design Review to provide a brief policy background. At the end of the review the Chair will provide a summary of points made.

The panel will consist of professionals from both the public and private sectors, chosen from areas of expertise relevant to each project. Panel member backgrounds will include relevant areas of knowledge such as Architecture, Urban Design, Landscape, Public Art, Community Engagement, Planning and Infrastructure. Knowledge of the local area is desirable. Each Panel will be composed of around 6 people, drawn from a pool of up to 20 members. Panel members must be able to offer a maximum of 6 days annually to attend panel meetings and associated site visits.



3.2 Appointment of Panel Members

Panel Members will be representatives from organisations. They will have expertise and a track record of achievement in one or more relevant professional fields, with the ability to offer objective, clear and independent advice. Prior to the appointment, panel members must confirm they are aware of what is required of them. The Panel membership will be reviewed on a 2 year cycle and additional skills may be recruited in the future where necessary.

3.3 Finance

The design review and the rest of the process is free to the proponent. The panel will be entirely voluntary with meeting accommodation and subsistence being the only cost implications for the local authority.



4. Design Review Procedure

4.1 Proposal of Schemes

Projects can be referred to the panel by the planning authority or any member of the project team. Referral of the project is encouraged as early as possible in the process, before a planning application has been submitted. Sufficient information on the proposal must be submitted, to allow the Design Review Manager to determine whether a review is appropriate.

4.2 Panel Meetings

The Panel will meet on a regular basis, approximately one morning every month, to coincide as best as possible with the Planning Committee cycles. Meetings will be timetabled at the start of every year, and held in a suitable location that can support presentations. The Panel will normally discuss between 1 and 3 projects at each meeting (dependent on the size of the project).

4.3 Projects for review

Projects to be considered will be circulated to panel members in advance. Any conflict of interest must be declared to the Design Review Manager (see guidance note). Prior to the meeting, the proponents will be required to complete a Pro-forma to brief panel members with background information. Where practical and appropriate the site will also be visited.

4.4 Review Minutes / Reports

Minutes of the meeting are taken by an Administrative Assistant, and then drafted to form a report. The draft report is then circulated to members of the Panel for agreement, before circulation to the proponent and/or publication. A report will be circulated within 10 working days of the Design Review meeting, outlining the panel's views and, if necessary, offering constructive advice on how the scheme might be improved. The report produced will reflect the general views of the panel and not any individual panel representative.

Where the scheme is already in the planning system, reports will be displayed on the website. If the review is at pre application stage, it will be subject to confidentiality procedures. (see guidance note)



5. Presentation to the Panel

These notes provide general background and advice to those making a presentation to the panel. It is essential the information presented is as comprehensive as possible in the time given, to allow the panel to make beneficial comments. The Design Review should occur during the Pre-Application Consultation process.

5.1 Prior to review

Prior to the review, the following background information on the project must be submitted to the Design Review Manager for circulation with the agenda:

- Written scheme description (pdf), including information described under 5.2 below, which will be included in the agenda to brief panel members (and other attendees) in advance of the meeting.
- Hard copies of drawings which will be used during the review presentation (along with copies in electronic format restricted to 5 Mb or less). NB if design has moved on since submission, these can be superseded on the day of the review.
- Names and roles of those who will attend the review.

5.2 At the Review

It will be the responsibility of the team backing the proposal to provide a presentation lasting a maximum 15 minutes, using appropriate illustrative materials (see list below). The review panel works best where there is an explanation the evolution of

the proposal combined with an appropriate level of detail demonstrating design, scale, massing, layout and context.

- Site and location plan within wider context
- Views (including views of the project in context)
- Photographs (aerial and site visits)
- Site Analysis (constraints and opportunities)
- Plans, sections, elevations, sketch and 3-d drawings
- Model(s), if appropriate
- Materials samples, if appropriate

Reviews will last approximately 1 hour, with a 15 minute break between submissions. The hour will be divided up as follows:

- 5 minutes Introduction and policy background
- 15 minutes Presentation by project team
- 35 minutes Discussion
- 5 minutes Feedback

5.3 After the Review

Developers and promoters of the proposals are encouraged to consider measures to accommodate the panel's suggestions and provide a written response to the points raised. This should be submitted with any subsequent planning application, forming part of the design statement. As part of the planning application process the case officer will evaluate the proposal in light of the review panel's findings and the way it responds to them. The Panel's views should be considered along with all other material planning considerations and not in isolation.

It is worth bearing in mind that some schemes may be considered as good design, and therefore do not require any changes.

6. Monitoring and evaluation

With appropriate follow-up evaluation, reports can highlight 'best practice' examples within the local context, aiding the determination of planning applications covering similar issues in the future. An annual performance review will determine if the advice given was acted upon and whether the scheme was better as a result. Furthermore, the result of the planning application process will be communicated back to the Review Panel.

It is important to review the process and procedures after 6 months, to address any issues that may have arisen or make any necessary amendments. This may include panel members, processes or reviewing the area covered by the panel.

7. Appendix

7.1 References

Aberdeen City and Shire Structure Plan
Scottish Planning Policy
Designing Places
Designing Streets
PAN 83 Masterplanning
PAN 68 Inclusive Design
PAN 67 Housing Quality
PAN 76 New Residential Streets.
Public Art Best Practice Guidance Note
Design Review Principles & Practice (CABE)
SHEP (Historic Scotland)

8. Further Information

More detailed information has been provided on protocol of meetings and possible conflicts of interest. These can be found on the website. **For further information or to enquire about submitting a scheme for the Panels consideration, please contact:**

Aberdeen City Council Masterplanning and Design 9 th Floor St Nicholas House Broad Street Aberdeen AB10 1GY	Aberdeenshire Council Planning Policy & Environment Woodhill House Westburn Road Aberdeen AB16 5GB
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www.aberdeencity.gov.uk

Tel: 01224 522246

www.aberdeenshire.gov.uk

Tel: 01224 664728

Email: design@aberdeencity.gov.uk



Appendix 1: Legal Issues

1. Conflict of Interest

Panel members and staff will be required to declare any conflict of interest in advance of meetings, based on either direct commercial interest or other non-commercial connections that might be considered by a third party. For example:

- Being involved in another scheme the proponent is putting forward for review.
- Being involved in a related project with bearing on the scheme being put forward for review.
- Being involved in a rival scheme.
- Involvement or membership of another group which forms part of the scheme.
- Family relationship.

Any direct or indirect conflict of interest must be declared to the Design Review staff team. A decision will then be made by the Design Review Manager and the Chair as to whether the panel member should attend the meeting in question or not. Panel members' interests which have been declared will be recorded in the notes. Panel members may attend as part of the presenting team, however not any other part of the same meeting in their capacity as a panel member.

2. Confidentiality

The Design Review Panel undertakes to use its best endeavours to hold in confidence any information provided in the Design Review, subject to its obligations under law, including the Freedom of Information (Scotland) Act 2002.

Schemes that are received prior to a planning application being submitted will be dealt with in confidence until such a time as an application is received or the client/agent requests it be made public. The panels' comments regarding confidential schemes will be disclosed only restricted to the design team, the client, the Local Authority and the Design Review Panel members.

This information will be considered to be in the public domain and to be used in the decision making process when an application has been received.

3. Reserved Rights

The right to release comments on confidential schemes is reserved in the following circumstances:

- When the comments / views of the panel have been misrepresented.
- At a Public Inquiry.
- As a result of a valid Freedom of Information request.

Views expressed in the written letter of advice will not be attributed to individual panel members. Wherever possible the advice will be made available to the public.

Advice is given in confidence only where requested by the applicant and as part of the pre-application process.

Appendix 2: Protocol for Attendance

- 1 Membership of the Design Review Panel consists exclusively of groups, societies, and other organisations nominated by the Council.
- 2 When a representative is unable to attend a Panel meeting, it is their responsibility to send another representative or to submit an apology.
- 3 Where any representative has direct or indirect interest in the project (see below) then that individual should not attend the whole meeting. Compromising factors are:-
 - (a) Where that individual will take part in one of the presentations.
 - (b) Where that individual is closely associated with any of the presenters eg as an employee, work colleague, or as a relative.
 - (c) Where apart from the specific remit of their organisation, that individual has a financial or other interest in the development under discussion.
- 4 Should there be other reasons why the representative wishes to attend the meeting in question, this may be arranged at the discretion of the Chairperson.

The panel must also adhere to the seven principles of public life:

- 1 **Selflessness**
Recommendations should be made by the panel members solely in terms of the public interest. They should not do so in order to gain financial or other material benefits for themselves, their family, or their friends.
- 2 **Integrity**
Panel members should not place themselves under any financial or other obligation to outside individuals or organisations that might influence them in the performance of their official duties.
- 3 **Objectivity**
Panel members should always make decisions purely on merit.
- 4 **Accountability**
Panel members are accountable for their decisions and actions to the public and must submit themselves to whatever scrutiny is appropriate to their office.
- 5 **Openness**
Panel members should be as open as possible about all the decisions and actions that they take.
- 6 **Honesty**
Panel members have a duty to declare any private interests relating to their public duties and to take steps to resolve any conflicts arising in a way that protects the public interest.
- 7 **Leadership**
Panel members should promote and support these principles by leadership and example.

Appendix 3: Roles and Responsibilities

- 1. The Chair will:**
 - Chair meetings.
 - Provide a short summary of planning issues.
 - Facilitate the Panel's discussion, and not allow individual opinions to dominate.
 - Sum up the discussion with a short summary of points raised, reflecting the consensus view.
 - Have the capability/ confidence to summarise what, at times, may be conflicting views.
- 2. The Design Review Manager will:**
 - Arrange contacts with external organisations, including the media.
 - Decide on the proposals to be reviewed, and the composition of the Panel.
 - Seek out projects for Review.
 - Respond to FOI requests.
 - Ensure presenters provide relevant information prior to and at the review
 - Contribute to panel discussions.
 - Prepare a written report to summarise the points raised.
 - Keep well documented records of projects, processes and comments, and, ensure that there is adequate storage space for submission presentation materials.
 - Provide feedback on how projects have developed since the Review.
 - Monitoring and evaluation

- 3. The Panel Members will:**
 - Participate in approximately 6 review meetings per year, along with site visits where appropriate.
 - Provide constructive, timely and objective advice, relevant to their expertise.
 - Voice opinions and advice in front of the presenting team.
 - Participate in a trial review meeting to familiarise themselves with the rules and process.

The panel will include members from:

RTPI
RIAS
RICS
Robert Gordons University
Landscape Institute
Historic Scotland
Scottish Natural Heritage
(this is not an exhaustive list - other members will be considered)

- 4. The Administrative Assistant will:**
 - Arrange the Panel's meeting places and times.
 - Provide an agenda for meetings, with draft list of Panel members, 3 days prior to meeting.
 - Take minutes of meetings.
 - Arrange possible site visits.
 - Circulate written reports



Supplementary Guidance

Topic: Gypsy and Traveller Sites

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1. Introduction

1.1 It is widely accepted that there is a national shortage of authorised sites for Gypsies and Travellers. This has led to an increasing incidence of both unauthorised encampments and has sometimes created tensions between Gypsies and Travellers and the settled community. The supply of authorised sites, in appropriate locations, will help address the cycle of eviction that can be costly, and does not address the underlying need for a home.

1.2 While they have yet to be legally recognised as a separate racial group, the Scottish Government formulates policy around the idea that Gypsies and Travellers are a racial/ethnic group in their own right. The term 'Gypsies and Travellers' includes Scottish Travellers, Irish Travellers, Roma/Romany, English or Welsh Travellers and those who identify as Gypsy Travellers/Scottish Gypsy Travellers. It excludes Occupational Travellers (Travelling Show People/Show Travellers or Circus People) and New Age/New Travellers.

1.3 Scottish Planning Policy also recognises that Gypsies and Travellers have specific housing needs, often requiring sites for caravans and mobile homes. The needs of all Gypsies and Travellers for appropriate accommodation have been considered through the Housing Needs and Demand Assessment. Given the typically transitory nature of Gypsies and Travellers, provision should be made for those communities which are in an area already and those who may arrive at a later date. Scottish Planning Policy requires authorities to identify suitable locations for meeting the needs of Gypsies and Travellers and set out policies about small privately owned sites.

1.4 Aberdeen City Council, Aberdeenshire Council and Moray Council jointly appointed Craigforth research to undertake an accommodation needs assessment for Grampian. The research found that pitch provision in Aberdeen was adequate, but recommended providing one alternative permanent site in Aberdeen for 6 to 8 pitches, 1 to 2 halting sites for high pressure areas, to be provided between Aberdeen and Aberdeenshire, and allowance for the development of private sites.

1.5 This process provides equity between Gypsies and travellers and the settled community, because we follow the same process for other types of housing need and homelessness. By not providing for the identified need Gypsies and Travellers may have to resort to unauthorised sites, which, aside from the tensions this causes, is equivalent to homelessness.

2. Local Development Plan Policy

Site Allocation

Permanent and Halting Sites

2.1 Within the Local Development Plan there is a requirement for the larger developments to contribute towards the provision of Gypsy and Traveller sites. Local Development Plan Policy **H8** states:

Policy H8 – 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 a small site of 6 pitches, with a net area of approximately 0.5ha.

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

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

2.2 This policy will help to address shortages of site provision for Gypsies and Travellers. This provision is to be sought through negotiations to provide affordable housing within large new build developments. The contribution provided by each site equates, based on a density of 30 dwellings per hectare, to approximately 15 affordable units. Therefore, this provision would be subtracted from any affordable houses required to meet the provisions of policy X of the Local Development Plan.

Private Sites

2.3 Policy **H7**, below, sets the principle of development for Gypsy and Traveller sites. If a newly arising need can be proven and the relevant criteria can be satisfied then proposals for Gypsy and Traveller sites will be approved in principle.

Policy H7 Gypsy and Traveller Caravan Sites

Sites for Gypsies and Travellers seek to provide a residential environment and follow the same principle as mainstream housing developments. Applications for permanent or halting sites for Gypsies and Travellers will be approved in principle if they:

- Access to local services and schools can be provided.
- The development can be made compatible with the character and appearance of the surrounding area through appropriate landscaping and screening and does not negatively impact on the local environment or economy.
- 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.
- It can be demonstrated that the site will be properly managed.

2.4 The development of sites for Gypsies and Travellers will be assessed in the same way as applications for the settled community. There is no requirement to justify demand, but the site must be suitable in planning terms, which are the relevant criteria contained within the policy. In addition to this all the other policies in the plan must also apply to the development. For clarification there will be no exception for the development of sites for Gypsies and Travellers in the Greenbelt.

2.5 In order to encourage private site provision, the Council will offer advice and practical help with planning procedures to Gypsies and Travellers who wish to develop their own land. It is strongly recommended that Gypsies and Travellers consult the Council's Planning and Sustainable Development Service on planning matters before buying the land on which they intend to establish any caravan site, for which planning consent will be required.

3. Designing Sites

Permanent Sites

3.1 Where possible, sites should be developed near to housing for the settled community as part of mainstream residential developments. Office of the Deputy Prime Minister (now Communities and Local Government) *Circular 01/2006 Planning for Gypsy and Traveller Caravan Sites* provides advice on site location and selection. The factors that are important for the sustainability and suitability of a site are:

- Means of access, availability of transport modes and distances from services.
- Promotion of integrated co-existence between the site and local community.
- Easy access to General Practitioner and other health services.
- Near to a bus route, shops and schools.
- Suitable ground conditions and levels of land.
- Not locating sites in areas of high flooding risk.

- Visual and acoustic privacy, and have characteristics which are sympathetic to the local environment.
- When selecting locations for permanent sites, consideration needs to be given to the relatively high density of children likely to be on the site.

3.2 Sites should not be identified for Gypsy and Traveller use in locations that are inappropriate for ordinary residential dwellings, unless exceptional circumstances apply.

Spacing and layout of site

3.3 For practical reasons, caravan sites require a greater degree of land usage per household than for smaller houses. Gypsy and Traveller sites should be designed to provide land per household that is suitable for:

- One mobile home
- One touring caravan
- Access to a utility building
- Space for parking
- Easy manoeuvrability of vehicles

Boundaries and landscaping

3.4 Where a site may be located near an industrial area or process, or a main road, fencing and planting may be used to screen out unpleasant characteristics. A range of different boundaries may be used including fences, low walls, hedges and natural features. The aim should be to achieve a boundary that is sympathetic to, and in keeping with, the surrounding area. Boundaries can also be used to provide shelter for more exposed sites.

3.5 There is a need to provide privacy and a sense of security for the site. However, more open boundaries may be used in residential areas so as to promote integration and inclusion with the surrounding community. There is a need to strike a balance between providing privacy and security for the site residents and avoiding a sense of enclosure through, for example the use of high metal railings.

Health and Safety

3.6 When designing the layout of a site, careful consideration must be given to the health and safety of residents, and in particular children, given the likelihood of a high density of children on the site and relatively high levels of vehicle ownership amongst some groups of Gypsies and Travellers for towing caravans and employment purposes.

3.7 It is important to ensure that appropriate traffic calming measures are considered for all sites. Care should be taken when introducing speed humps and other measures, particularly to existing sites, to ensure that appropriate drainage is accommodated within the scheme to allow for the effective passage of surplus water.

3.8 Clear and effective signage should be introduced where a speed restriction or other traffic calming measure is to apply. Similarly, clear

3.9 The need for separate vehicular/pedestrian access should be considered.

Access for Emergency Vehicles

3.10 It is essential that consultation with local fire and rescue service officers take place at a very early stage of designing a site. In designing a site, all routes for vehicles on the site, and for access to the site, must allow easy access for emergency vehicles and safe places for turning vehicles.

Play Areas

3.11 It is recommended that the inclusion of a communal recreation area for children of all ages is considered where suitable provision is not available within walking distance on a safe route or using easily accessible public transport, and for larger sites. Specially designated play areas should be designed where possible in consultation with children and parents, to ensure they provide equipment which will be best used, together with the site manager in view of ongoing maintenance issues.

Mix of uses

3.12 Where significant commercial or other work activity is still envisaged for a site it is very important to ensure that the site is delineated so that residential areas are separated from areas for commercial or work use.

Infrastructure Requirements

3.13 The following services should be provided on site:

- Mains water supply, suitable for drinking, to be provided for each pitch on the site, sufficient to meet the reasonable demands of residents. Water pressure must be sufficient to enable the use of fire hydrants by the emergency services which should be at a convenient place near to the front of the site. Provision of an outside tap on each pitch is strongly recommended
- The provision of mains electricity to each pitch is essential, sufficient to meet the reasonable requirements of the residents, and with separate meterage for each pitch.
- Consideration may be given to providing more than one electricity and water access point on each pitch to allow for trailers to be realigned either through resident's choice, family expansion or to cater for visitors.
- It is essential that gas installations, supplies and storage meet statutory requirements, relevant standards and codes of practice. Storage facilities compliant with health and safety regulations for Liquid Propane Gas cylinders must be provided. Since the guidance on storage is complex, developers and managers of sites are advised to see advice from their local environmental health services.
- Surface water drainage and storm water drainage must be installed.
- Wherever possible, each pitch should be connected to a public sewer.

- Appropriate lighting to enable safe movement, but minimise light pollution.
- Waste disposal scrap and storage.

Halting Sites

3.14 Halting sites, or temporary stopping places as defined by Communities and Local Government¹, accommodate intermittent needs for site accommodation for which a charge may be levied as determined by the Council. Sites for use as halting sites should be for a maximum of 6 pitches. They are not occupied all year around but may be made available at times of increased demand. The following section provides guidance on the development of temporary stopping places for Gypsies and Travellers.

Site layout and design

3.15 The road to and from the site must be of sufficient quality and size to enable access onto and off the site by heavy vehicles such as trailers. There must be a clear barrier around the emergency stopping place to discourage unauthorised expansion of the site. Each pitch should provide space for:

- One towing caravan
- One parking space
- Easy maneuverability
- Access to a utility building

Services and Facilities

3.16 It is essential that the following services and facilities are provided:

- A cold water supply to be provided for the use of site residents which may be by use of water standpipe.
- Portable toilets must be provided for the use of residents, with separate provision for men and women. There must be at least one portable toilets for every four households on the site.
- It is essential for a sewerage disposal point to be provided.
- Refuse disposal facilities must be provided.
- Drainage infrastructure.
- Appropriate lighting to enable safe movement, but minimise light pollution.

Health and Safety

3.17 The guidance for permanent sites applies.

Boundaries and Landscaping

3.18 Landscaping should be used to reduce the visual and noise impact from any adjacent uses and ensure that the site is inconspicuous and does not detract from the amenity of adjacent businesses.

¹ Designing Gypsy and Traveller Sites

Site Management

3.19 Successful Gypsy and Traveller sites are: In good repair, Clean and tidy, Quiet and peaceful, Residents like it there, Freedom to carry on lifestyle, People at ease and not frightened, Children in school, Health and other services available, Social cohesion, Well maintained for the use of residents, Not causing the local authority major expense or trouble.

3.20 Effective site management is vital to achieving these outcomes. And below is a list of the key steps in implementing an effective site management plan:

- Get to know the site and residents
- Identify and meet all other stakeholders
- Agree site management outcomes and objectives with stakeholders as far as possible
- Recruit the right staff to manage the site

3.21 There are various different methods of managing sites, especially for permanent sites and transit sites, but whatever the arrangement, there should be a named individual who lives on or regularly visits the site, acts as the landlord's direct, or at least initial, point of contact with the residents, and has a general responsibility for the day to day operation of the site. In the context of this guidance that first and local point of contact is referred to as the "site manager".

3.22 Gypsy and Traveller Site Management Good Practice Guide (Communities and Local Government) provides further guidance on Good Practice Site Management at:

<http://www.communities.gov.uk/documents/housing/pdf/1284475>

3.23 A security regime should be in place to protect the infrastructure of the site when empty. Unused and unprotected sites can be subject to anti-social behaviour and vandalism and steps should be taken to ensure that access cannot be obtained without the owner's knowledge. Facilities should be left non operational in such circumstances with mains water and electricity supplies shut down, and bottled gas etc stored away and protected from tampering and damage. Regular inspections should be made to ensure that the site and its facilities are in order and ready to be opened and operational again at short notice.

Mixed Planning Use

Some Gypsies and Travellers their businesses from the site on which their caravans are stationed. Where joint commercial and residential use is proposed for a site it is important that the compatibility of both these uses with the surrounding land uses is given careful consideration.

4. Guidance to Gypsies and Travellers making Planning Applications

4.1 Gypsies and Travellers have the same rights and responsibilities within the planning system as members of other communities. Planning permission is normally required for any changes of use of land. As with developments submitted by anyone the only times permission would not be required are;

- If the land has already been granted planning permission for a particular type of land use; OR
- The use of the land has been established over a period of time without valid planning enforcement action having been taken by the local authority. This time period is 4 years for a single dwellinghouse or building, engineering, mining or other similar physical works which do not represent a change of land use, or 10 years in all other instances.

Pre-application procedure

4.2 When looking for a site, Gypsies and Travellers should consider whether: there are any existing sites in the area (with planning permission) available to rent or buy; the Council know of your need for land and, if so, have they identified any sites that may be available.

4.3 If there are no suitable sites available, and you are looking to buy and develop a new site, there is a need to ensure that the site you select is suitable to be granted planning permission. Therefore, you should:

- Identify your area of search. Is the reason for your looking for a particular location due to family circumstances, work or other requirements?
- Identify if there are any suitable, previously developed (i.e. brownfield), sites available?
- Consider means of access
- Consider closeness to the main road network
- Consider ground conditions and levels of land
- Consider accessibility of schools and other facilities
- Consider the existence of landscaping
- Consider the capability of being further screened
- Consider the respect for neighbouring uses

4.4 Once you have identified a possible site contact the local planning authority. Then consider the local plan policy relevant to Gypsy and Traveller site use – you can get help from the local authority, who will explain their policies and handle your enquiries.

4.5 You should establish whether the site you are interested in is in the Green Belt or other area of special protection. Development in such areas is subject to stricter control and the likelihood of getting planning permission for any development is much lower than if the site were on “ordinary” land.

4.6 You should consider undertaking a local search to establish whether there are any restrictions (such as injunctions) on the use of the land. If there are no such restrictions you should consider whether the site meets some or all of the criteria set out in the Local Development Plan.

Making a Planning Application

4.7 You should make your planning application and wait for planning consent before you go on the site. Entering a site without planning permission can be a breach of planning control under the Town and Country Planning (Scotland) Act 1997 and may be subject to enforcement action. When making your application you should provide as much background information, which may include:

- The efforts you have made to find a site,
- Why you have selected the particular site and
- Details of all the people who plan to live on the site

Along with all the required information to make a planning application

4.8 Guidance on the application process can be found at:

http://www.aberdeencity.gov.uk/planning/pla/pla_planning_applications.asp

Or alternatively you can contact the Application Support Team at:

Application Support Team

Enterprise, Planning and Infrastructure

Aberdeen City Council

8th Floor St Nicholas House

Broad Street

Aberdeen

AB10 1BW

Phone: 01224 523470

Fax: 01224 636181

Email: pi@aberdeencity.gov.uk

4.9 Normally a Gypsy and Traveller site development will require a full application. As much detail as possible on the site, including layout, landscaping, access and number of caravans should be provided at the outset.

What happens next?

4.10 In the case of a major development the Council will normally make a determination within 4 months and for all other developments within 2 months. If you are refused permission, or the application has not been determined within the relevant time period you may appeal to the Scottish Ministers. The Scottish Ministers may uphold or dismiss the appeal, or reverse or vary any part of the decision of the planning authority. This can include amending a condition previously attached to the grant of consent.

4.11 You must submit an appeal within six months of the initial application being refused. Details on how to submit an appeal and how the appeal process works is available at:

<http://www.scotland.gov.uk/Topics/Built-Environment/planning/decisions-appeals/Appeals/Q/editmode/on/forceupdate/on>

4.12 Gypsies and Travellers should be aware of Planning Aid for Scotland, a national charity offering free, independent and professional advice and support on town planning matters to community groups and individuals. For general enquiries about Planning Aid for Scotland contact:

Planning Aid for Scotland
11a South Charlotte Street
Edinburgh
EH2 4AS
Telephone: 0131 220 9730
Fax: 0131 220 9735
Email: office@planningaidscotland.org.uk

References

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/circulargy psytraveller.pdf>



Supplementary Guidance

Topic: Harmony of Uses –
Residential, Licensed Premises
and Commercial Uses

Reference Number:

Harmony of Uses – Residential, Licensed Premises and Commercial Uses

This Supplementary Guidance (SG) covers many licensing and mixed-use issues within and outwith the City Centre. It provides guidance on the circumstances where development proposals for specific uses may be permitted in the City, as well as the issues that might need to be addressed when a proposal has the potential to conflict with neighbouring land uses.

Several issues are covered in this report:

- Hot Food Takeaways;
- Liquor Licensed Premises (with exceptions to hotels, restaurants, cafes and off-licenses);
- Street cafes;
- Amusement Centres and Arcades;
- Living/ Working Above or Below a Business; and
- Residential Developments in the City Centre

Objectives and Revised Policy Guidelines

This SG has taken into account relevant Local Development Plan objectives for the City, with special reference to the City Centre vision. Therefore, this SG is required to work within these objectives and vision to achieve a degree of balance where there may be potential conflict between these aims and development.

Hot Food Takeaways

Introduction

Proposals for hot food take-aways require to be given careful consideration as they raise sensitive amenity issues for neighbouring properties and land uses, for example the adverse effect of noise, smell and litter on residential properties. This is particularly the case with the City Centre, where hot food take-aways have continued to increase in number along with a similar rise in the provision of additional housing in the City Centre. Therefore, there are potential conflicts between the different uses which may give cause for concern.

It is proposed in this SG to use the term 'hot food shop' as the definition of a premises for which the main use is selling hot food for take-away, although such businesses may also operate as a restaurant/cafe. It should be noted, however, that the review is not intended to apply to restaurant/cafes where there is no substantial take-away element.

Background

Hot food shops have continued to multiply in number in the City and, since 1983, planning permissions has been granted for many new premises in the City Centre. In the same period a similar number of hot food shops have been refused planning permission. Some of these refusals were challenged by way of appeal and a proportion of these were sustained and received planning permission.

Relevant Local Plan Policies

Local Development Plan policies are an important factor in determining the merits of hot food shop proposals.

Outwith the City Centre

In Residential Areas, H1, in the Local Development Plan, uses other than residential will not be permitted unless these are regarded as complementary to residential use, such as community facilities, schools, open space, churches, local shops (Class 1) etc. Other activities which would include hot food shops will not be permitted unless the Council can be satisfied that the use would cause no conflict with, or any nuisance to, the enjoyment of existing residential amenity.

In Mixed Use Residential Areas, H4, there is a presumption against the introduction of other activities including hot food shops, unless the development would cause no conflict with or any nuisance to residential amenity.

In assessing hot food shop proposals within town centres, district centres and neighbourhood centres, consideration will be given to whether or not a proposal will:

- make a positive contribution to the overall viability of a centre
- bring into use a vacant unit with consideration given to the length of time a unit has been vacant
- provide a locally required service
- retain an acceptable level of 'live' frontage
- be strategically situated within a shopping centre e.g. it is important that corner shop units provide live shop window displays to enhance the attraction of a shopping centre

Within the City Centre

Within the City Centre, applications for the introduction of Class 3 uses at street level are assessed for their likely effect on the vitality of shopping.

Along Union Street, proposals are assessed against the recommended minimum retail percentages as set down in the Council's 'Union Street Frontages Policy Guidelines'.

Within the City Centre Business District (CCBZ) there is a presumption in favour of retaining and developing commercial uses which includes the provision of restaurants.

Planning applications for hot food shops located outside these specified areas will be considered on their individual planning merits and will be assessed against any other relevant planning policies.

Role of Other Council Departments

The Council's Licensing Committee has responsibility for granting licences in terms of the Civic Government (Scotland) Act 1982. With regard to the sale of hot food, the Committee's responsibility is confined to the granting of late hours catering licences and street trader licences. Street trader licences are required where hot food is sold for take-away from mobile vans and trailers located in a public place.

Food premises, including hot food shops, are required to be registered with Environmental Health in accordance with the Food and Safety Act 1990. Officers of this Section can enter catering premises to ensure that the provisions of the Act are being fully complied with. Offences include the selling of food which has been contaminated by extraneous matter, is unfit for human consumption and fails to meet food hygiene standards.

Environmental Health also has statutory obligations under a range of pollution control legislation. With regard to hot food shops the main area of concern to that Section are noise, air and litter pollution. The Government has published a Code of Practice in accordance with the Environmental Protection Act 1990 which lays down standards of cleanliness with regards to litter and refuse. Residential amenity can be adversely affected by fumes and odours generated by hot food shops or noise generated by customers, particularly where premises are open after 11pm. In this respect Planning & Infrastructure is assisted by Environmental Health on the likely effect of noise and smell arising from hot food proposals.

Issues

Amenity

The impact on amenity, and in particular residential amenity, is one of the major issues raised by hot food shop proposals. Factors which can adversely affect amenity include noise, smell and litter.

Noise nuisance can arise from both within and outwith hot food shop premises and may be generated by traffic, playing of music from radios and juke boxes, the operation of cooking and ventilation equipment, groups of people etc. Noise can be particularly intrusive late in the evening.

Nuisance from smells derives mainly from cooking, especially where frying operations are employed. Unpleasant odours however may arise from rubbish awaiting collection.

The impact of litter is recognised as being significant to planning control and therefore relevant in terms of amenity. This is of particular relevance, given that it would be unrealistic to suppose that litter could be prevented even by a cleansing service or hot food shop litter patrol.

The impact of ventilation ducting, attached to the exterior of buildings can be visually intrusive. This is of particular concern where the appearance of Listed Buildings and Conservation Areas may be adversely affected and where ducting passes close to windows in upper floors of premises containing a lower floor hot food shop.

Residential amenity can be adversely affected by the clustering of hot food shops, particularly in the City Centre, which is a reflection of the commercial and business nature of the area. It is also the case that hot food shops in the City Centre are generally open later, as permitted by their late hours catering license. Whilst levels of residential amenity in the City Center, outwith residential areas, are not expected to match those of more peripheral residential areas, a reasonable standard of amenity at all times is highly desirable. This is essential given that the Council's housing policies have consistently sought to encourage housing as a prominent land use in the City Centre. The proximity of hot food shops to housing, however, can lead to conflict, particularly where late hours of opening are involved. The conflict can also be directly related to licensed premises in the City Centre, whose patrons provide much of the business for hot food shops, especially in the late evening and early morning.

Outwith the City Centre hot food shops generally seek to locate in district or local shopping centres. In many cases such centres are located beside or within residential areas. The importance of residential amenity in such areas is generally higher than for a City Centre location, especially if there are no other potential amenity conflicts such as licensed premises or a busy road.

Traffic and Parking

Hot food shops attract a proportion of car borne customers, for which there is rarely adequate on or off-street parking available nearby. The consequence of this is often badly or illegally parked vehicles which can block visibility for both drivers and pedestrians, interfere with traffic signal controlled junctions and reduce the capacity of main roads. A major issue here is the threat to road safety. The attraction of car borne customers can also be to the detriment of residential amenity through noise, particularly in cases of late opening and through overspill parking in nearby residential streets. Whilst the problems of parking and traffic apply generally to hot food shops, the situation is less serious in the City Centre, where a greater proportion of customers arrive on foot and on-

street traffic restrictions act as a deterrent to illegal and indiscriminate parking, especially if it is believed that the restrictions will be enforced by the Police.

Late Hours Catering Licences and Street Traders

The Council's Licensing Committee, as stated earlier in the report, is responsible for the granting of late hours catering licences for hot food shops. It has guidelines restricting the terminal hours for trading. However, the planning authority may also, when granting planning permission, impose conditions limiting the opening hours of hot food shops on amenity grounds. In certain instances more onerous opening hours may be imposed in this way. However, it should be emphasised that such conditions would not be imposed without strong justification, e.g. to enable a development to proceed where it might otherwise be necessary to refuse planning permission.

The Licensing Committee also has responsibility for the granting of licences for street traders which are issued on an annual basis. In terms of the Licensing Committee's guidelines, all licence holders are required to specify precisely the location or locations, days and times at which they propose to trade. Though in many cases outwith planning control, street trader operations may adversely affect residential and visual amenity. It will be necessary, therefore, for representations to continue to be made by Planning and Infrastructure to the Licensing Committee where street traders operations may adversely affect amenity. Where a street trader's operation is considered to constitute development in terms of the Planning Acts, planning permission will be required otherwise enforcement proceedings will be initiated.

No planning permission is usually required for hot food vans as they are not permanent fixtures. However, several traders operate from retail and commercial operator's car parks, often occupying designated car parking spaces or traffic circulation space. This reduces the amount of spaces available and may also increase the volume of traffic attracted to the area. Depending upon the degree of permanency and whether or not the use by the trader can be considered to be ancillary to the overall use of the site, such situations may constitute a material change of use of the land or contravene a condition of planning permission in which case it may be necessary to take enforcement action under the Planning Acts.

Revised Hot Food Shop Policy Guidelines

The Council's aims and objectives for the City Centre differ from those for the rest of the City, in recognition of the different functions of these areas. This document takes account of the issues referred to earlier in this report and link closely with the Local Plan policies.

The following guidelines provide criteria to help assess the suitability of applications for hot food shops in the City Centre:

City Centre

(i) In order to safeguard residential amenity proposals for hot food shops in areas allocated as, and adjacent to, Residential Areas will not be permitted, unless the Council is satisfied that the use would cause no conflict with, or any nuisance to, the enjoyment of the existing residential amenity;

(ii) On Union Street, hot food shops at ground floor level will require, in the first instance, to comply with Policy C3: Union Street – Changes of Use and the Union Street Frontage Guidelines. Where the Frontages Guidelines allow, permission may be granted for a hot food shop provided none of the upper floors of the application property or adjacent properties are in residential use, in order to safeguard residential amenity. Special consideration may be given to granting permission where there are residential flats above if the operation involves only reheating of pre-cooked foods by means of microwave ovens. In such situations conditions may also be required regarding soundproofing and restrictions on hours of operation. Prior to granting approval, the Council requires to be satisfied that suitable arrangements have been made for litter disposal, in order to preserve the amenity of Union Street

(iii) Hot food shop proposals in streets in the City Centre Business Zone other than Union Street require in the first instance to comply with the City Centre Business Zone Policy C2. Where the policy allows, permission may be granted for a hot food shop provided none of the upper floors of the application property or adjacent properties are in residential use and/or the amenity of other existing housing, sites zoned for housing, or land identified as suitable for housing in the Local Development Plan, would not be adversely affected by such proposals.

(iv) In all other areas of the City Centre zoned as mixed use (H4) in the Local Development Plan, proposals for hot food shops will be considered on their individual planning merits. Approval will not normally be granted however, if the upper floors of the application property or adjacent properties are in residential use and/or the amenity of other existing housing, sites zoned for housing, or land identified as suitable for housing in the Local Development Plan, would be adversely affected by proposals.

Remainder of the City

(i) There will be a presumption against the location of hot food shops in areas allocated as, and immediately adjacent to, Residential Areas and Mixed Use Residential Areas in order to safeguard residential amenity. Where fringe, linear, local or district shopping centres are located in Residential and Mixed Use Residential areas, proposals for hot food shops in such centres require in the first instance to be assessed against the criteria set down in the Local Development Plan Policy 2 - Town, District and Neighbourhood Centres. Where that policy allows, permission may be granted for a hot food shop provided no upper floors

of the application property or adjacent properties are in residential use and or the amenity of the Residential and Mixed Use Residential areas would not be adversely affected by such proposals.

(ii) In all other areas of the City outwith the City Centre, proposals for hot food shops will be considered on their individual planning merits. Approval will not normally be granted, however, if the upper floors of the application property or adjacent properties are in residential use and or the amenity of other existing housing, sites zoned for housing, H1 and H4, or identified as suitable for housing in the Local Development Plan, would be adversely affected by proposals.

(iii) Where the scale of operations of hot food sales from fuel filling stations is considered to be a material change of use and therefore requiring planning permission, applications will be considered on the basis of the Local Development Plan Policy Area within which they are located and reference will then be made to the sub-sections above.

In addition to satisfying the guidelines as set down above, applications for hot food shops should allow satisfactory arrangements for parking and access or, depending on the circumstances, an improvement on the current authorised situation. Proposals to locate hot food shops on principal and main distributor roads will be assessed against their potential to adversely affect road safety, particularly where they are proposed to be located in close proximity to pelican crossings. Car parking will be assessed on parking standards and their own merits in consultation with the Roads Section.

The Planning Authority will also require to be satisfied that hot food shop proposals can provide adequate means of extracting, treating and dispersing odours without an unduly adverse effect on residential and visual amenity. Details of the proposed ventilation system must be submitted as part of any planning application.

Hot food shop proposals require by law to be advertised as projects of “public concern”. The level of representation is a material consideration to take into account in assessing the merits of a particular proposal, providing that comments relate to planning matters and are received within the statutory consultation period.

Conclusions and Recommendations

Conclusions

The location of hot food shops is a sensitive issue with the public and the Planning Authority because of their potential impact on amenity. The Council is rightly proud of its high amenity standards. This care for environmental standards has to be carefully balanced against the need to make provision for hot food shops which offer a service to the public and whose products are much in

demand. The revised guidelines link closely with the Local Development Plan policies forming an important benchmark for determining planning applications within and outwith the City Centre.

Liquor Licensed Premises

Introduction

Similar to hot food take-aways, liquor licensed premises proposals require to be given careful consideration as they generally raise sensitive amenity issues such as noise. This is particularly the case with the City Centre, where liquor licensed premises have continued to increase in number. Along with this there has been the increased activity in the provision of additional housing in the City Centre. Therefore, there are potential conflicts between the different uses which may give cause for concern.

It is proposed in this SG to use the term 'liquor licensed premises' as the definition of a unit that sells alcohol for consumption on and/or off the premises. However, there is an exception for liquor licensed premises that take the form of a small hotel, restaurant, café and off-licensed premises.

Relevant Local Development Plan Policies

Local Development Plan policies are an important factor in determining the merits of liquor licensed premises proposals.

Outwith the City Centre

In Residential Areas, H1, in the Local Development Plan, uses other than residential will not be permitted unless these are regarded as complementary to residential use, such as community facilities, schools, open space, churches, local shops (Class 1) etc. Other activities which would include liquor licensed premises will not be permitted unless the Council can be satisfied that the use would cause no conflict with, or any nuisance to, the enjoyment of existing residential amenity.

In Mixed Use Residential Areas, H4, there is a presumption against the introduction of other activities including liquor licensed premises, unless the development would cause no conflict with or any nuisance to residential amenity.

In assessing liquor licensed premises proposals within town centres, district centres and neighbourhood centres, consideration will be given to whether or not a proposal will:

- make a positive contribution to the overall viability of a centre
- bring into use a vacant unit with consideration given to the length of time a unit has been vacant
- provide a locally required service
- retain an acceptable level of 'live' frontage
- be strategically situated within a shopping centre eg it is important that corner shop units provide live shop window displays to enhance the attraction of a shopping centre

Within the City Centre

Within the City Centre Business Zone (C2) applications for the introduction of a non-Class 1 (Retail) uses at street level are assessed for their likely effect on the vitality of shopping.

Along Union Street, proposals are assessed against the recommended minimum retail percentages as set down in the Council's 'Union Street Frontages Policy Guidelines'.

Within the City Centre Business Zone areas there is a presumption in favour of retaining and developing commercial uses which includes the provision of restaurants.

In other Local Development Plan policy areas applications for liquor licensed premises are considered on their individual planning merits. Proposals require, however, to be in accordance with other approved planning policies of the Council.

Role of Other Council Services

The Council's Licensing Board has responsibility for granting liquor licences in terms of the Licensing (Scotland) Act 2005. With regard to these liquor licensed premises, the Board's responsibility is to determine a variety of applications in respect of premises and personal licences which are required for the sale of liquor.

Amenity Issues

The impact on amenity, and in particular residential amenity, is one of the major issues raised by liquor licensed premises proposals. Factors which can adversely affect amenity include noise and anti-social behaviour.

Noise nuisance can arise from both within and outwith liquor licensed premises and may be generated by playing of music from music sound systems and juke boxes, deliveries and groups of people etc. Noise can be particularly intrusive late in the evening.

Revised Licensed Premises Guidelines

The Council's aims and objectives for the City Centre differ in part from those for the rest of the City, in recognition of the different functions of these areas. This SG seeks to take into account of the issues referred to earlier in this report and link closely with the Local Development Plan policies.

The following guidelines are suggested to help assess the suitability of applications for licensed premises within the City Centre:

City Centre

(i) There will be a presumption against the location of liquor licensed premises in areas allocated as, and adjacent to, Residential Areas in order to safeguard residential amenity. Such proposals could only be permitted if the Council were to be satisfied that the use would cause no conflict with, or any nuisance to, the enjoyment of the existing residential amenity

(ii) On Union Street, liquor licensed premises at ground floor level will require, in the first instance, to comply with Policy 3: Union Street – Changes of Use and the Union Street Frontage Guidelines. Where the Frontages Guidelines allow, permission may be granted for a liquor licensed premises provided none of the upper floors of the application property or adjacent properties are in residential use, in order to safeguard residential amenity.

(iii) Liquor licensed premises in streets in the City Centre Business Zone other than Union Street require in the first instance to comply with the City Centre Business Zone policy. Where the policy allows, permission may be granted for a liquor licensed premises provided none of the upper floors of the application property or adjacent properties are in residential use and or the amenity of other existing housing, sites zoned for housing, or identified as suitable for housing in the Local Development Plan, would not be adversely affected by such proposals.

(iv) In all other areas of the City Centre zoned as mixed use in the Local Development Plan, proposals for liquor licensed premises will be considered on their individual planning merits. Approval will not normally be granted however, if the upper floors of the application property or adjacent properties are in residential use and or the amenity of other existing housing, sites zoned for housing, or identified as suitable for housing in the Local Plan, would be adversely affected by proposals.

The following guidelines are suggested to help assess the suitability of applications for liquor licensed premises outwith the City Centre.

Remainder of the City

(i) There will be a presumption against the location of liquor licensed premises in areas allocated as, and immediately adjacent to, Residential Areas and Mixed Use Residential Areas in order to safeguard residential amenity. Where fringe, linear, local or district shopping centres are located in H1 and H4 areas, proposals for liquor licensed premises in such centres require in the first instance to be assessed against the criteria set down in the Local Development Plan Policy 2 - Town, District and Neighbourhood Centres. Where that policy allows, permission may be granted for a liquor licensed premises provided no upper floors of the application property or adjacent properties are in residential use and or the amenity of the H1 and H4 areas would not be adversely affected by such proposals.

(ii) In all other areas of the City outwith the City Centre, proposals for liquor licensed premises will be considered on their individual planning merits. Proposals should, however, be in accordance with other Local Development Plan policies. Approval will not normally be granted, however, if the upper floors of the application property or adjacent properties are in residential use and or the amenity of other existing housing, sites zoned for housing, H1 and H4, or identified as suitable for housing in the Local Development Plan, would be adversely affected by proposals.

Conclusions

The location of liquor licensed premises is a sensitive issue with the public and the Planning Authority because of their potential impact on amenity. The Council is rightly proud of its high amenity standards. This care for amenity has to be carefully balanced against the need to make provision for licensed premises which offer a service to the public which are much in demand. The revised guidelines link closely with the Local Development Plan policies forming an important benchmark for determining planning applications within and outwith the City Centre.

Street Cafes

Introduction

Aberdeen City Council supports and encourages the provision of street cafes in the City Centre, as they make a positive contribution by adding vitality, colour, life and interest to the street scene. They can help maximise the use of public spaces, aid the local economy and add to the facilities offered to people who visit, live, and work in Aberdeen.

It is important that street cafes are properly designed, administered and managed to ensure that they meet the high standards expected in Aberdeen City Centre. They should not obstruct public space or create a hazard for pedestrians, especially for blind, partially sighted and other disabled people.

Relevant Local Development Plan Policies

For the purpose of this SG, street cafes are considered to be tables and chairs placed on public space as an extension of an existing ground floor use where food and drink is served to customers.

Before agreeing to planning permission for a street café, the Council must ensure:

1. They do not constitute a hazard; there should be enough pavement width or equivalent space to accommodate the seating, tables and café operation without causing hazard to, or invade the privacy of, other adjacent legitimate uses or impede access into or egress from nearby buildings or spaces or block a desire line.
2. If the development provides shelter from the elements, it should do so without permanently altering the physical fabric of the building to which they are attached or spaces in which they are located; and
3. They do not result in or contribute to an inadequate amenity for existing residential uses. Appropriate facilities to dispose of litter should be provided, without adversely affecting the quality, amenity or cleanliness of the City Centre.

Role of Other Council Services

As well as the Council's Planning Department, the Council's Licensing Committee has responsibility for granting licenses. Proposals for street cafes must also adhere to other regulations from the Council's Roads Department.

Amenity Issues

The impact on amenity, and in particular residential amenity, is one of the major issues raised by street cafes. Factors which can adversely affect amenity include noise, smell and litter.

Conclusions

The location of street cafes is a sensitive issue with the public and the Planning Authority because of their potential impact on amenity. The Council is rightly proud of its high amenity standards. This care for amenity has to be carefully balanced against the need to make provision for street cafes which offer a service to the public. These guidelines link closely with the Local Development Plan policies forming an important benchmark for determining planning applications within the City Centre.

Amusement Centres and Arcades

Introduction

Amusement centres and arcade proposals require to be given careful consideration as they generally raise sensitive amenity issues such as noise and other disturbances. This is particularly the case within the City Centre, where amusement centre and arcade proposals have continued to increase in number. Along with this there has been the increased activity in the provision of additional housing in the City Centre. Therefore, there are potential conflicts between the different uses which may give cause for concern.

It is proposed in this SG to use the term 'amusement centre' as the definition of a unit that's main use is to predominantly conduct games for chance of profit. The definition of 'amusement arcades' in this SG is a unit that's main use is to predominantly conduct games for amusement only.

Amusement centres and arcade proposals will only be considered within the City Centre boundary set down in the Local Development Plan.

Amenity Issues

The impact on amenity, and in particular residential amenity, is one of the major issues raised by amusement centres and arcades. Factors which can adversely affect amenity include noise and anti-social behaviour.

Noise nuisance can arise from both within and outwith licensed premises and may be generated by playing of music from music sound systems and juke boxes, arcade machines and groups of people etc.

Amusement Centres and Arcades Guidelines

This SG seeks to take into account of the issues referred to earlier in this report and link closely with the Local Development Plan policies.

The following guidelines are suggested to help assess the suitability of applications for amusement centres and arcades within the City Centre:

City Centre

(i) There will be a presumption against the location of amusement centres and arcades in areas allocated as, and adjacent to, Residential Areas in order to safeguard residential amenity. Such proposals could only be permitted if the Council were to be satisfied that the use would cause no conflict with, or any nuisance to, the enjoyment of the existing residential amenity

(ii) On Union Street, amusement arcades at ground floor level will require, in the first instance, to comply with Policy 3: Union Street and the Union Street Frontage Guidelines. However, no amusement centres or arcades will be permitted within sectors B and G identified in the Union Street Frontages Guidelines SG. Where the Frontages Guidelines allow, permission may be granted for a licensed premises provided none of the upper floors of the application property or adjacent properties are in residential use, in order to safeguard residential amenity.

(iii) Amusement centres and arcades in streets in the City Centre Business Zone other than Union Street require in the first instance to comply with the City Centre Business Zone policy. Where the policy allows, permission may be granted for an amusement centre or arcade provided none of the upper floors of the application property or adjacent properties are in residential use and or the amenity of other existing housing, sites zoned for housing, or identified as suitable for housing in the Local Development Plan, would not be adversely affected by such proposals.

(iv) In all other areas of the City Centre zoned as mixed use in the Local Development Plan, proposals for amusement centres or arcades will be considered on their individual planning merits. Approval will not normally be granted however, if the upper floors of the application property or adjacent properties are in residential use and or the amenity of other existing housing, sites zoned for housing, or identified as suitable for housing in the Local Plan, would be adversely affected by proposals.

Conclusions

The location of amusement centres and arcades is a sensitive issue with the public and the Planning Authority because of their potential impact on amenity. The Council is rightly proud of its high amenity standards. This care for amenity has to be carefully balanced against the need to make provision for amusement centres and arcades which offer a service to the public. These guidelines link closely with the Local Development Plan policies forming an important benchmark for determining planning applications within and outwith the City Centre.

Living/ Working Above or Below a Business

Introduction

Living and/ or working above or below a business can prove to be a challenge as both possess potential conflicts between the appropriate and necessary functions of a thriving commercial area and residential uses. The challenge is to reduce any conflict to a minimum through careful siting and design of new residential properties and new licensed or noisy activities and premises and through the Local Development Plan to attract commercial and employment uses to contribute to the vitality of the City.

This conflict is more apparent in the City Centre; however outwith the City Centre this conflict can also occur. Whilst it is reasonable to expect an adequate level of residential amenity; urban centres are lively and vibrant places and those who live there should not expect that the amenity would be comparable to that of a purely residential area.

Living/ Working Above or Below a Business Guidelines

The Council's aims and objectives for the City Centre differ in part from those for the rest of the City, recognition of the different functions of these areas. This SG seeks to take into account of the issues referred to earlier in this report and link closely with the Local Development Plan policies and City Centre Development Framework.

The following guidelines are suggested to help assess the suitability of applications for residential and office uses above or below a business throughout the City:

There will be a presumption in favour of proposals that bring into use and upgrade vacant, under-used and sub-standard upper and lower (basement) floor properties. Changes of use from residential to a non-residential use shall not be approved where:

1. there would be an unsatisfactory impact on the amenity of occupiers and users of surrounding premises, in terms of noise, fumes or other disturbance or inconvenience; or,
2. where the proposal would involve a stairwell giving access to existing residential property being shared with non-residential users.

Conclusions

The City Council encourages the use of upper and lower (basement) floor properties.



Supplementary Guidance

Topic: City Centre and Retailing
– Hierarchy of Centres

Reference Number:

The city's network of shopping centres has been arranged into a hierarchy and the role of each centre in the hierarchy has been set out (see Figures 1 and 2 below).

This provides a context for the assessment of new development proposals. Within this hierarchy, the City Centre is identified as being the preferred location for developments fulfilling a citywide or regional role. The designation and role of other centres within the network and hierarchy is set out below. A sequential approach to assessing retail proposals will be taken in accordance with this hierarchy and in line with Scottish Planning Policy.

Figure 1: Retail Hierarchy and Sequential Approach

Centre Type	Policy Approach			Centre Location
	Vitality & Viability	New Development	General principles for sequential approach	
City Centre/Regional Centre	Protection	Support all retail development; primary location for all developments serving city-wide or regional market – particularly for comparison goods.	Preferred location for large scale comparison goods retailing (general comparison and bulky goods). Preferred location for very large convenience/comparison units. Preferred location for all convenience goods retailing if the market area to be served included the City centre.	City Centre
Town Centres	Protection	Support all retail developments where the market area is the town or area but isn't citywide or regional.		Rosemount Torry
District Centres	Protection	Local retail provision only.	Preferred location for all convenience retailing where the market area covers the district centre.	Culter Cults Danestone Dyce Mastrick Middleton park Upper Berryden
Neighbourhood Centres	Protection	Local retail provision – primarily convenience and retail services		See list in Figure 3
Retail parks	No Protection		Appropriate for large bulky comparison if city centre/town centre sites are not available – i.e. subject to sequential test.	Garthdee Kittybrewster Links Road/Boulevard Lower Berryden

Figure 2: Sequential Approach Thresholds

	Sequential Approach							Centre
	Convenience Developments			General comparison		Bulky Goods		
	>15K sqm GFA	2-15Km sqm GFA	<2k sqm GFA	>5K sqm GFA	<5K sqm GFA	>5k sqm GFA	<5Ksqm GFA	
Development thresholds								
Regional centre	1	1	1	1	1	1	1	City Centre
Edge of regional centre	2	2	2	2	2	2	2	
Town centres and District Centres	3	1	1	3	1	3	1	Rosemount Torry Culter Cults Danestone Dyce Mastrick Middleton Park Upper Berryden
Edge of Town centres/District Centres	4	2	2	4	2	4	2	
Out of Centre (accessible by public transport)	6	4	4	6	4	5	3	
Neighbourhood Centres			1					See List in Fig 3
Other: Retail parks (provided site is easily accessible by public transport)	5	3	3	5	3	5	4	Garthdee Kittybrewster Links Road/Boulevard Lower Berryden

Figure 3: Neighbourhood Centres

Local/Neighbourhood Centres			
Abbotswell Crescent Balnagask Road Bankhead Barron Street Beach Boulevard Beattie Avenue Bedford Avenue Bielside Bon-Accord Street Braehead Way Bucksburn Byron Square/ Crescent Chattan Place Clifton Road Clunie Place Cornhill Road	Cornhill Cove Ellon Road Elmbank Terrace Finnan Place Fountainhall Road Gallowgate Gardiner Drive George Street Hayton Road Hazlehead Avenue High Street, Old Aberdeen Hilton/Five Roads Holburn The Hub	Jesmond Drive Kingswells Kittybrewster/Clifton Road Lang Stracht Leadside Road Logie Place Mannofield Millburn Street Moir Green Oscar Road Provost Watt Drive Ramsay Crescent Rosehill Drive Rosemount/ South Mount Street	Rousay Drive Ruthrie Terrace Sclattie Park Sclattie Park/Inverurie Road Scotstown Seafield Seaton Sheddocksley St Swithin Street Stockethill Avenue Summerhill Drive Urquhart Road Victoria Street, Dyce Woodside

Notes:-

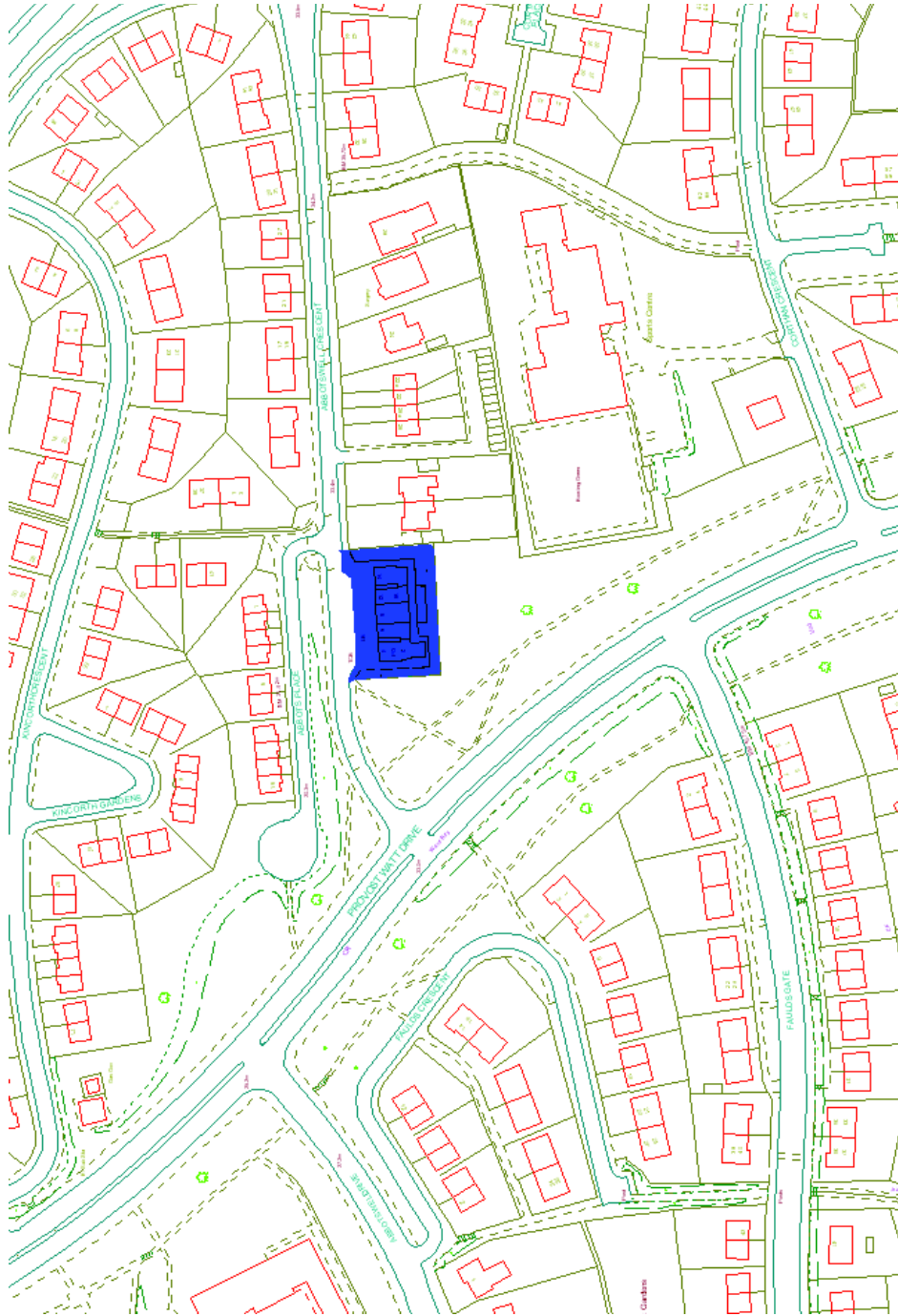
1) Threshold sizes are indicative. The test should also consider what market the development is expected to serve by referring to Figure 1. If a development is serving a city-wide market or is attracting customers from the citywide or wider area, then the City Centre is the preferred location.

2) The numbers in Figure 2 represent the preferred order in the sequential approach. e.g. the Regional centre is a first choice location for all forms of retail development. Neighbourhood centres are first choice locations for convenience developments of under 2,000sqm, although these would also be acceptable in the regional centre and town centres.

3) Development proposals should also consider, as required by Scottish Planning Policy, different built forms to better fit with opportunities which exist within centres in the hierarchy. For example, a retailer seeking 1,000sqm of single level comparison floorspace may have to consider utilising two levels of 500sqm or three levels of 333sqm within the city centre rather than moving to a retail park or out of centre site.

The City Centre Business Zone, Town Centres, District Centres and Retail Parks have been mapped on the Aberdeen Local Development Plan – Proposals Map. However, as some of the Neighbourhood Centres are relatively small a definitive boundary cannot be shown on the Proposals Map. Therefore, this Supplementary Guidance will show all the maps of Neighbourhood Centres referred to in Figure 3 above with regards to Policy R3 Town, District and Neighbourhood Centres.

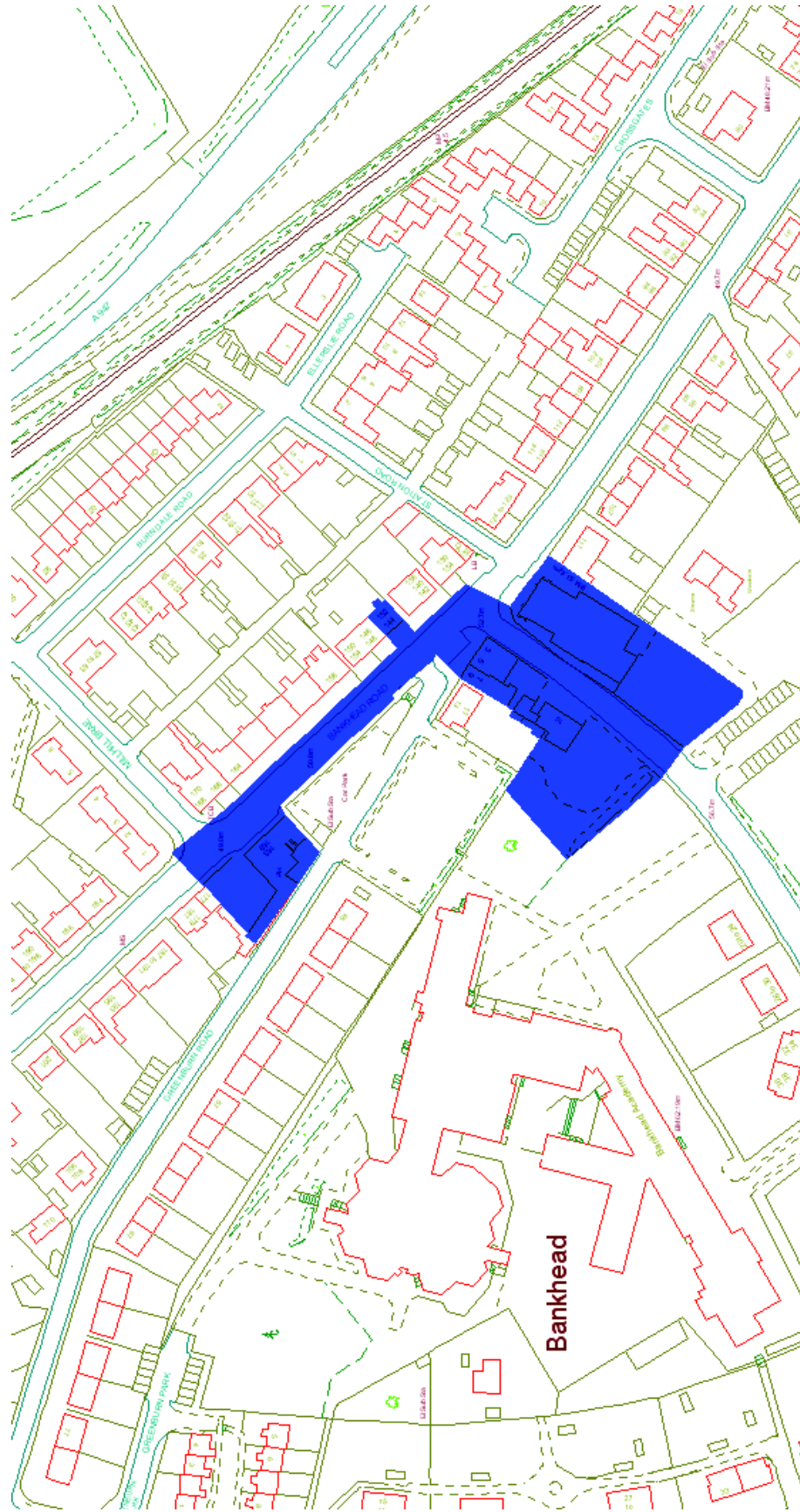
Neighbourhood Centre 1 – Abbotswell Crescent. A linear collection of approximately five purpose built two storey premises with retail units at ground level and residential accommodation above. A popular and busy neighbourhood centre that is placed within close walking distance to many bus stops.



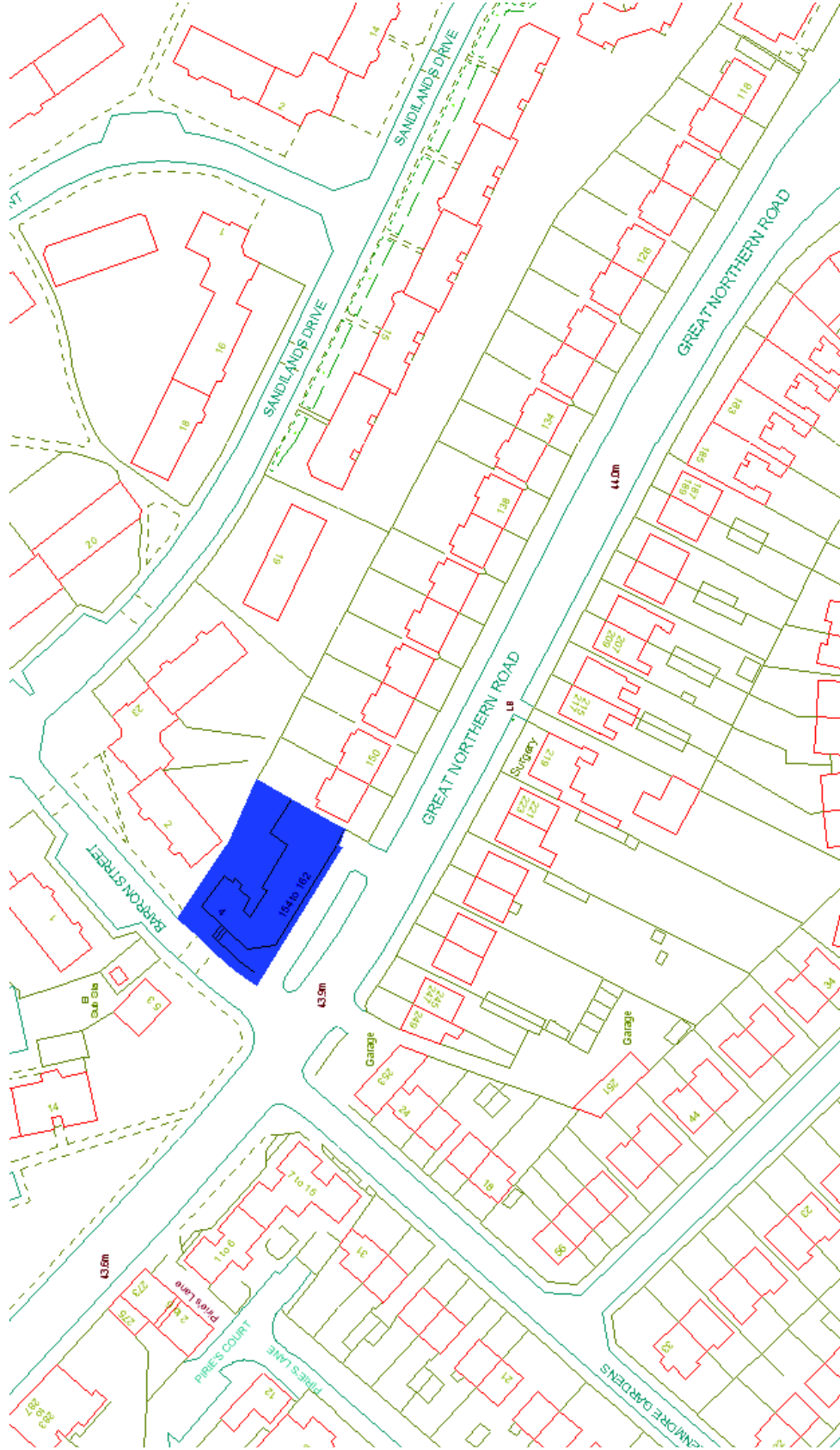
Neighbourhood Centre 2 – Balnagask Road. A linear collection of approximately six units, with one unit situated across the road from the majority. The premises are purpose built and one storey in height.



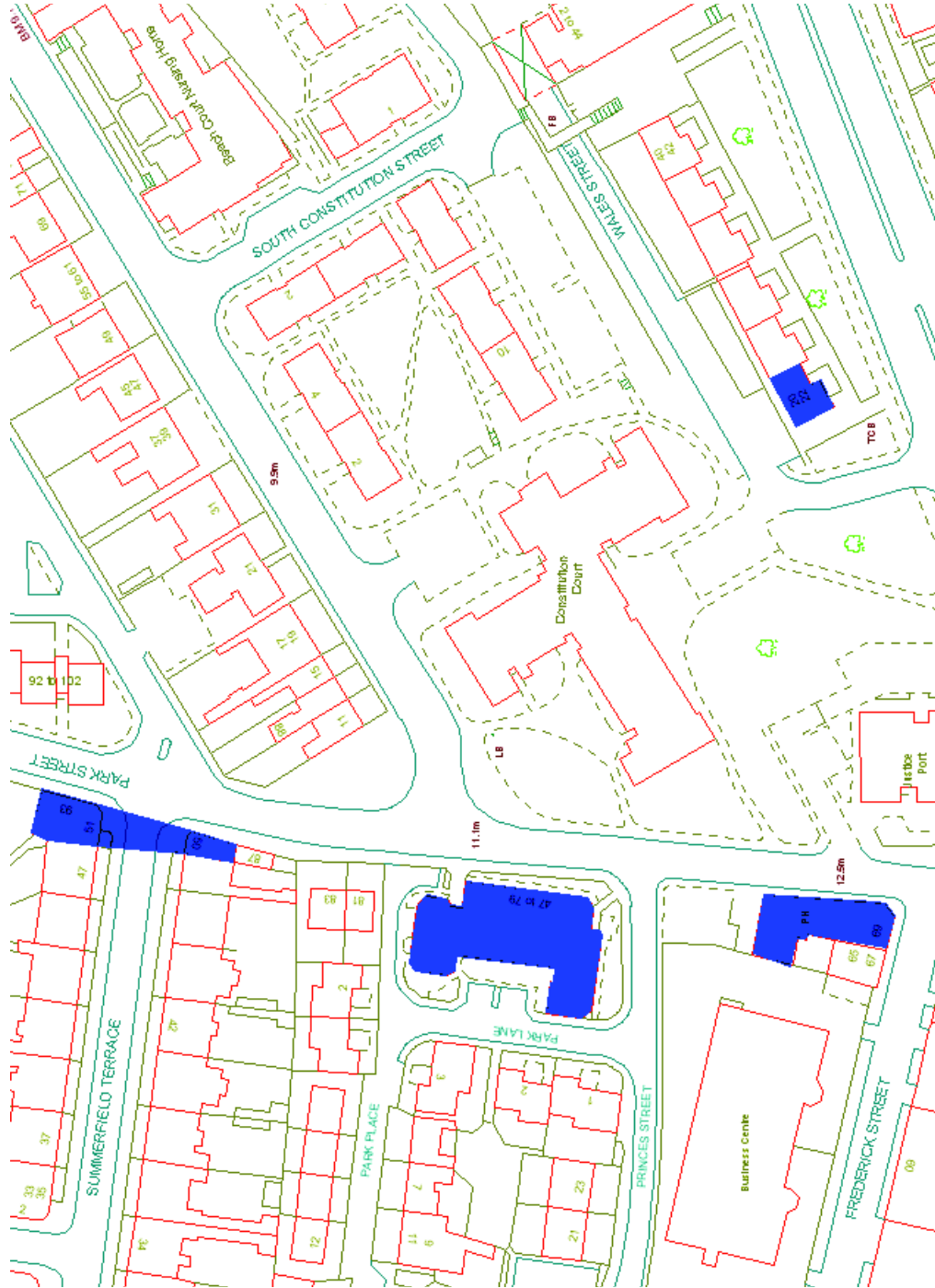
Neighbourhood Centre 3 – Bankhead. A collection of retail units situated round the Bankhead Road – Station Road junction. Most premises are converted residential accommodation of one and a half storeys high. A number of retail units are situated in the converted Old Stonyewood Church.



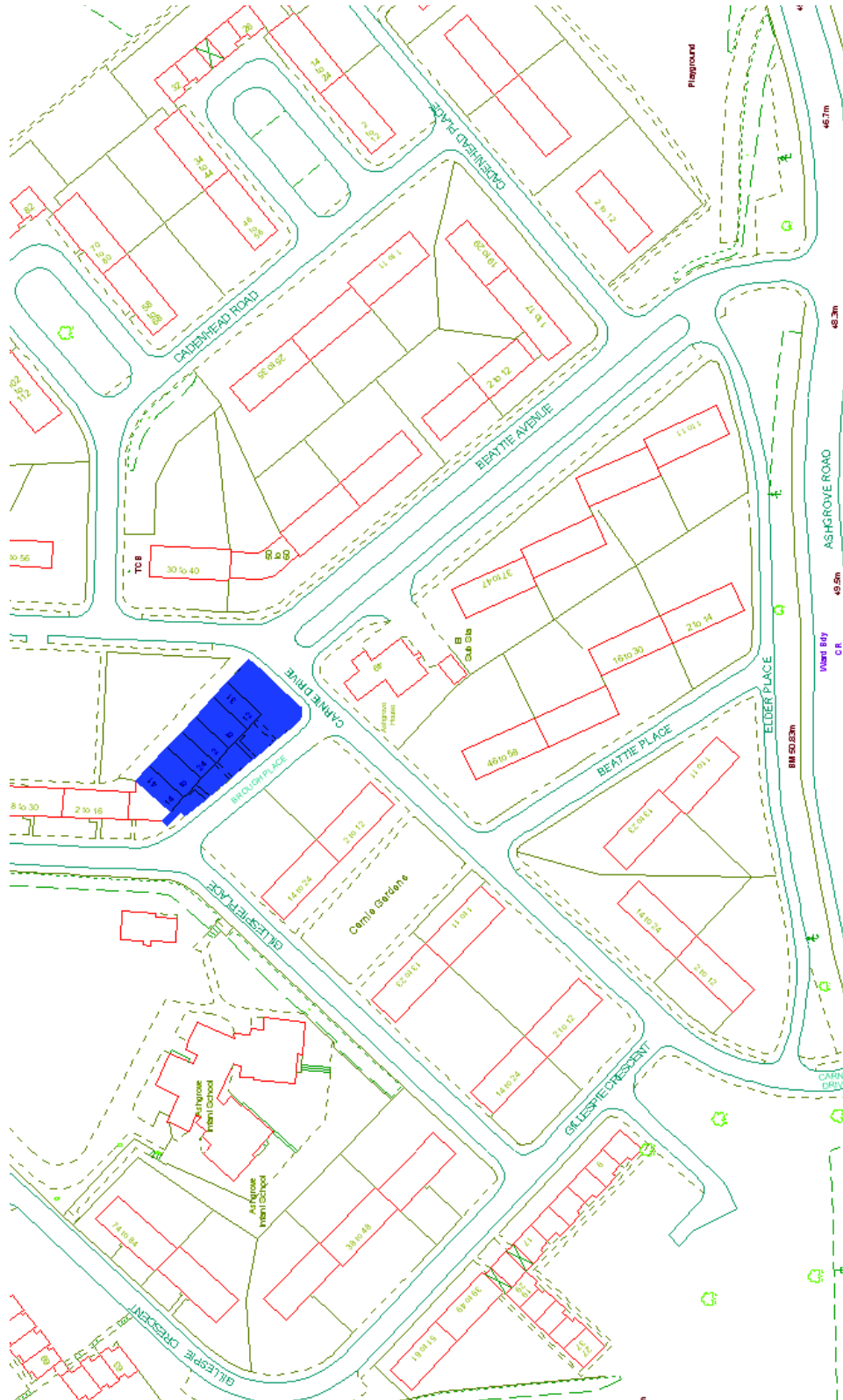
Neighbourhood Centre 4 – Barron Street. A linear row of approximately five retail premises that are one storey high and purpose built. The Neighbourhood Centre is suited close to a trunk road and many bus routes service the area.



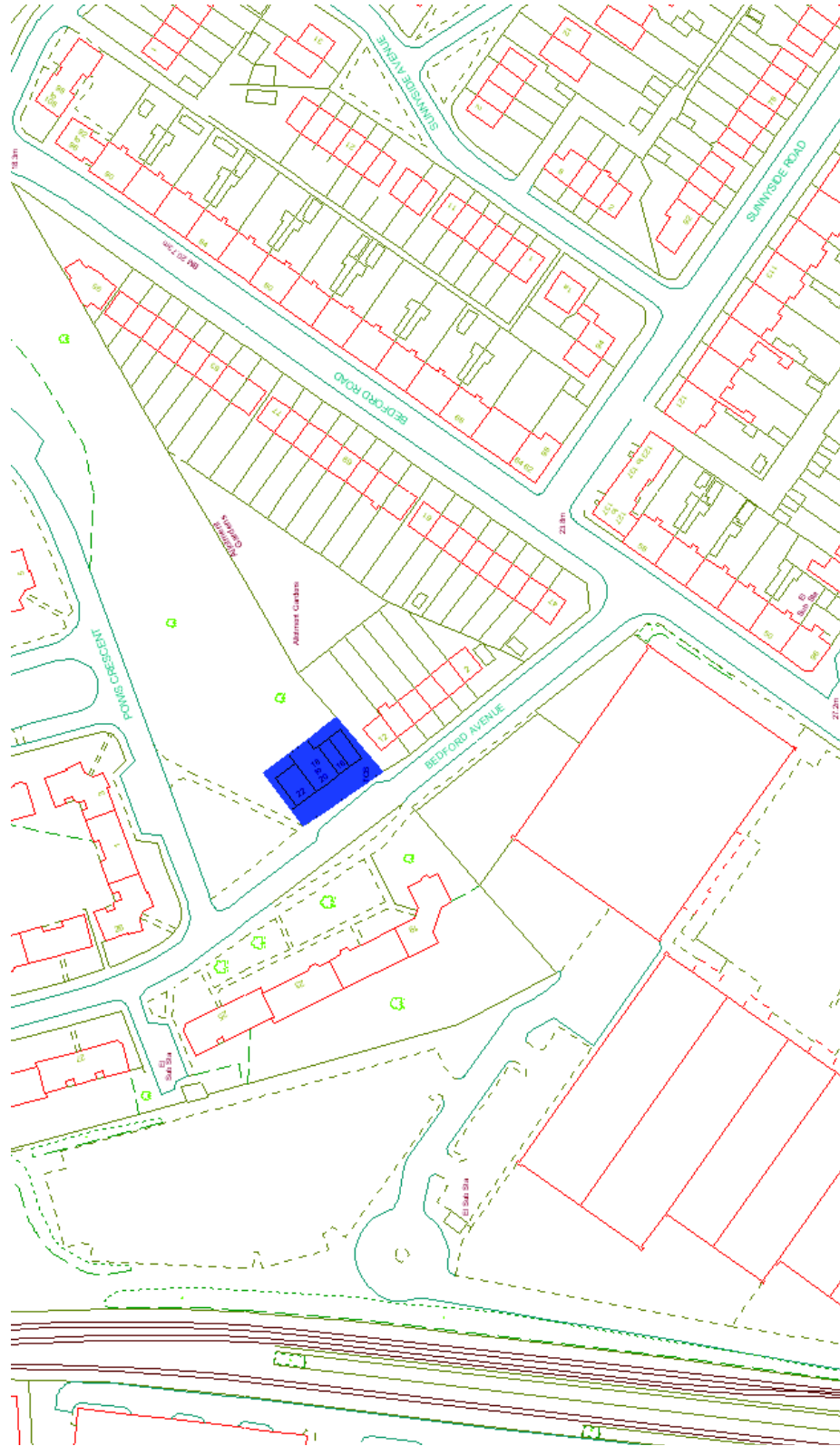
Neighbourhood Centre 5 – Beach Boulevard. 5 units located on Park Street and Beach Boulevard



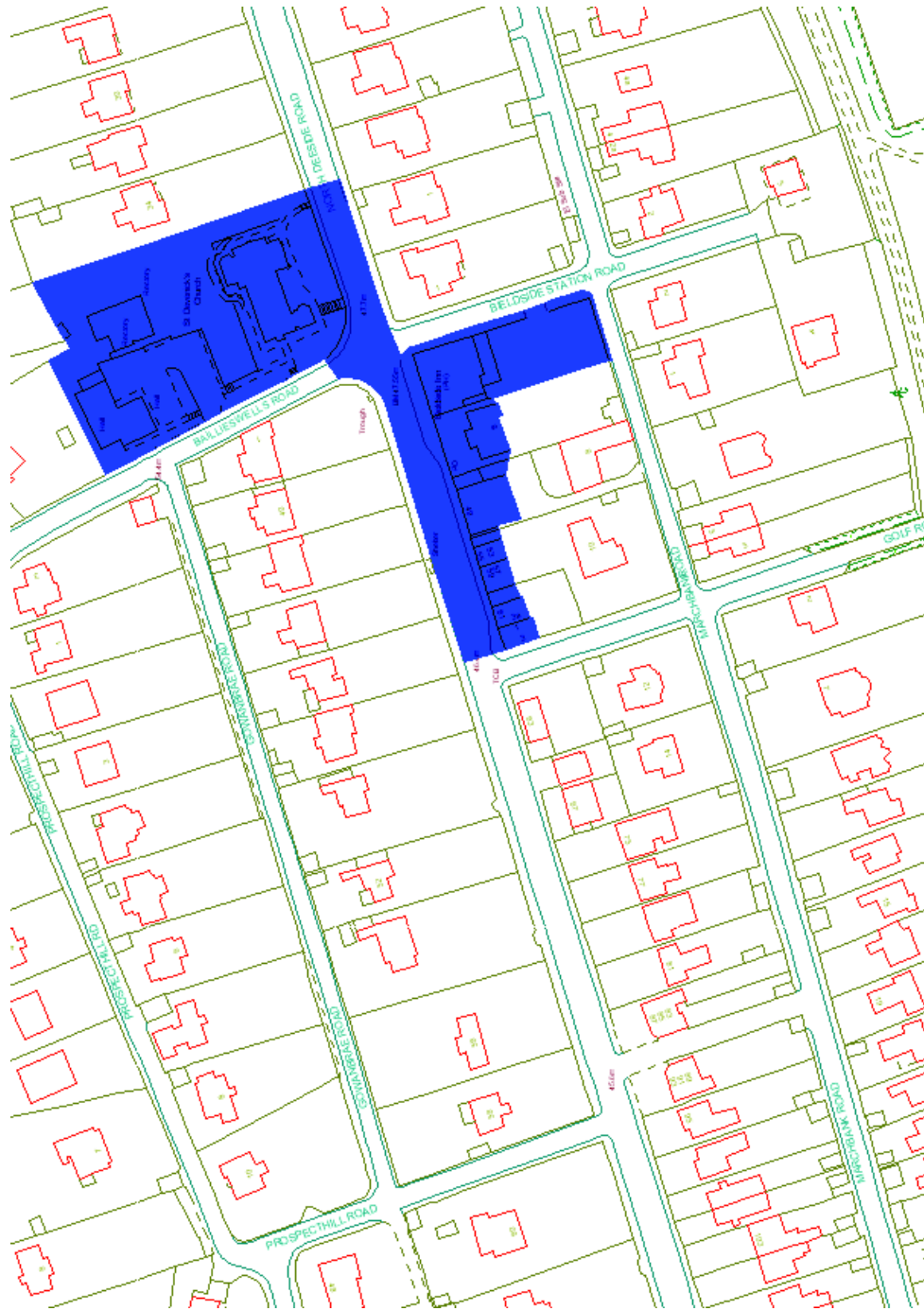
Neighbourhood Centre 6 – Beattie Avenue. A linear row of approximately six units located on the ground floor of a tenement block of residential accommodation.



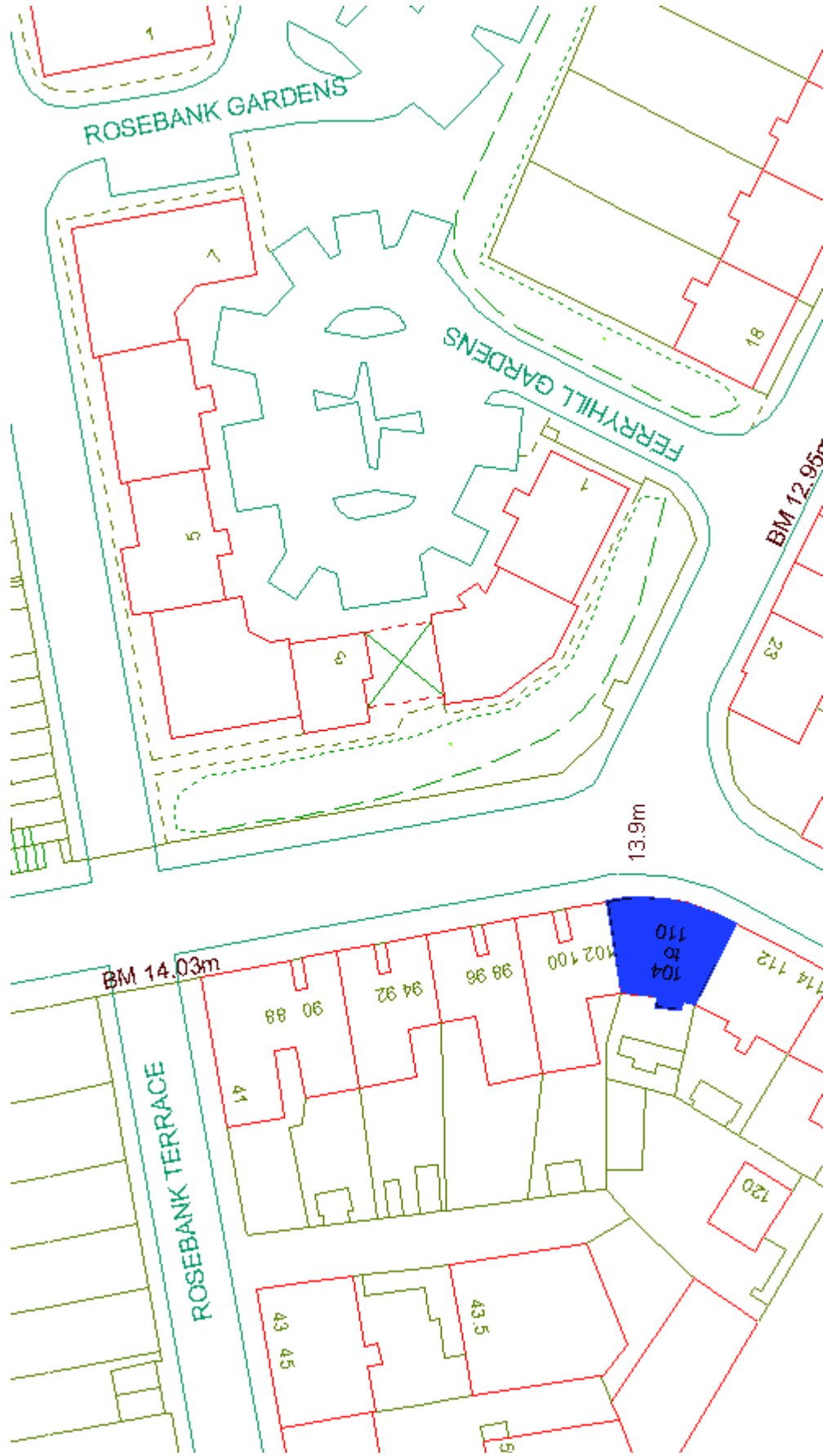
Neighbourhood Centre 7 – Bedford Avenue. A small row of approximately four purpose built units on the main road into the housing estate. The shops are one storey high and run along one side of Bedford Avenue. Public transport links are available from Bedford Road.



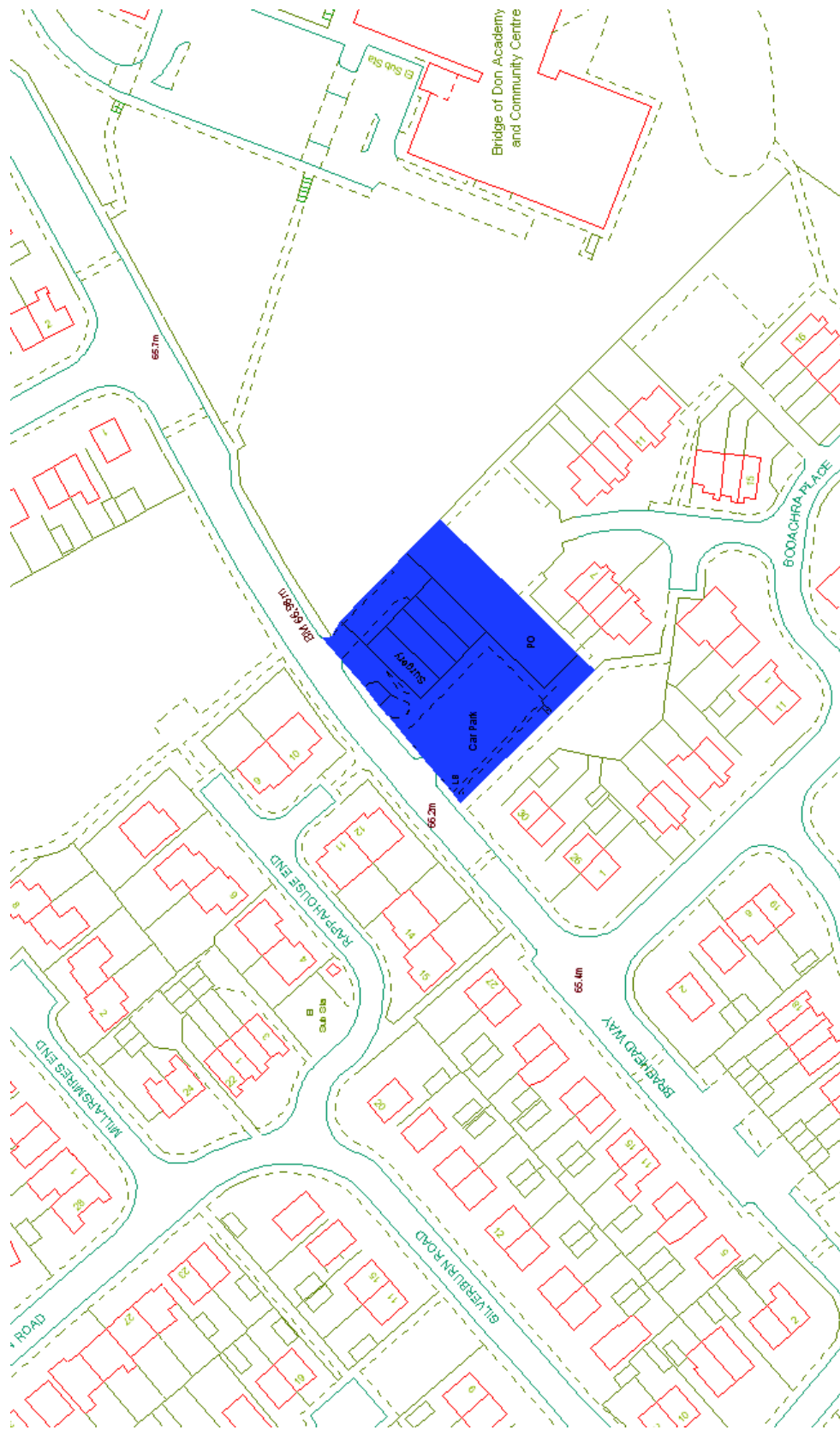
Neighbourhood Centre 8 – Bielside. A collection of approximately 10 units situated beside a heavily used road. Most premises are one and a half storeys high with the upper floor being a mixture of storage space and residential accommodation.



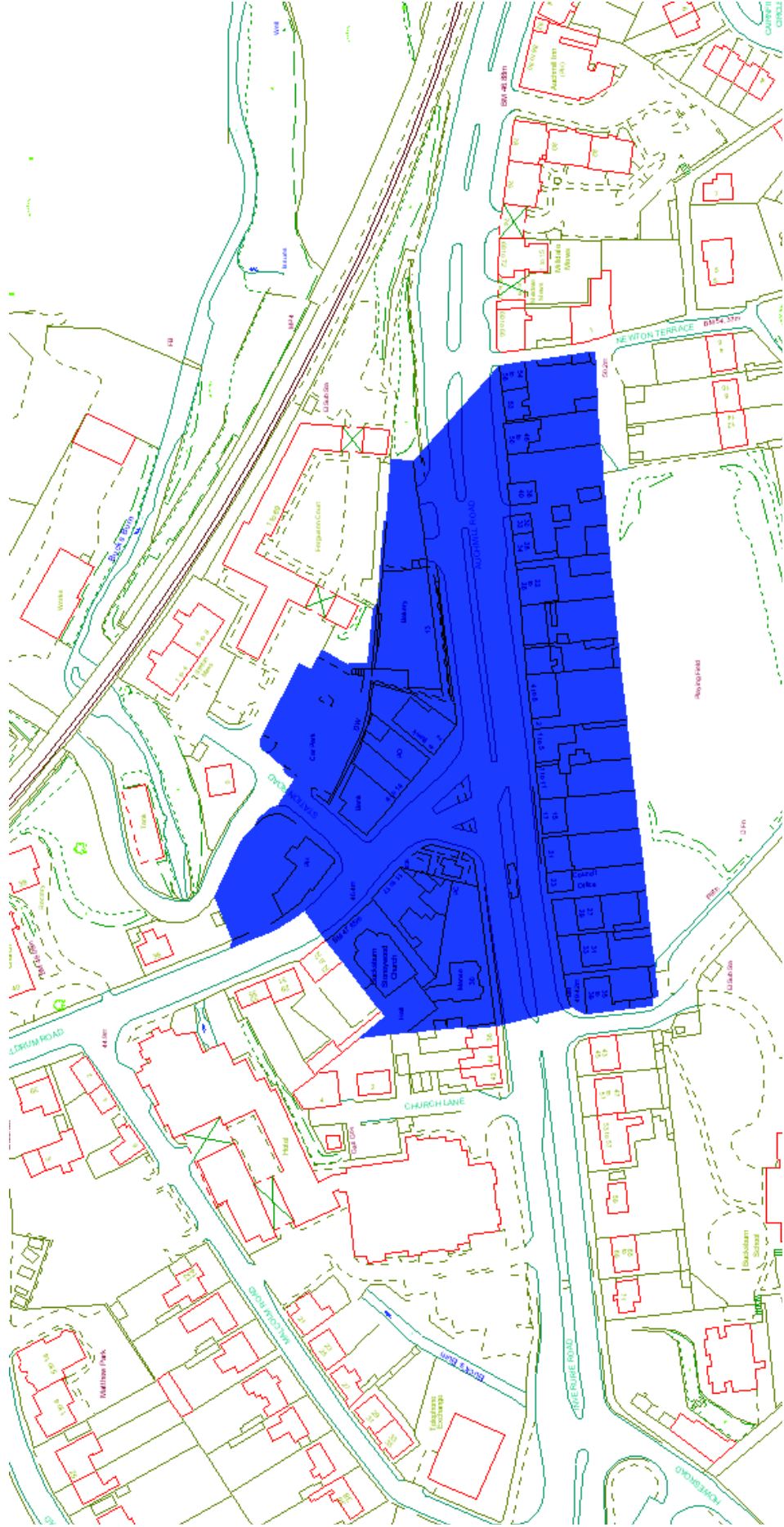
Neighbourhood Centre 9 – Bon Accord Street. 2 retail units within tenement blocks with residential use above.



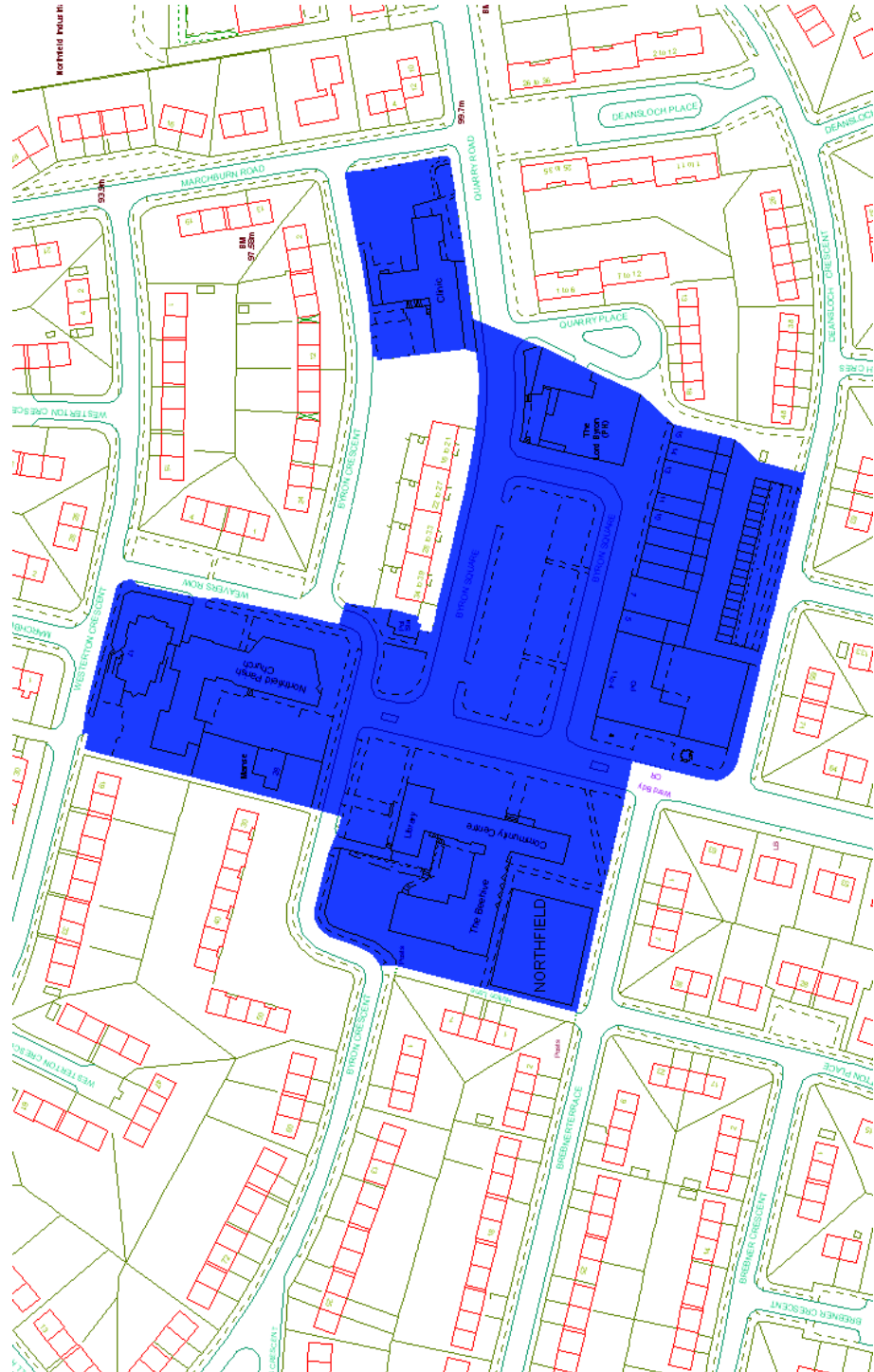
Neighbourhood Centre 10 – Braehead Way. A shopping area of approximately eight two-storey premises with retail premises on both floors. There is a car park in the middle of the neighbourhood centre.



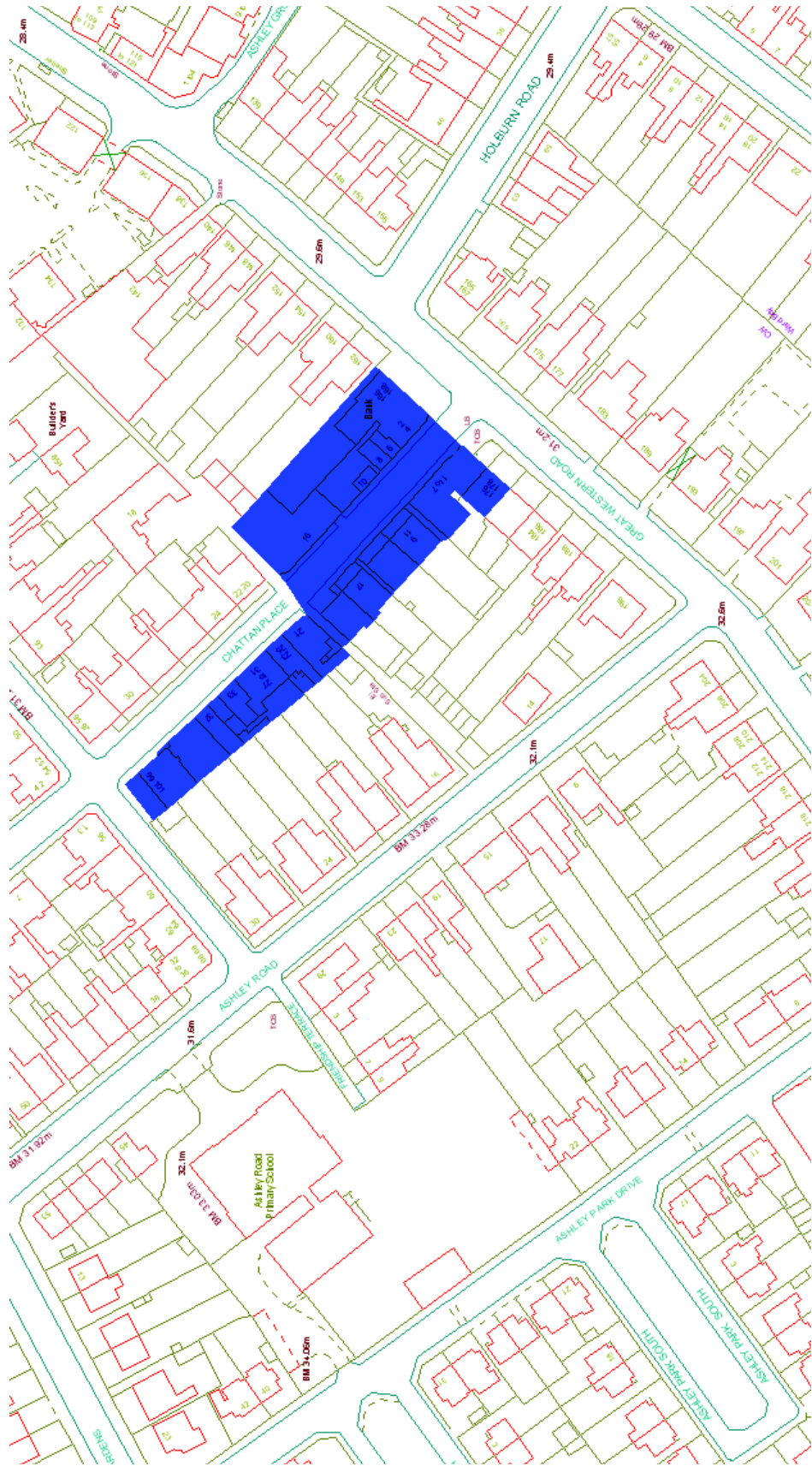
Neighbourhood Centre 11 – Bucksburn. A concentration of approximately 18 retail units around the Oldmeldrum Road – Auchmill Road junction. The retail premises are situated down both sides of Oldmeldrum Road and Auchmill Road. The premises are located in converted residential accommodation.



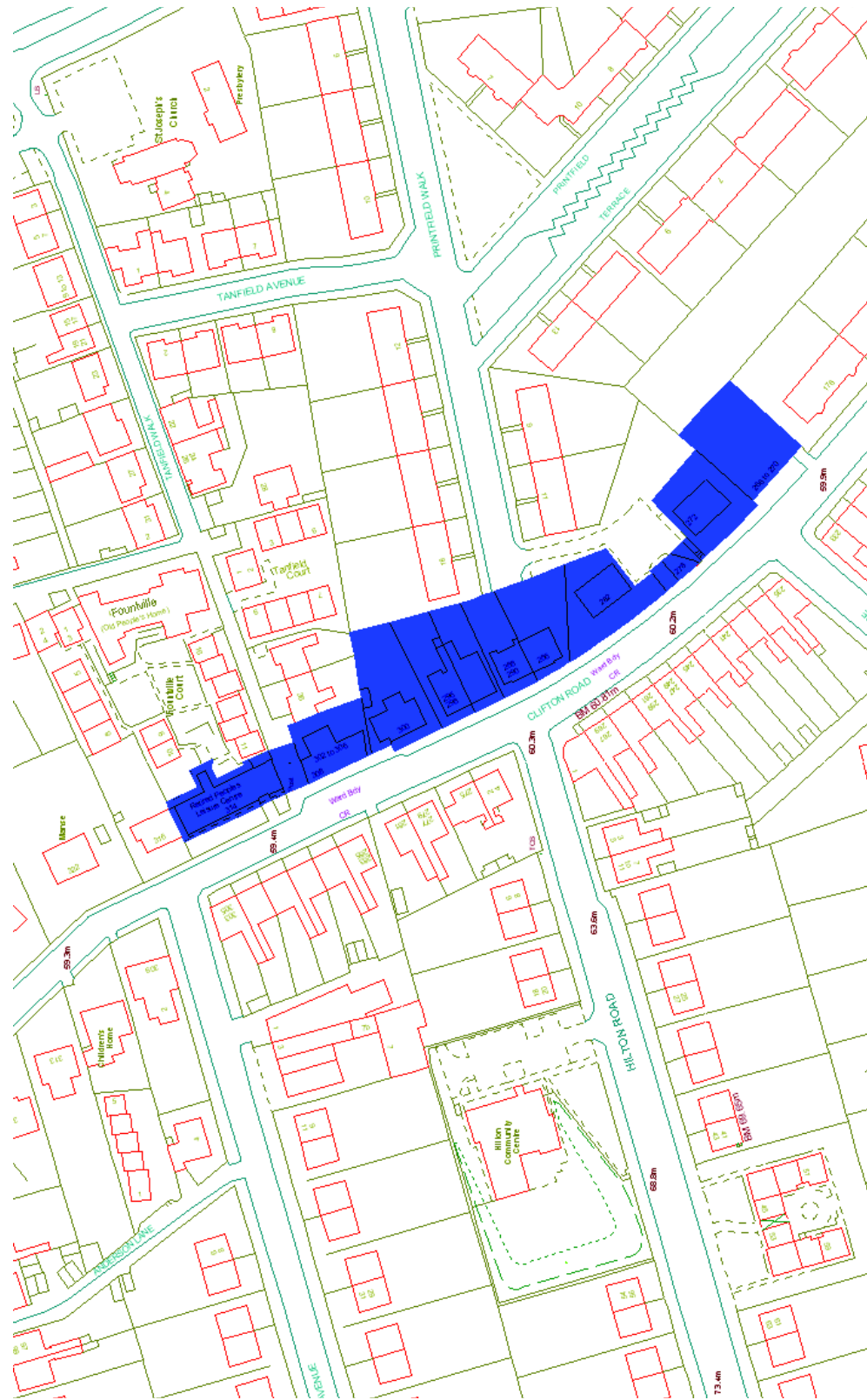
Neighbourhood Centre 12 – Byron Square/ Crescent. A large purpose built Neighbourhood Centre of approximately 18 premises complete with a car park. Most premises are one to one and a half storeys high. The main shopping premises are concentrated in a line, with community facilities leading off from these.



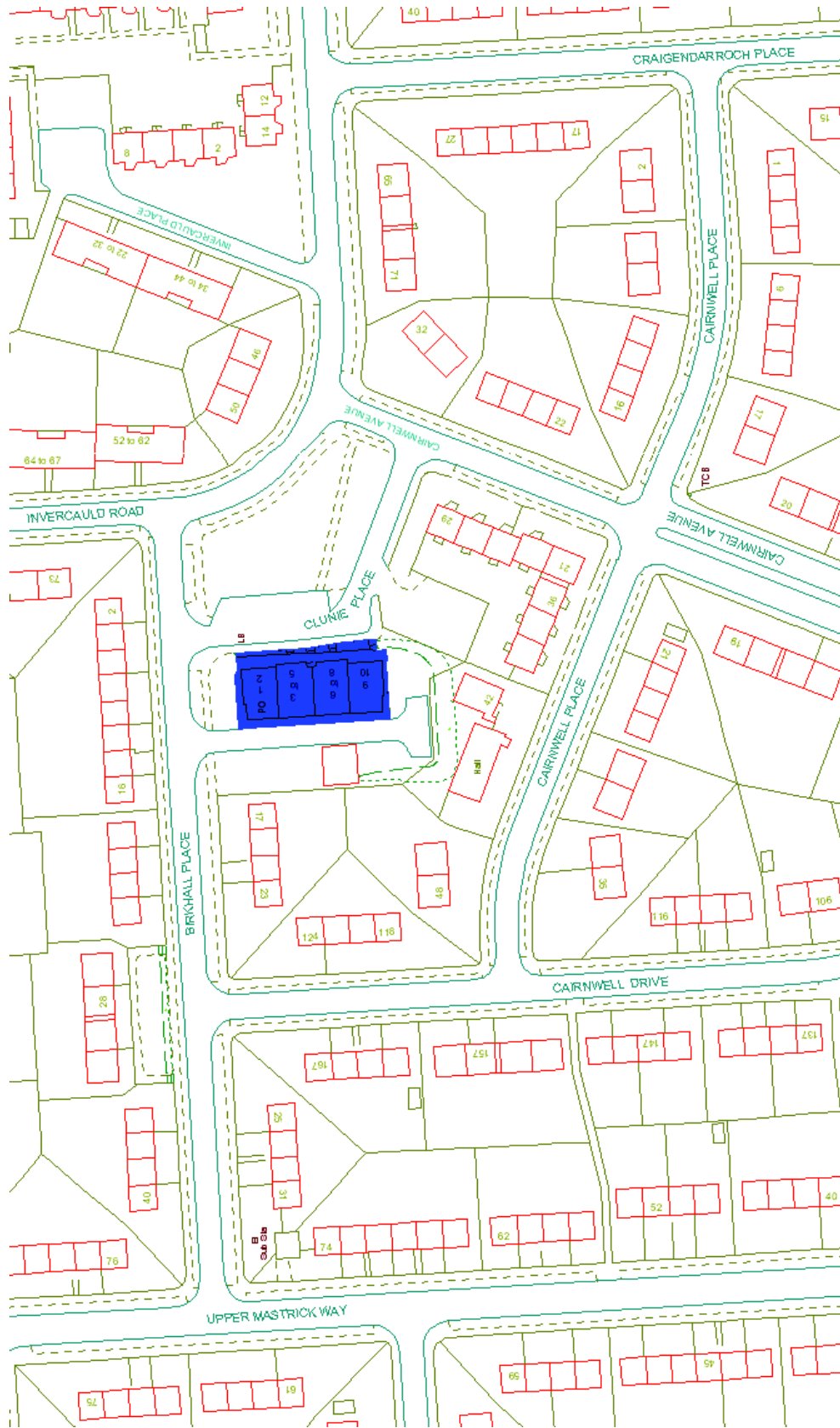
Neighbourhood Centre 13 – Chattan Place. The neighbourhood centre consists of a linear row of approximately 16 units running along both sides of Chattan Place. The shops are all ground level with residential accommodation above.



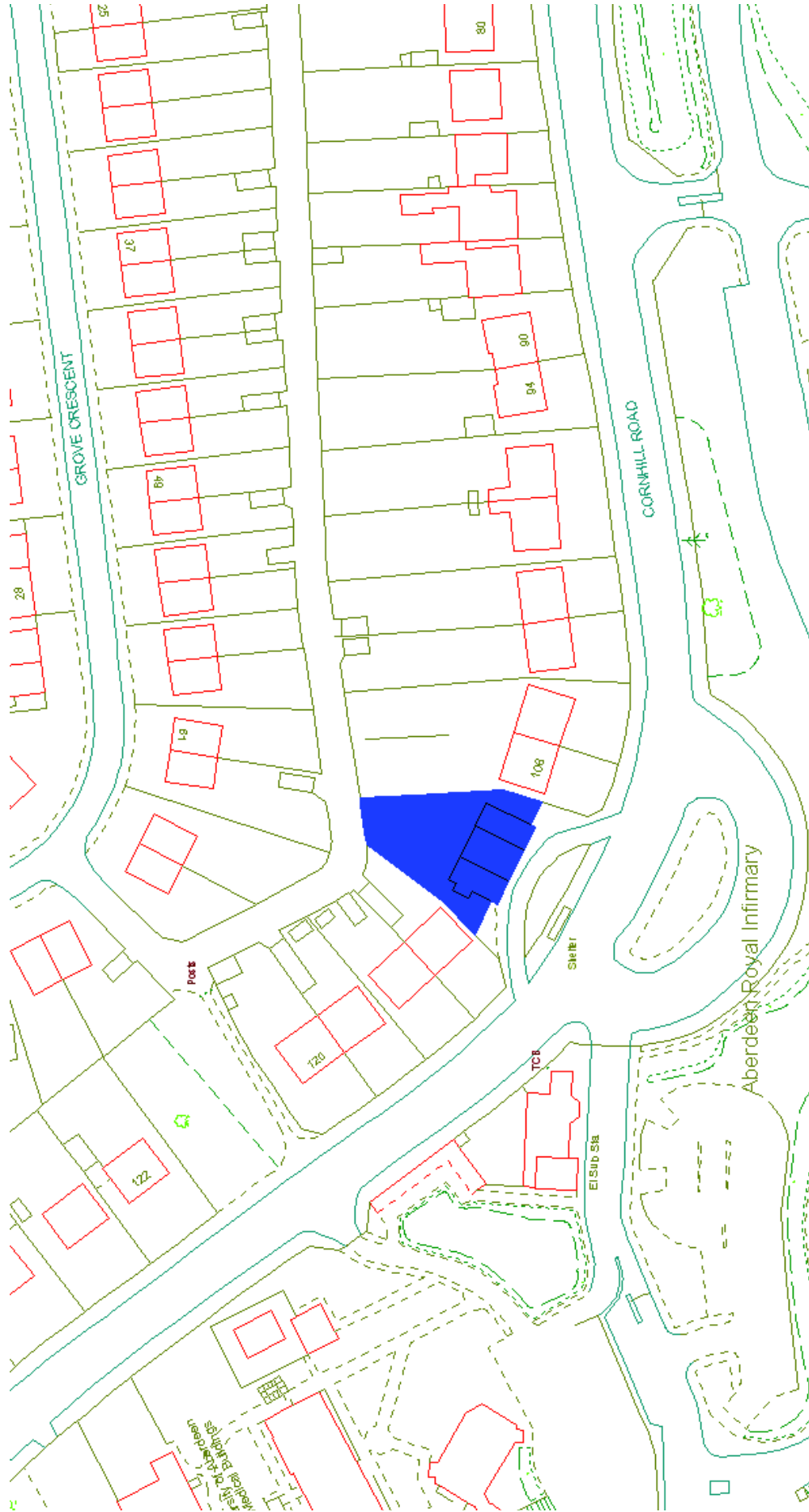
Neighbourhood Centre 14 – Clifton Road. The neighbourhood centre runs along the quiet residential area of Clifton Road and is concentrated where Clifton Road meets Hilton Terrace. The 6 retail premises are purpose built with most being one and a half storeys high.



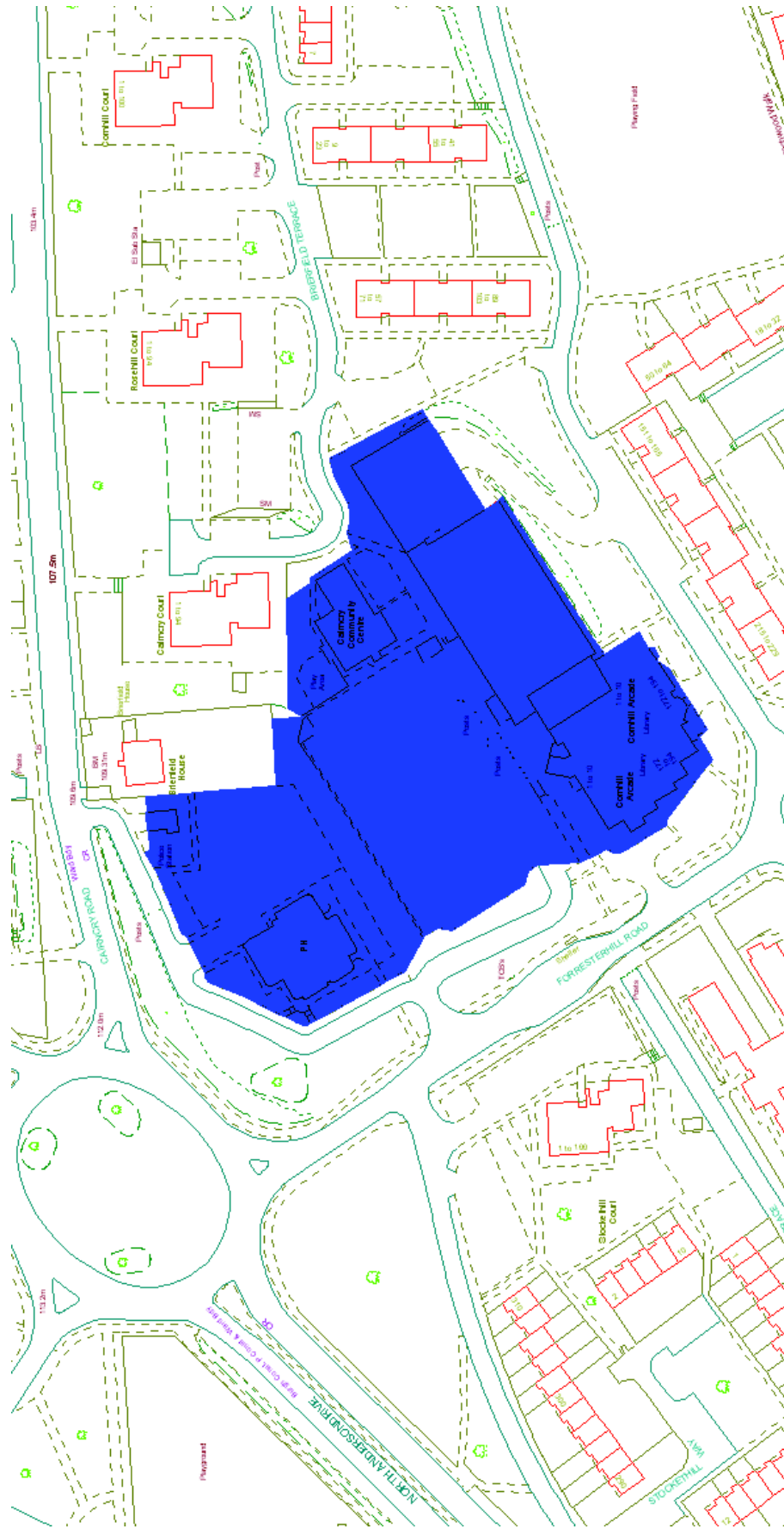
Neighbourhood Centre 15 – Clunie Place. A linear purpose built parade of approximately six premises with flats above situated where Clunie Place meets Birkhall Road. Most units are two storeys high.



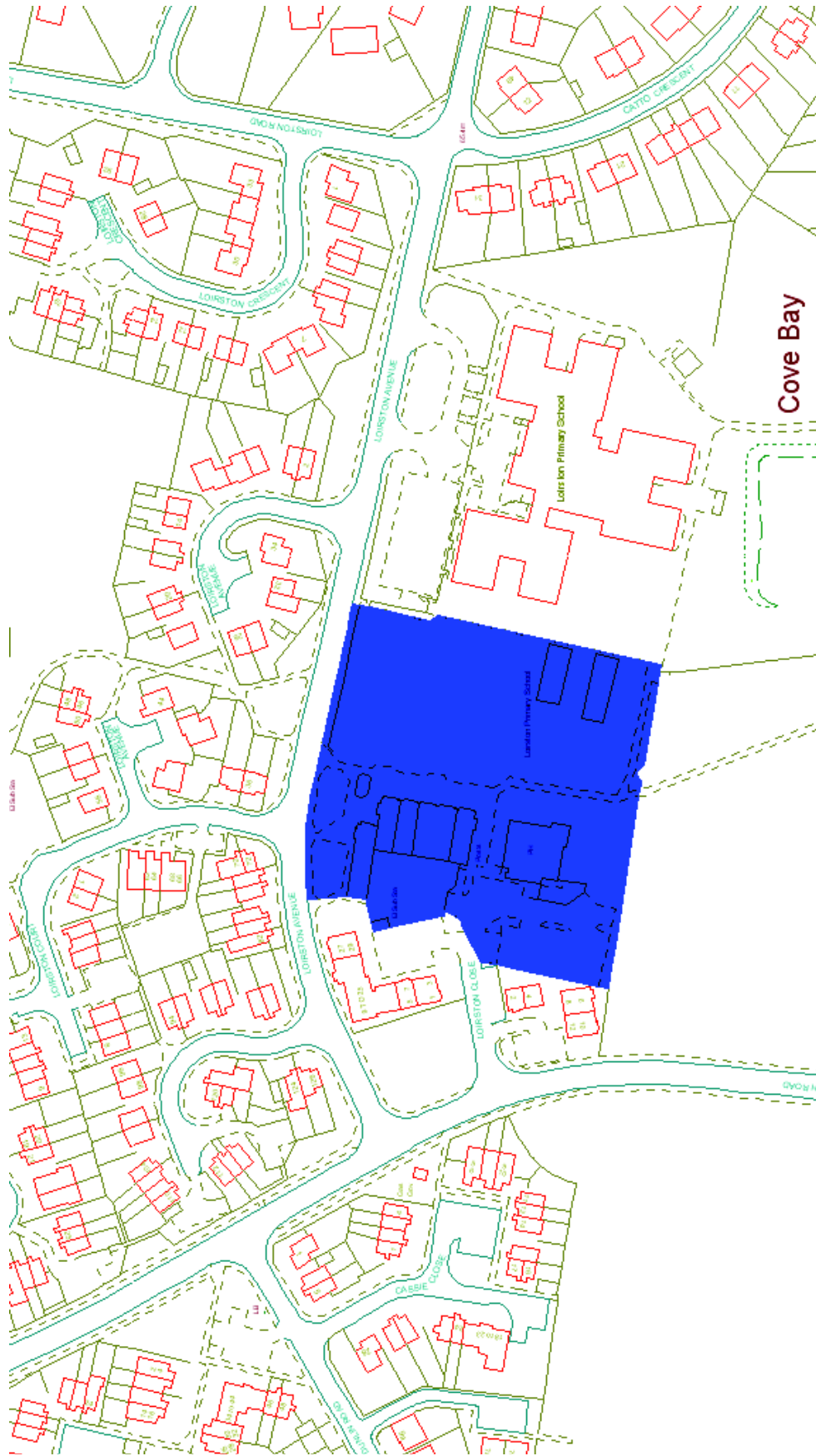
Neighbourhood Centre 16 – Cornhill Road. Situated opposite Aberdeen Maternity Hospital on Cornhill Road, this centre consists of three adjacent one storey high purpose built sites.



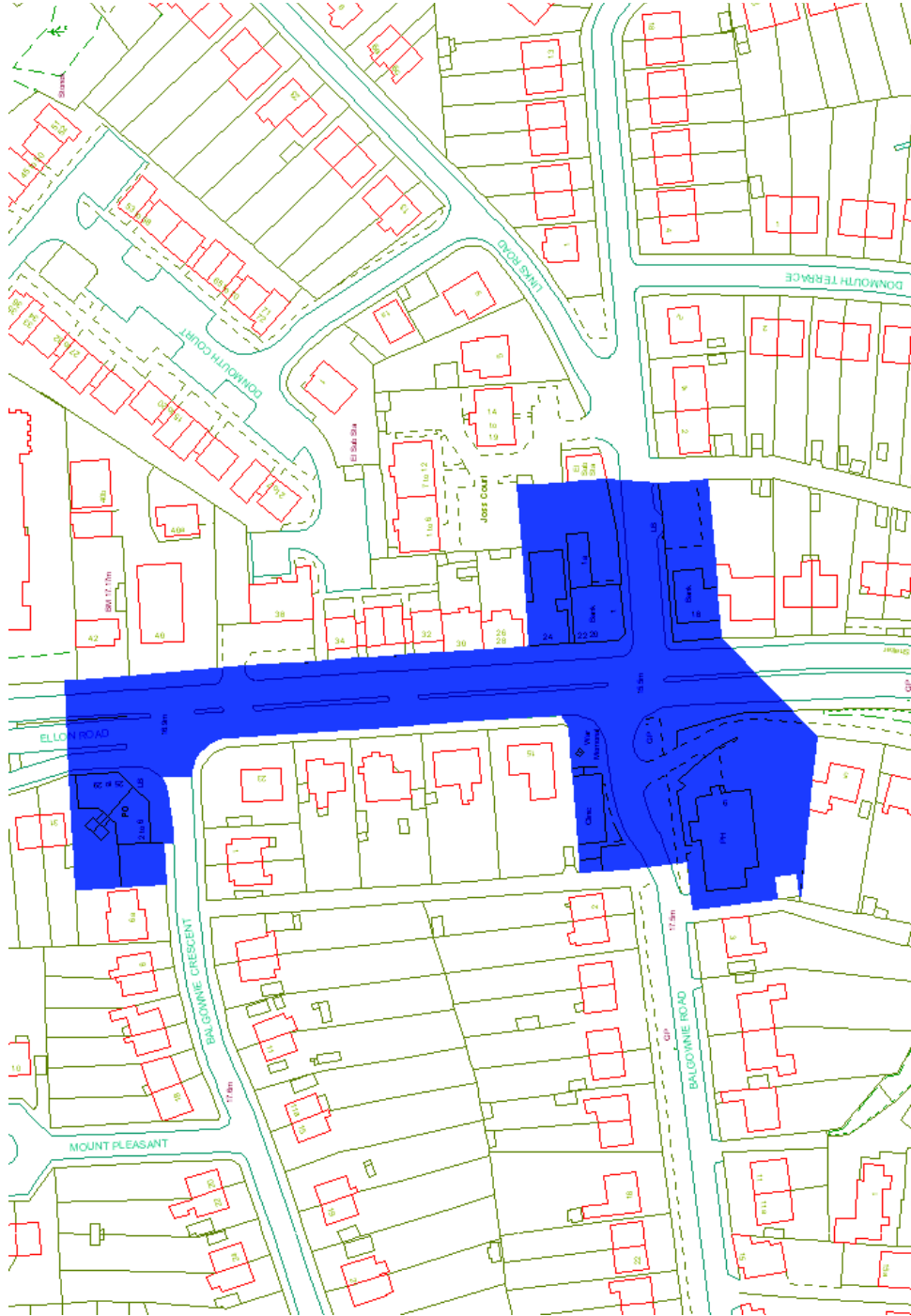
Neighbourhood Centre 17 – Cornhill. A purpose built shopping complex with 11 different retail premises and a large car park, and access to bus routes. The Cornhill Community Centre and also the Cornhill Library are situated within the complex. Most premises are one and a half storey high.



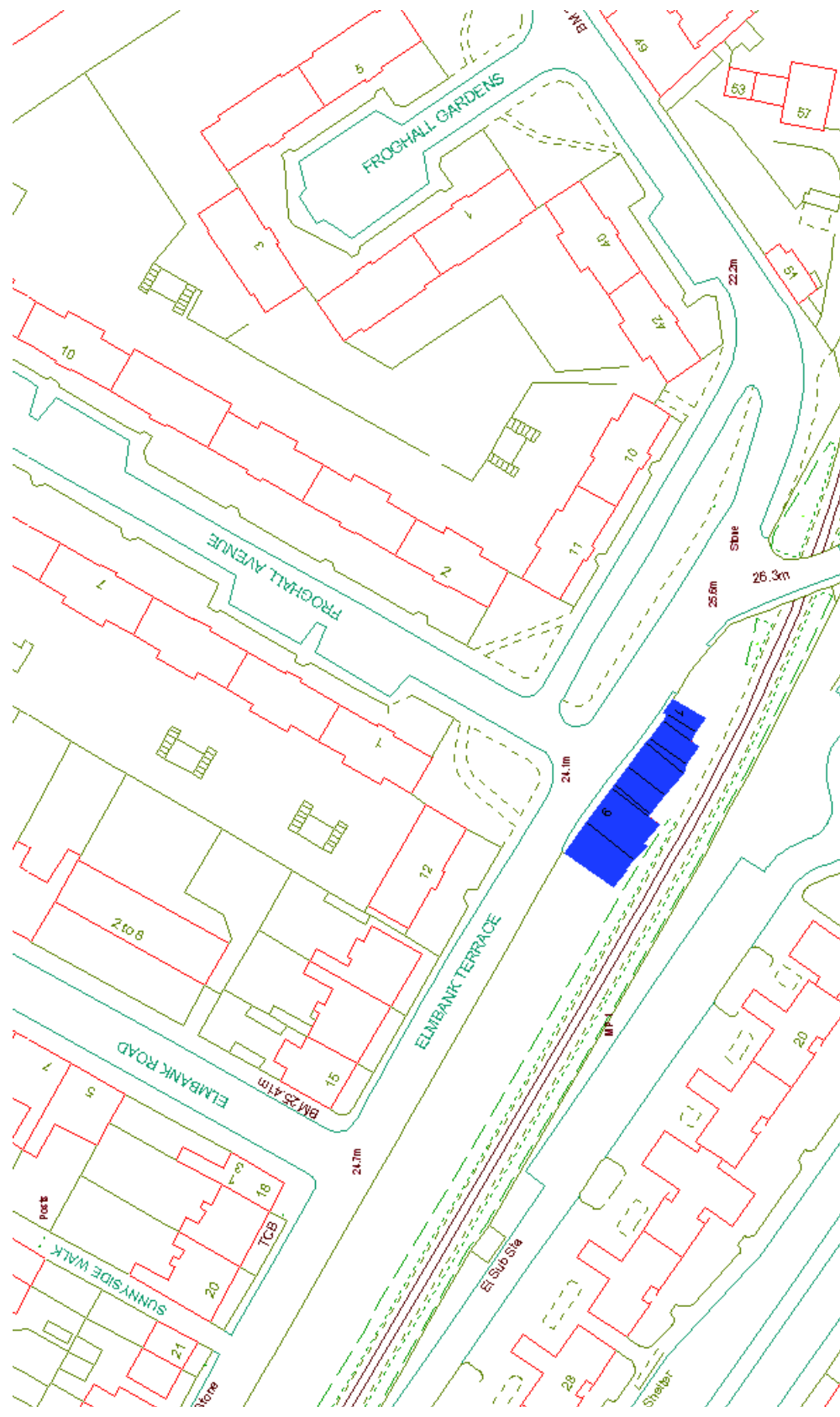
Neighbourhood Centre 18 – Cove. A one storey high purpose built neighbourhood centre consisting of approximately seven units, which sits close to Loirston School. The area has a carpark and is serviced by buses



Neighbourhood Centre 19 – Ellon Road. A linear spread of premises that run along Ellon Road. There are approximately 7 premises in all, most of which are two storeys high.



Neighbourhood Centre 20 – Elmbank Terrace. The 5 units are one storey high, and are linear in form. They are situated along one side of Elmbank Terrace.



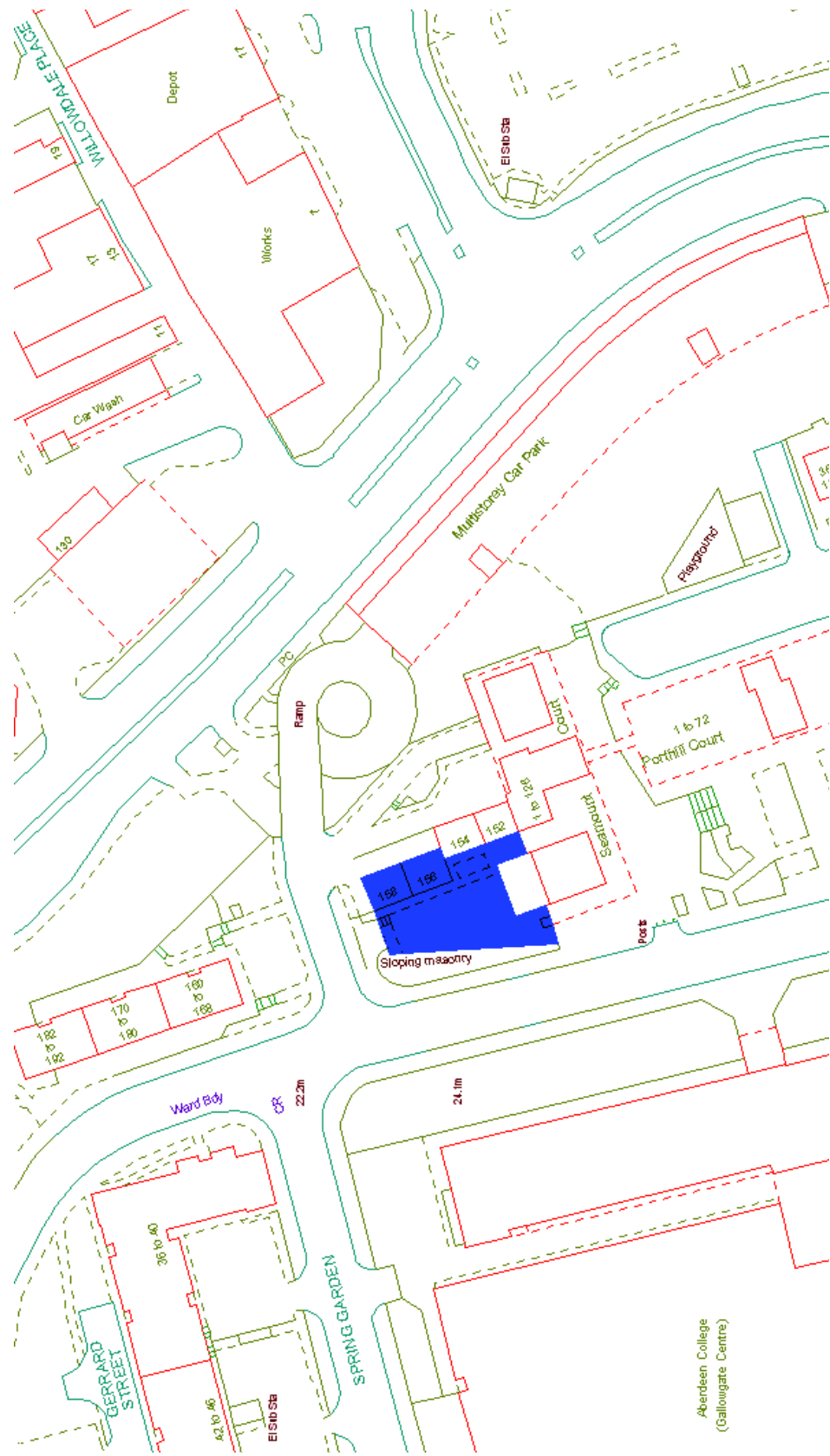
Neighbourhood Centre 21 – Finnan Place. A collection of approximately six retail units within a residential setting. The retail units are two storeys high. The area is serviced by the number 12 bus.



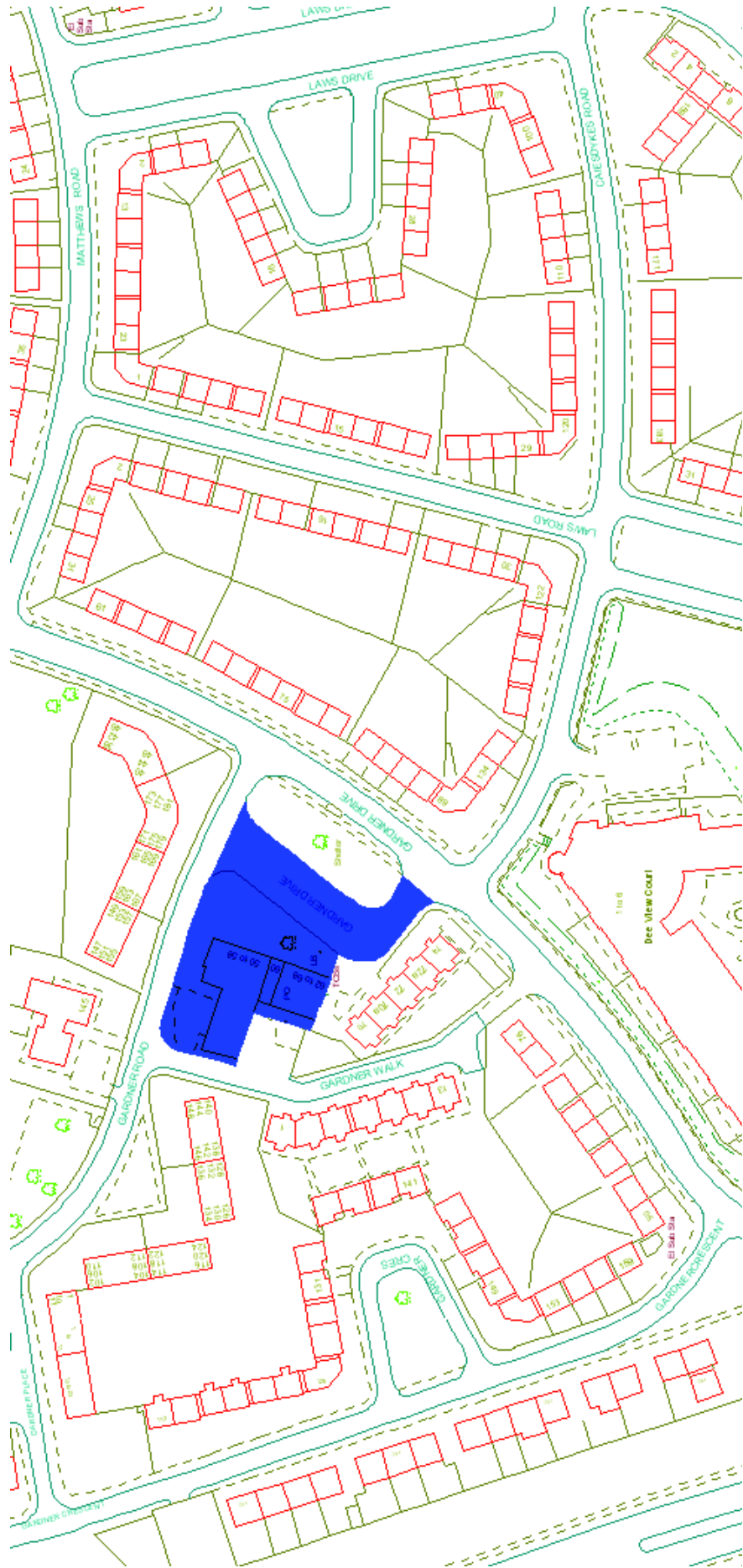
Neighbourhood Centre 22 – Fountainhall Road. A linear row of approximately seven units, with residential accommodation above. The majority of retail units are located on the ground floor of a tenement block.



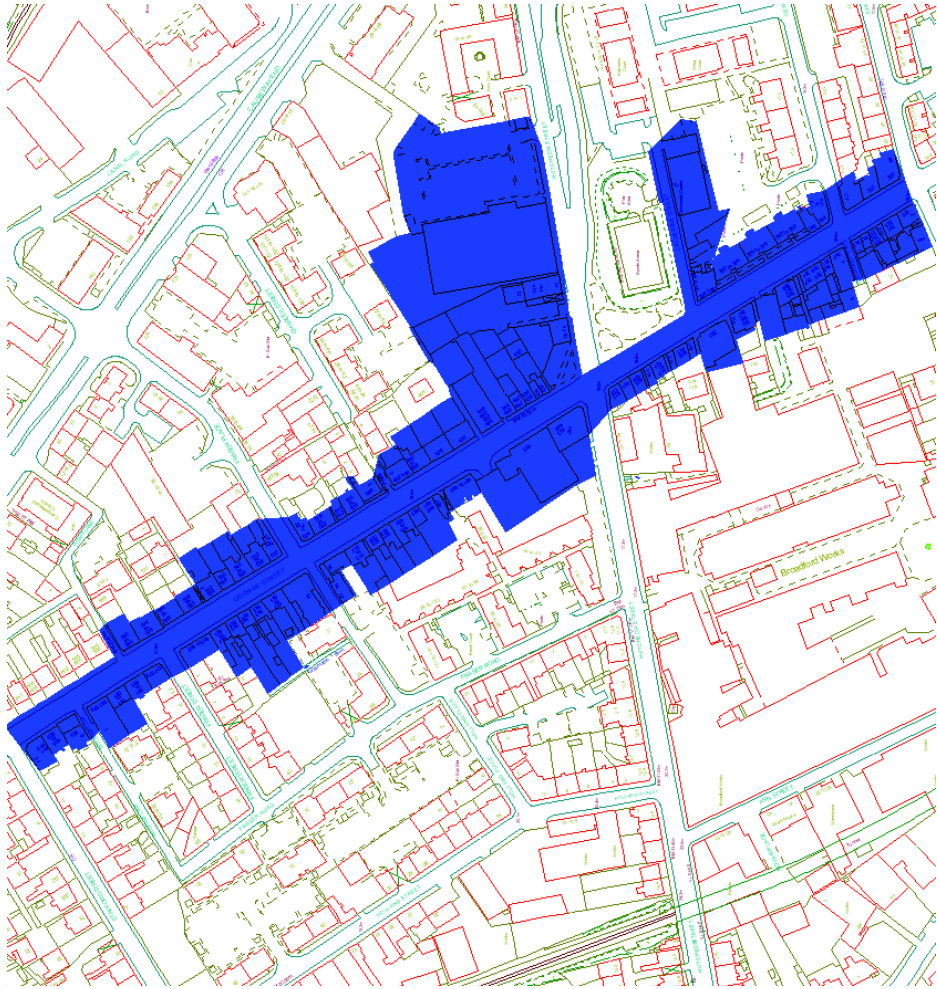
Neighbourhood Centre 23 – Gallowgate. A linear stretch of premises situated close to a large tower block and across from Aberdeen College. The premises are purpose built and are mostly one storey high. There is only one convenience shop; the other premises are business addresses. Bus stops are situated close by.



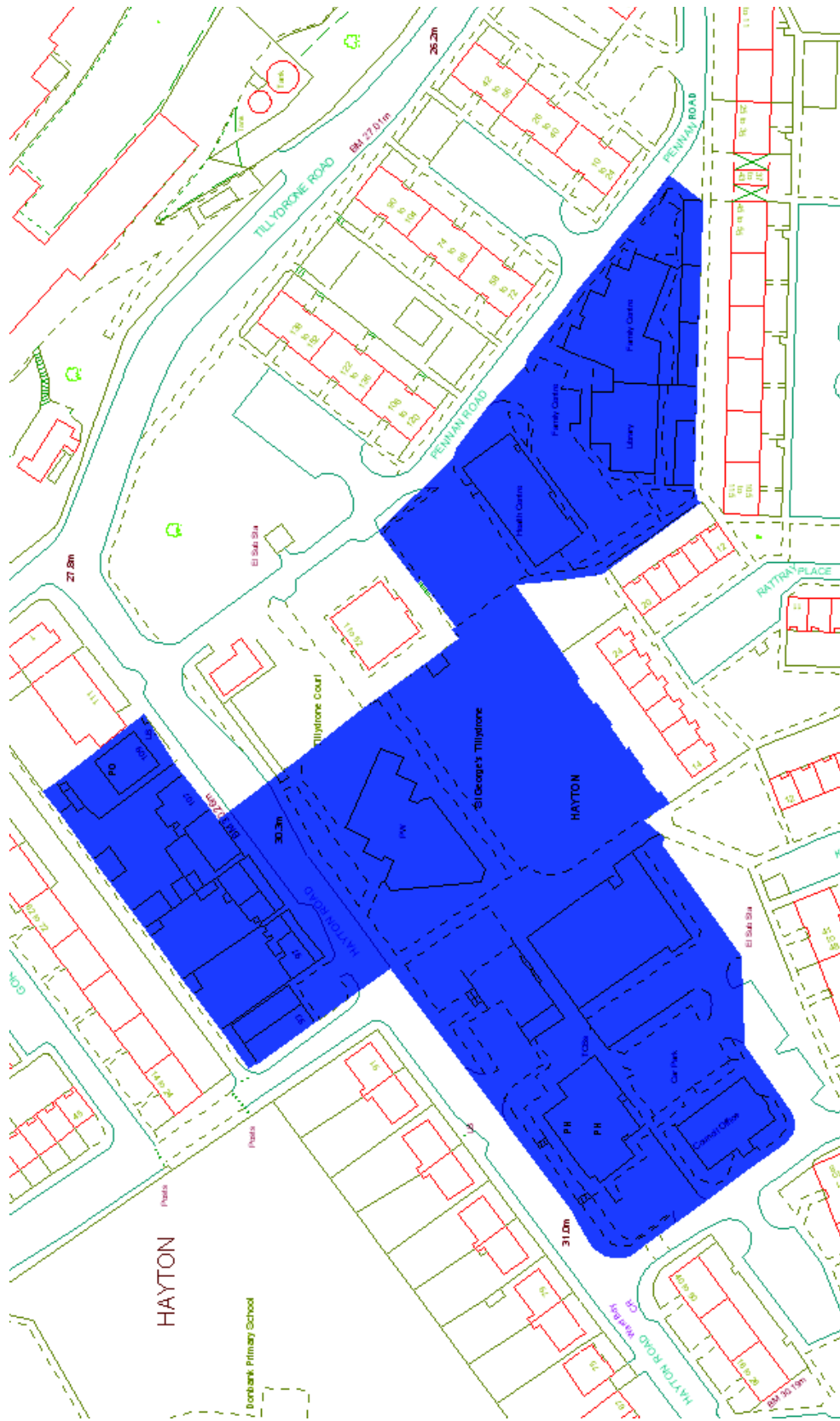
Neighbourhood Centre 24 – Gardiner Drive. There are four purpose built one and half storey premises with retail units at ground level and residential accommodation above. There is a car park in front of the neighbourhood centre and a recycling point. The number 17 bus services the area.



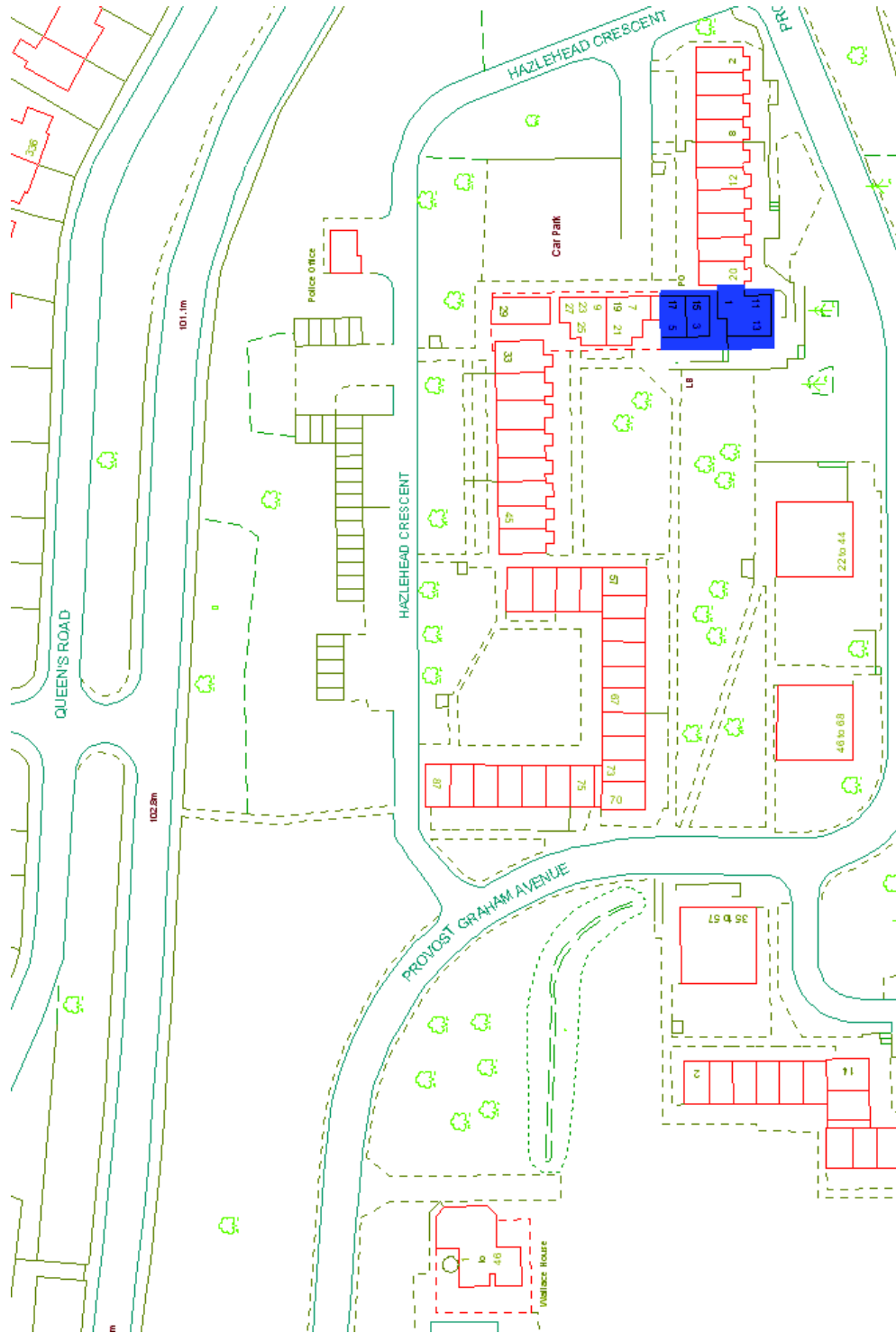
Neighbourhood Centre 25 – George Street. A large neighbourhood centre that runs along both sides of George Street and consists of tenement buildings with retail units on the ground level and residential accommodation above. The area is served well by public transport.



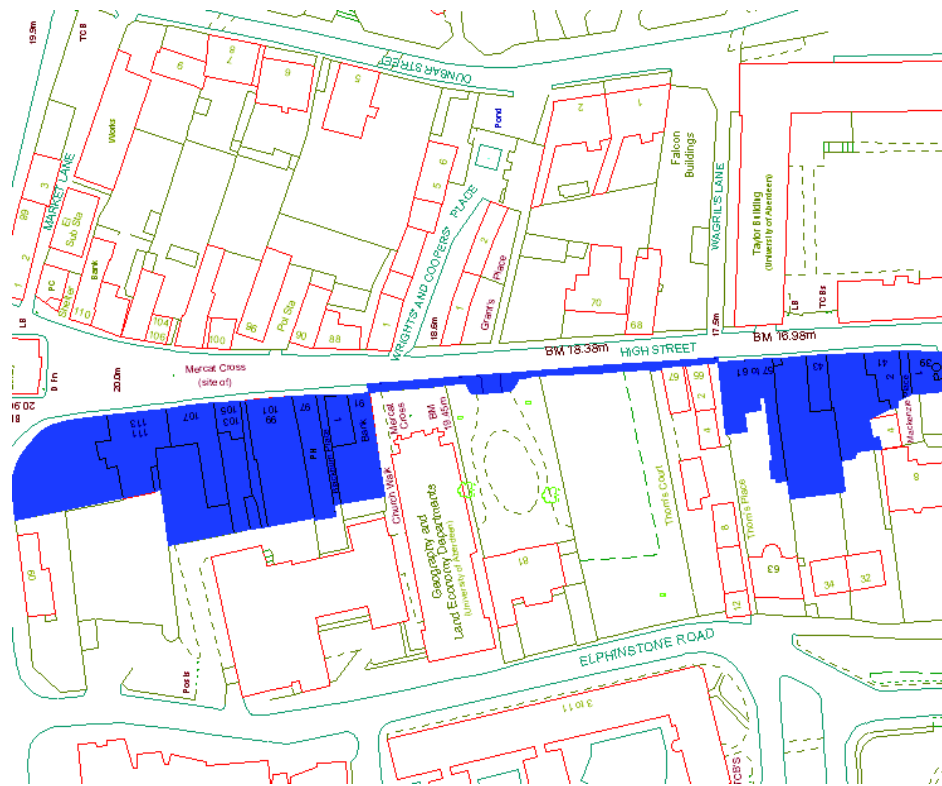
Neighbourhood Centre 26 – Hayton Road. A collection of shops on both sides of Hayton Road, with many community facilities close by. Most retail premises are one storey high and purpose built.



Neighbourhood Centre 27 – Hazelhead Avenue. A linear row of approximately four units. The retail premises sit on the ground floor of a two-storey block, with residential accommodation above. The number 14 bus service runs close to the neighbourhood centre on the B91119.



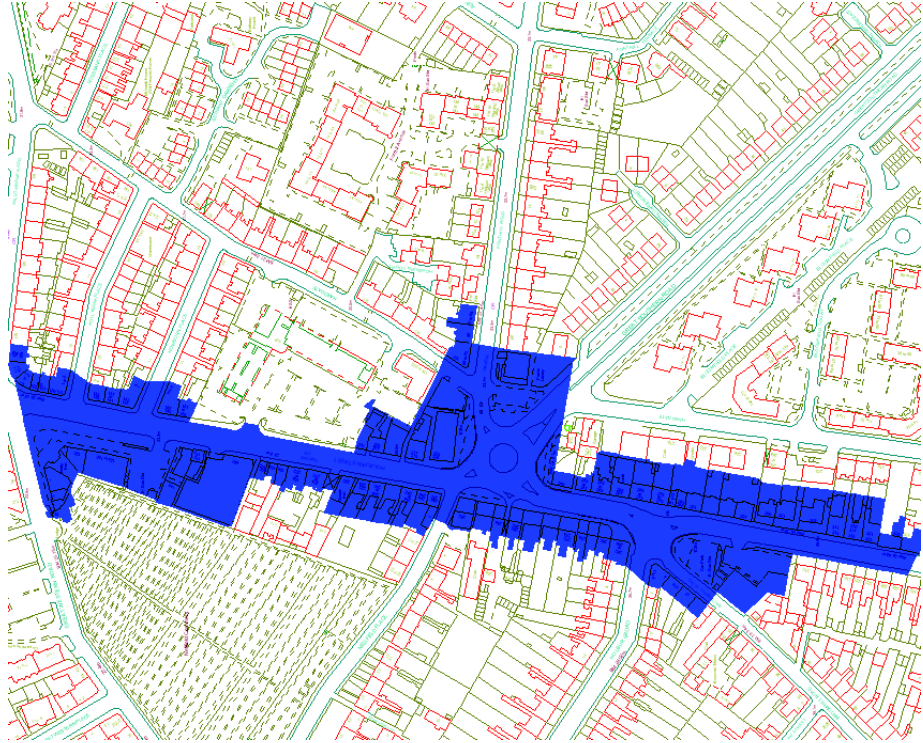
Neighbourhood Centre 28 – High Street, Old Aberdeen. A linear progression of seven retail units that sit within a conservation area, mostly made of residential houses and university premises. The retail premises sit on ground level and are one store high at most; the majority have storage space on the higher level.



Neighbourhood Centre 29 – Hilton/ Five Roads. A collection of four single storey retail premises that run along a short section of one way street and a church.



Neighbourhood Centre 30 – Holburn. A linear row of approximately 70 units running down both sides of Holburn Street. Most units are on the ground floor of tenement blocks, although some have storerooms above. The neighbourhood centre is focused on a roundabout with both pelican and zebra crossings for pedestrians to access each side of Holburn Street. Shops have good public transport links with the 1, 2 and 9 routes all stopping nearby.



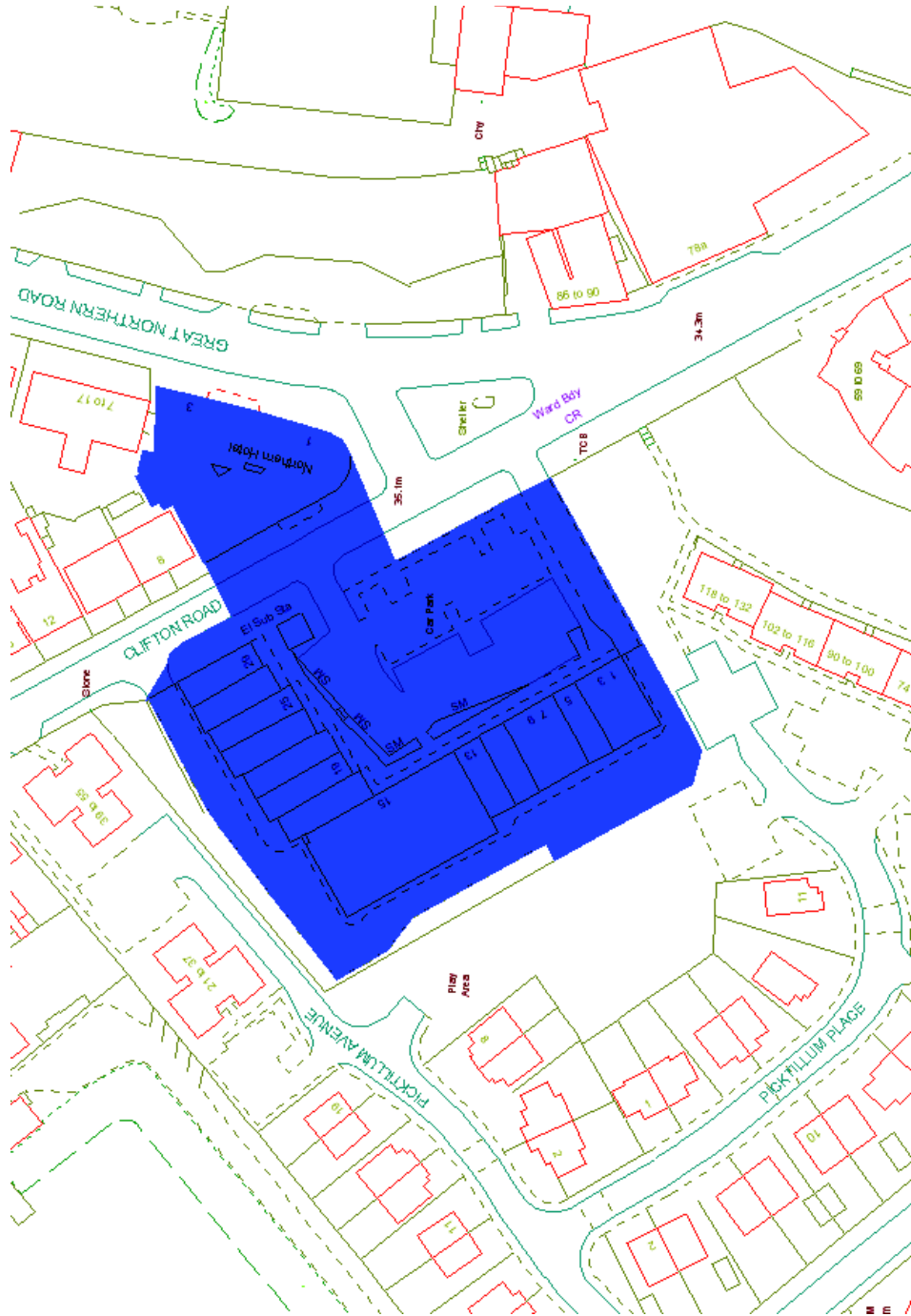
Neighbourhood Centre 31 – Jesmond Drive. A purpose built, free-standing neighbourhood centre consisting of 6 units with a frequent bus service.



Neighbourhood Centre 32 – Kingswells. A purpose built neighbourhood centre with 8 businesses trading. The buildings are a mixture of one and a half and two storeys high. There are car parking facilities and bus stops within easy walking distance.



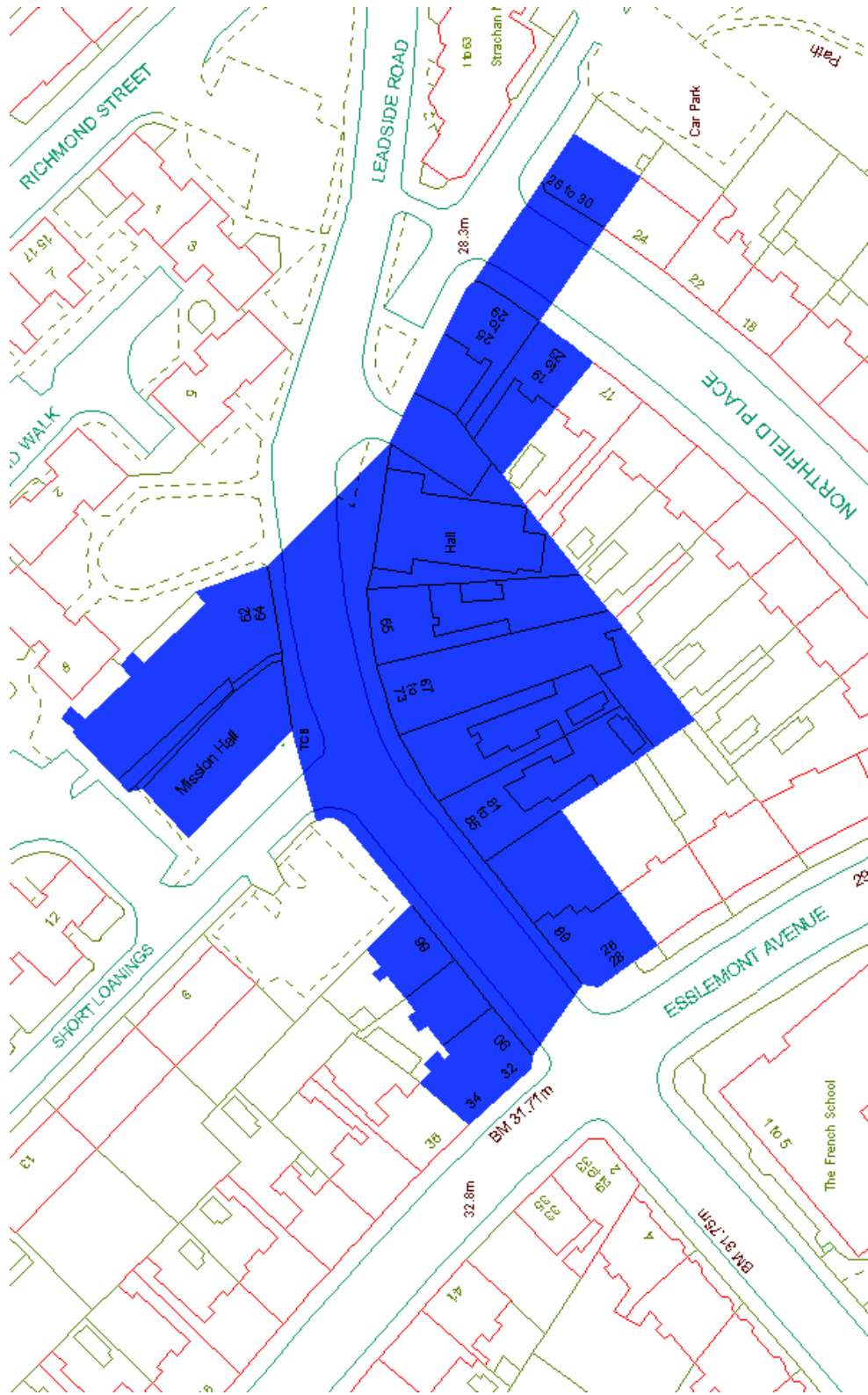
Neighbourhood Centre 33 – Kittybrewster/ Clifton. A purpose built neighbourhood centre of approximately 14 retail units with a car park at its centre. The buildings are one storey high. The area is very well served with bus stops.



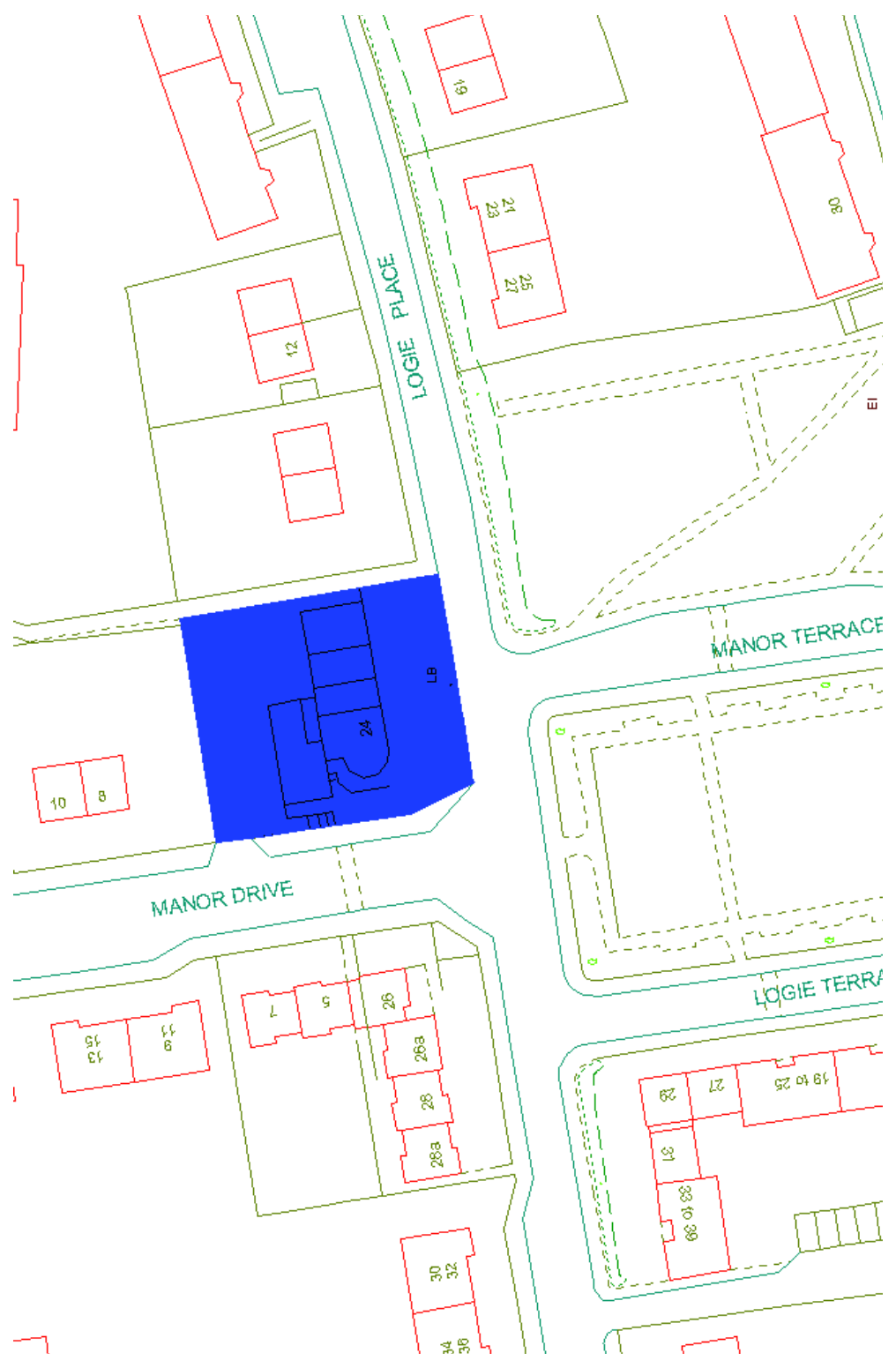
Neighbourhood Centre 34 – Lang Stracht. A collection of approximately 14 units with a car park in the centre of the area. Most of the units are one storey high.



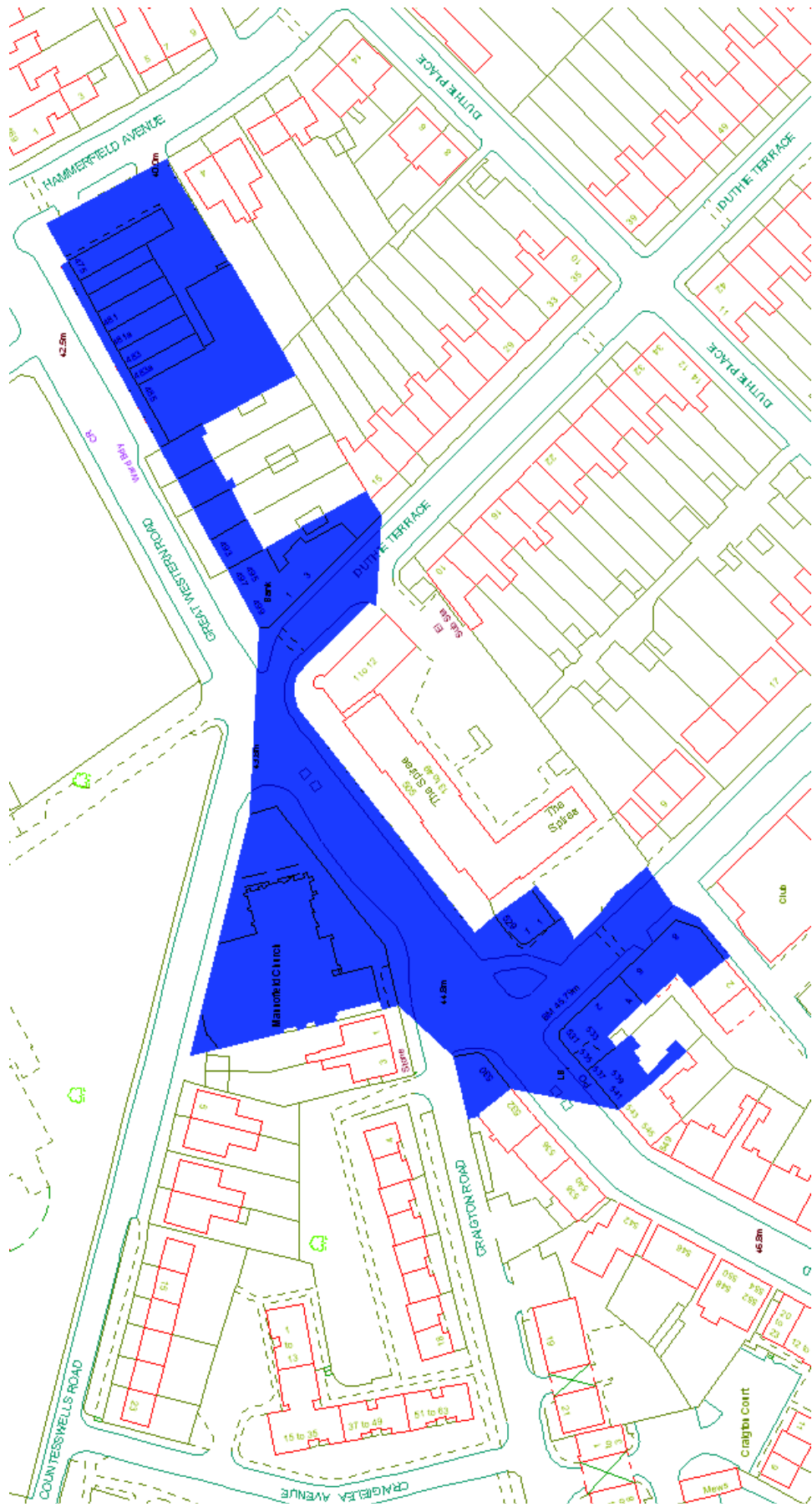
Neighbourhood Centre 35 – Leadsid Road. A collection of 12 retail units situated on the ground floor premises of tenement blocks on Northfield Place and Leadsid Road. The premises contain very specialised services.



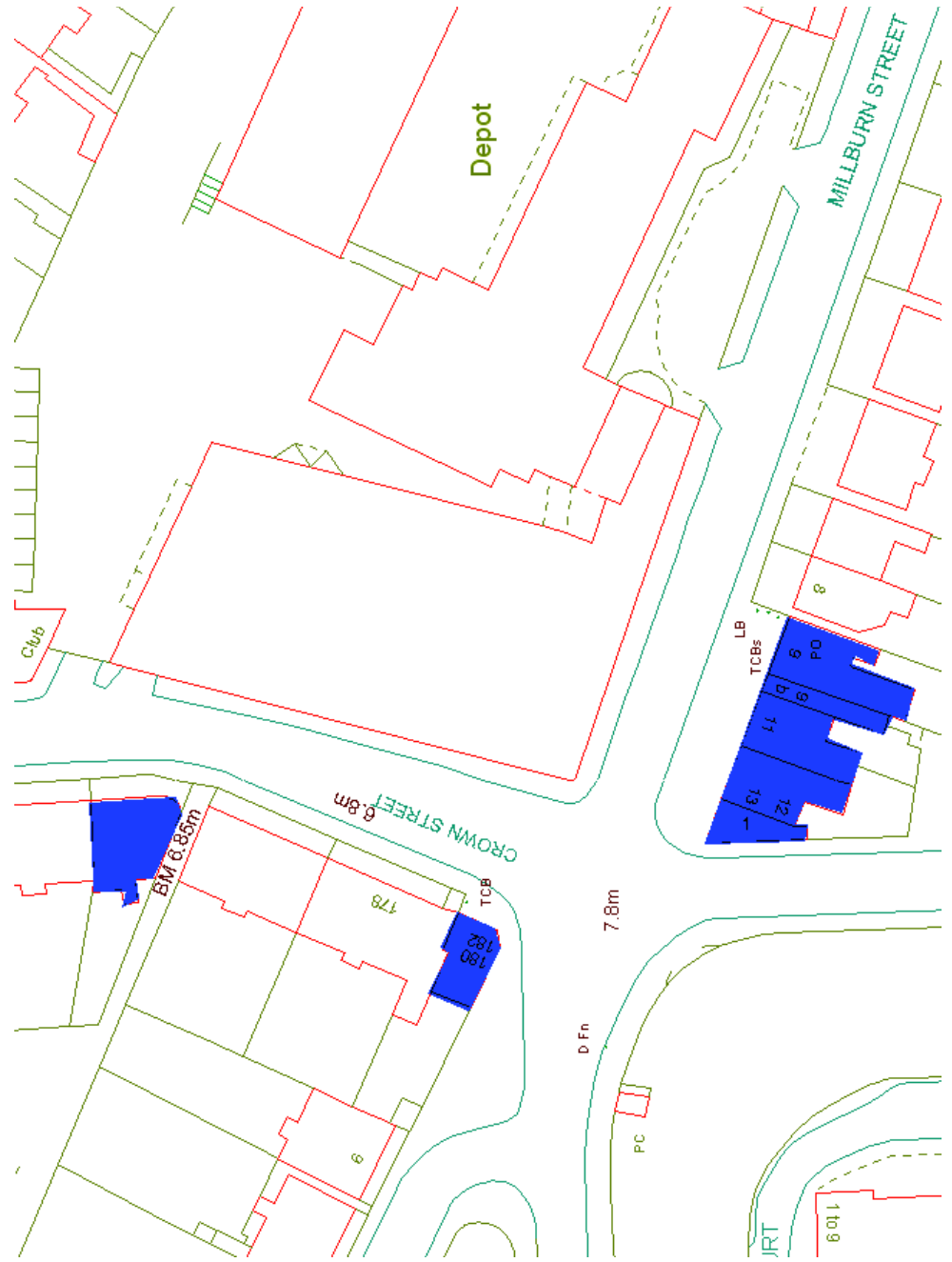
Neighbourhood Centre 36 – Logie Place. A purpose built collection of 5 one storey high units situated close to greenspace and the number 13 bus terminus.



Neighbourhood Centre 37 – Mannofield. A mixture of purpose built retail units and tenements blocks with retail use on the ground floor.
There are approximately 18 units in total.



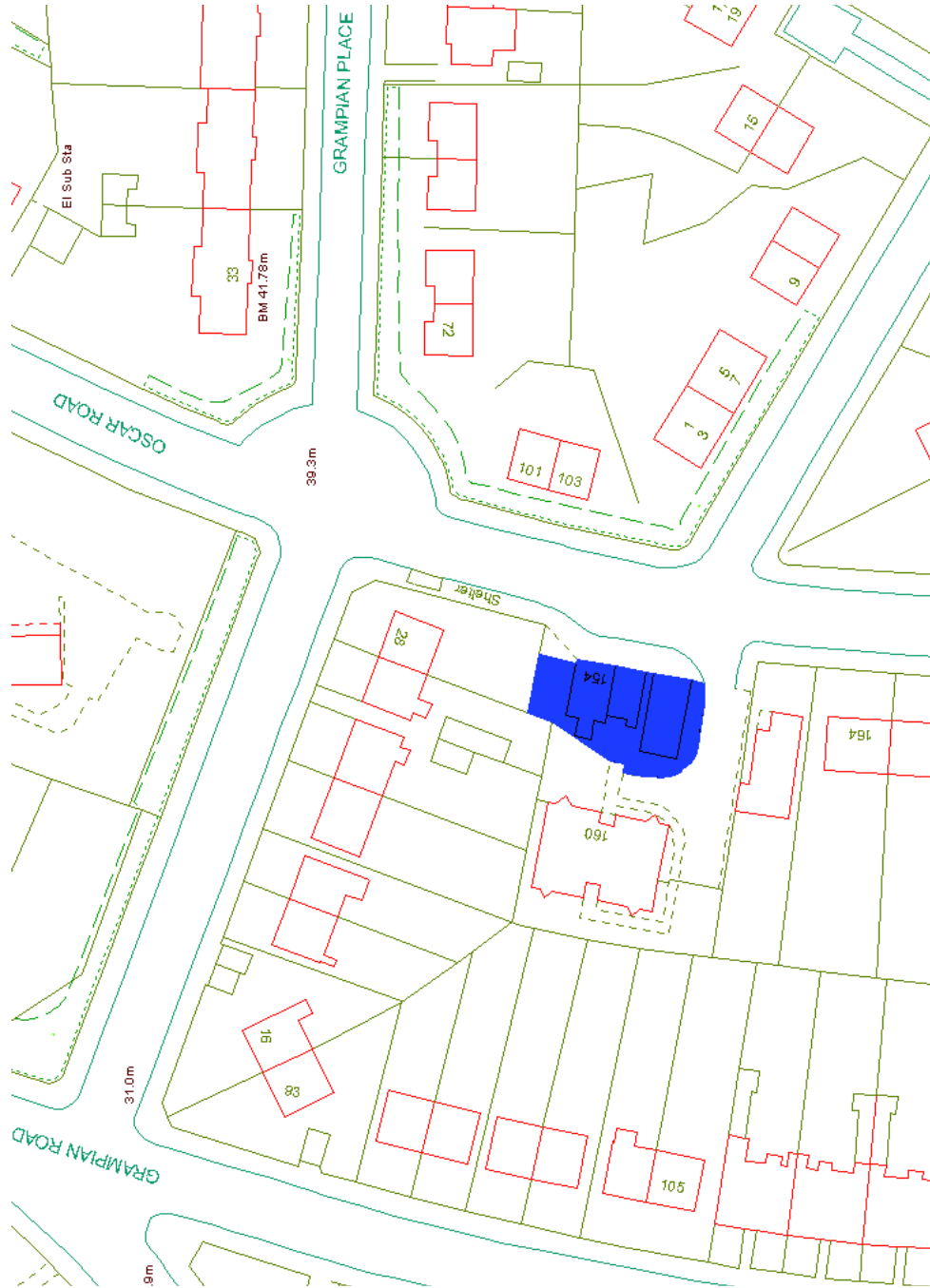
Neighbourhood Centre 38 – Millburn Street. A linear neighbourhood centre with two stand alone retail units. Number 17 bus services this area.



Neighbourhood Centre 39 – Moir Green. A collection of approximately nine purpose built units that are one storey high. The neighbourhood centre is situated close to green space.



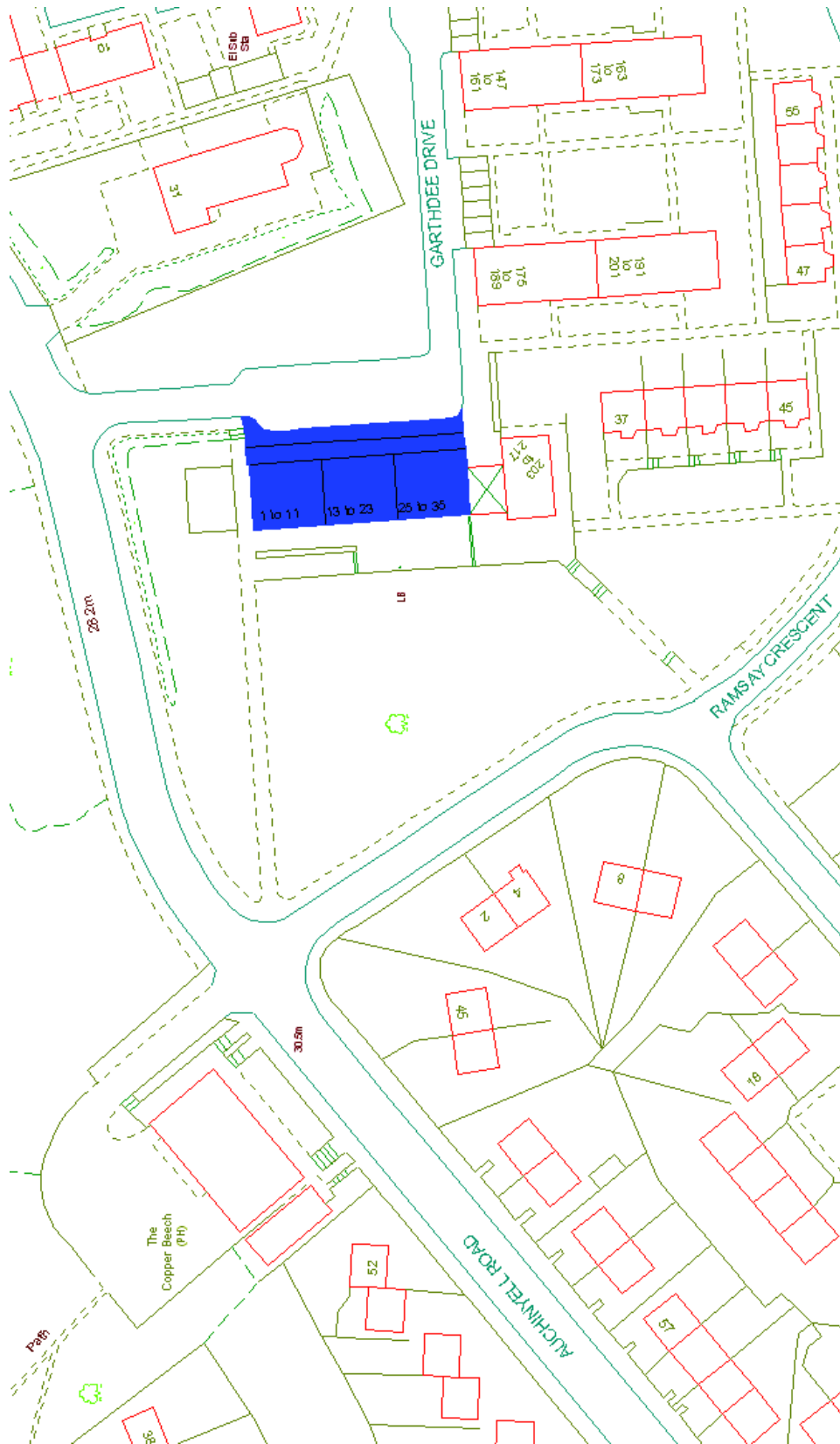
Neighbourhood Centre 40 – Oscar Road. A linear spread of three purpose built one storey high units, with a parking bay in front and a bus stop in close walking distance. The number 8 and 12 buses service the area.



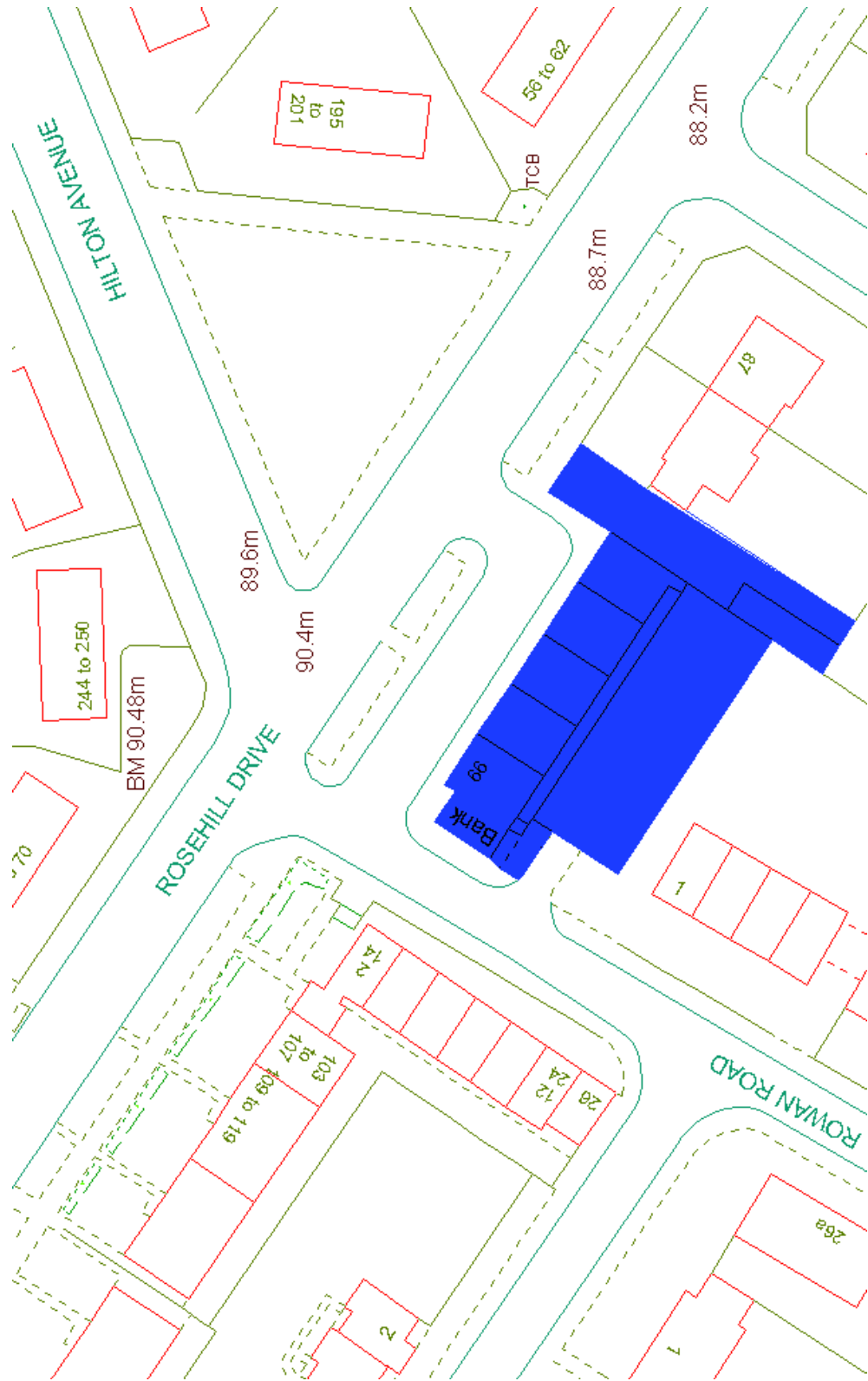
Neighbourhood Centre 41 – Provost Watt Drive. A neighbourhood centre consisting of approximately nine units that run on both sides of Provost Watt Drive. The majority of community facilities are situated on the west side of Provost Watt Drive while the retail premises are on the east. The premises are one storey high and purpose built. The number 8 and 17 bus routes service the area.



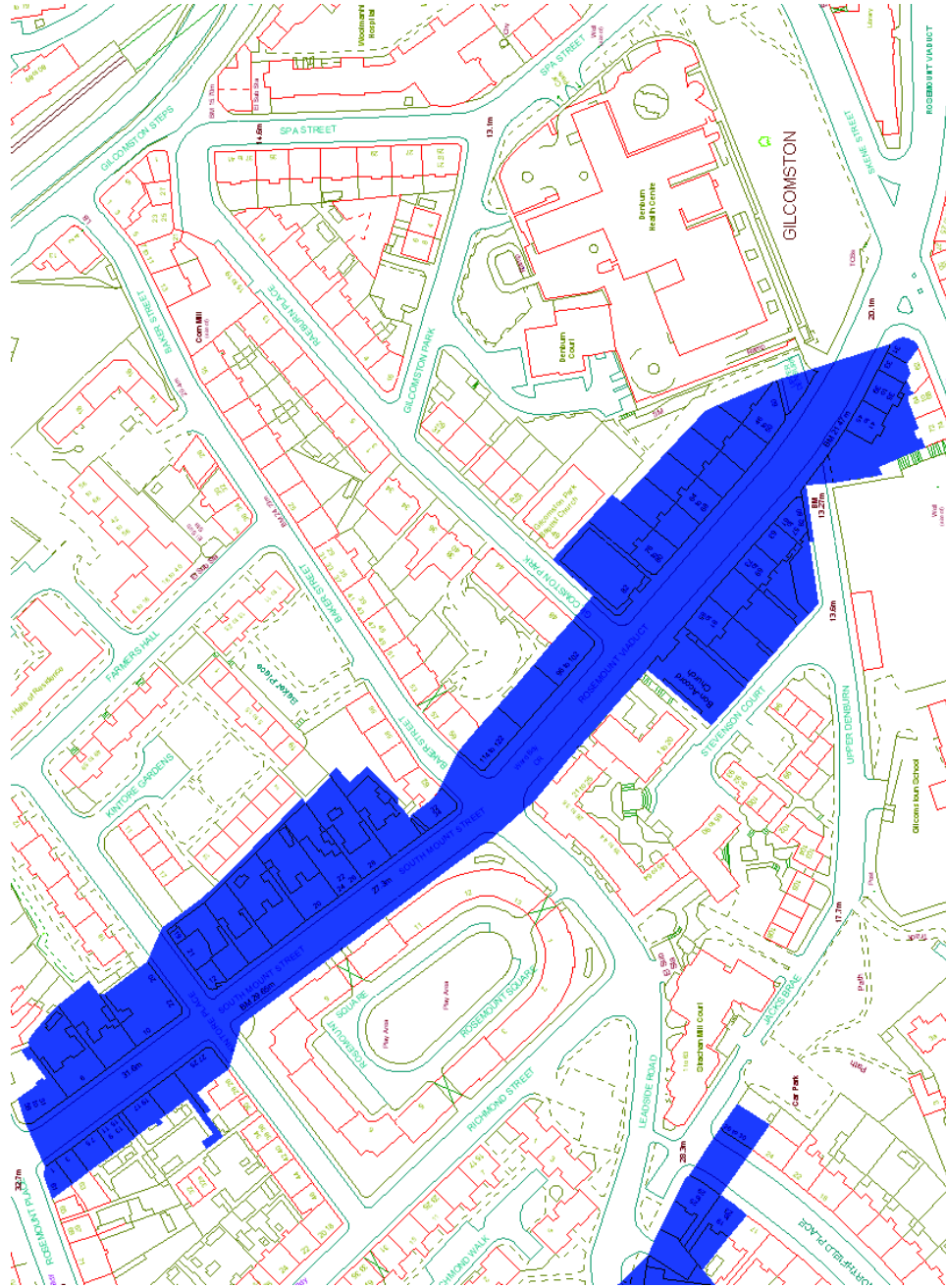
Neighbourhood Centre 42 – Ramsay Crescent. A linear collection of units situated on the ground floor of a three-storey tenement block. The area is serviced by the number 1 and 2 bus routes.



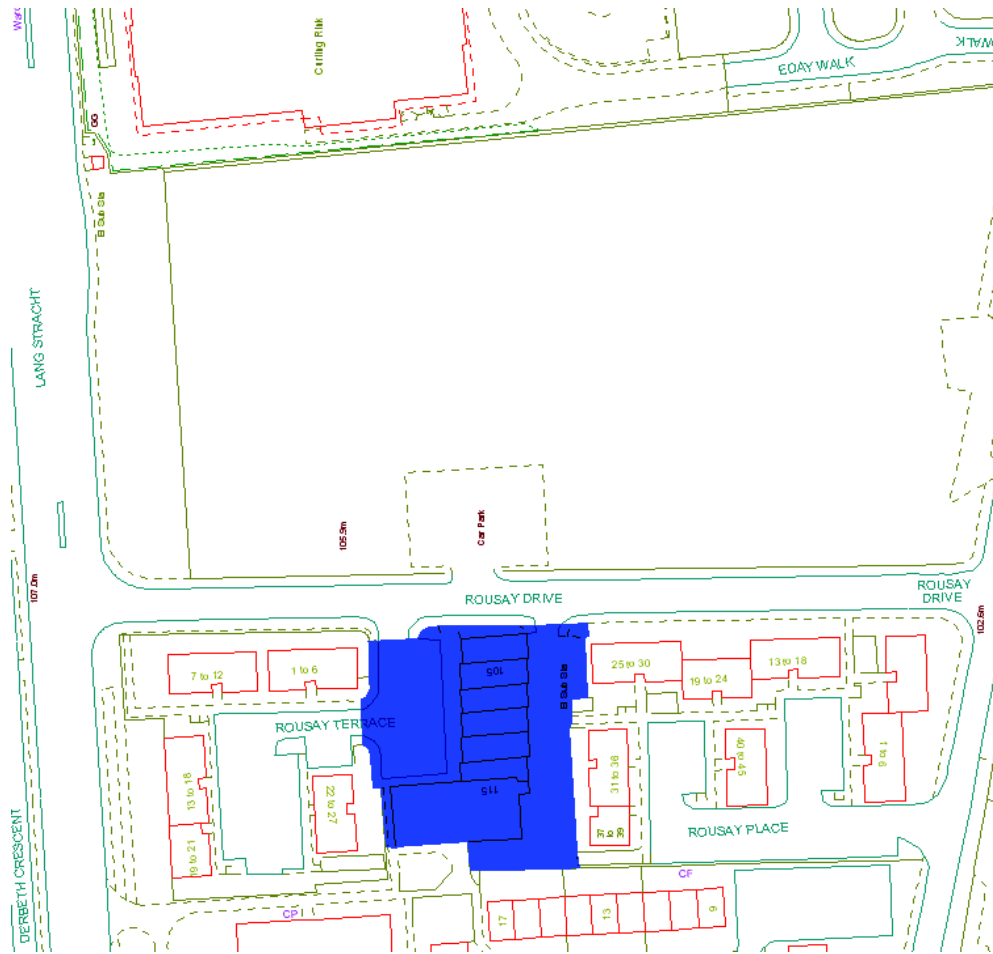
Neighbourhood Centre 43 – Rosehill Drive. A linear row of approximately five units located within a slip road area set back from Rosehill Drive. The premises are one storey high.



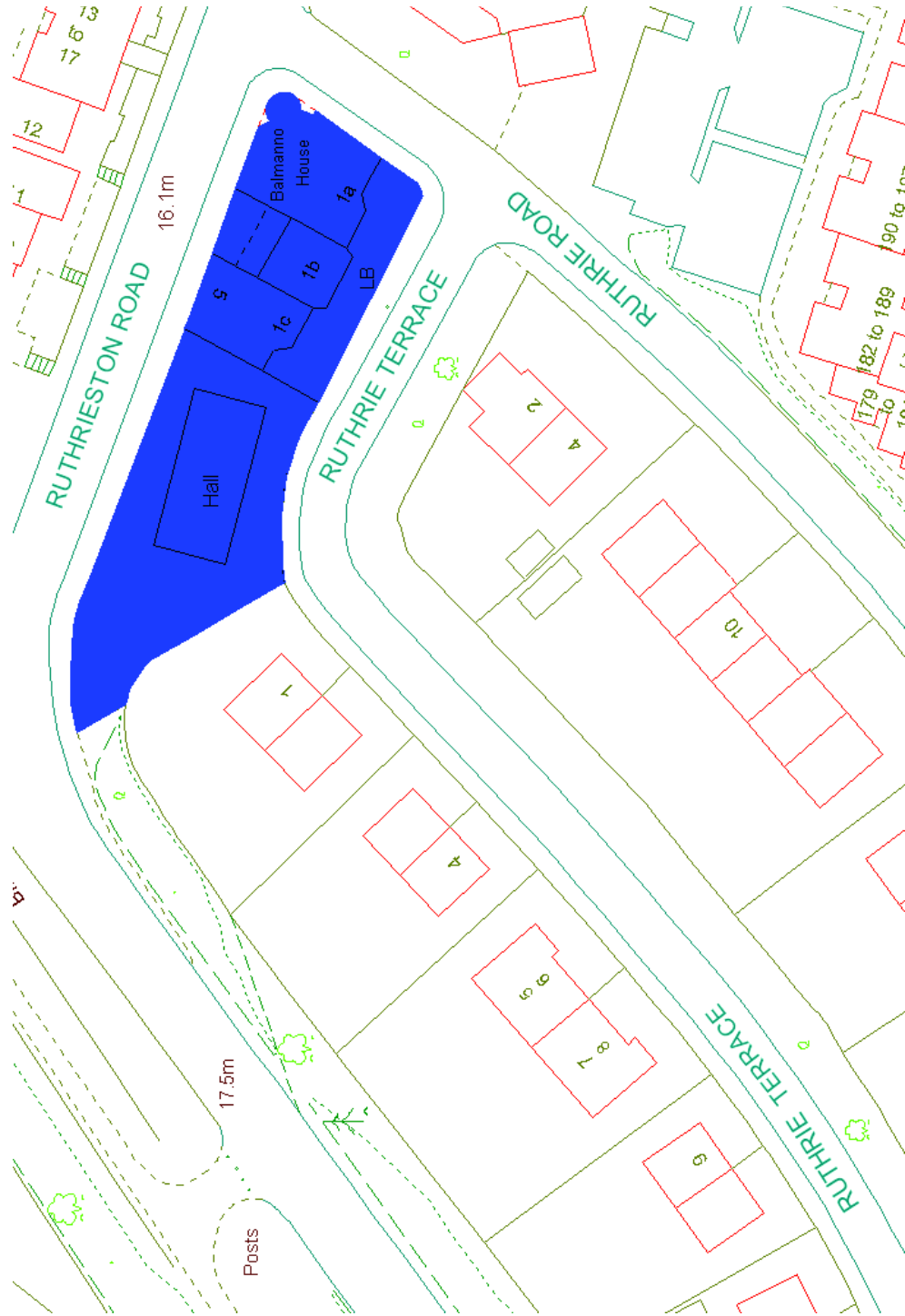
Neighbourhood Centre 44 – Rosemount/ South Mount Street. A linear progression of retail units that run down both sides of South Mount Street and into Rosemount Viaduct. The area is served by bus.



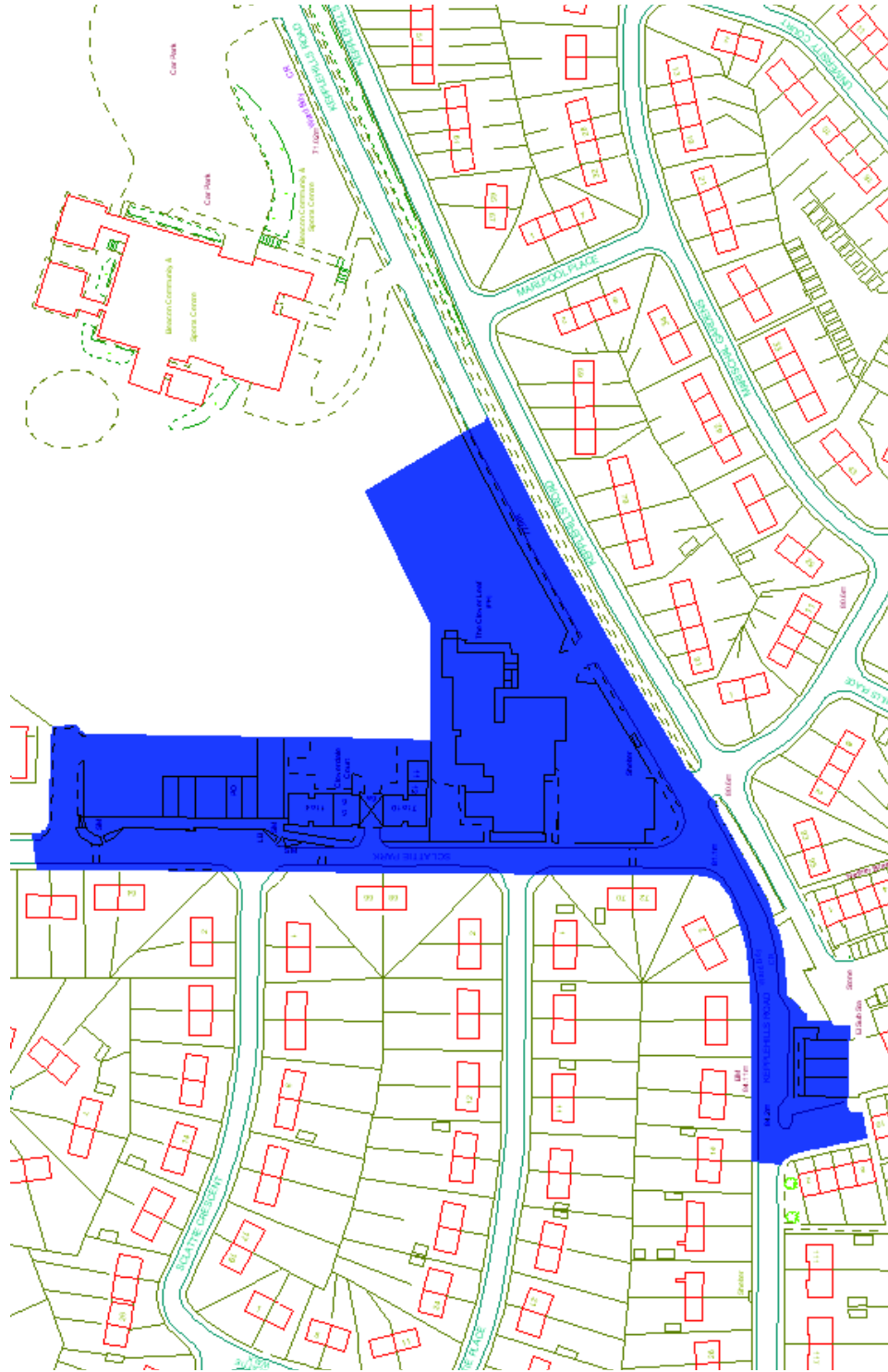
Neighbourhood Centres 45 – Rousay Drive. A collection of nine purpose built units that are one storey high. The neighbourhood centre is situated close to green space (effective only until such time as a superstore development has been completed and brought into use).



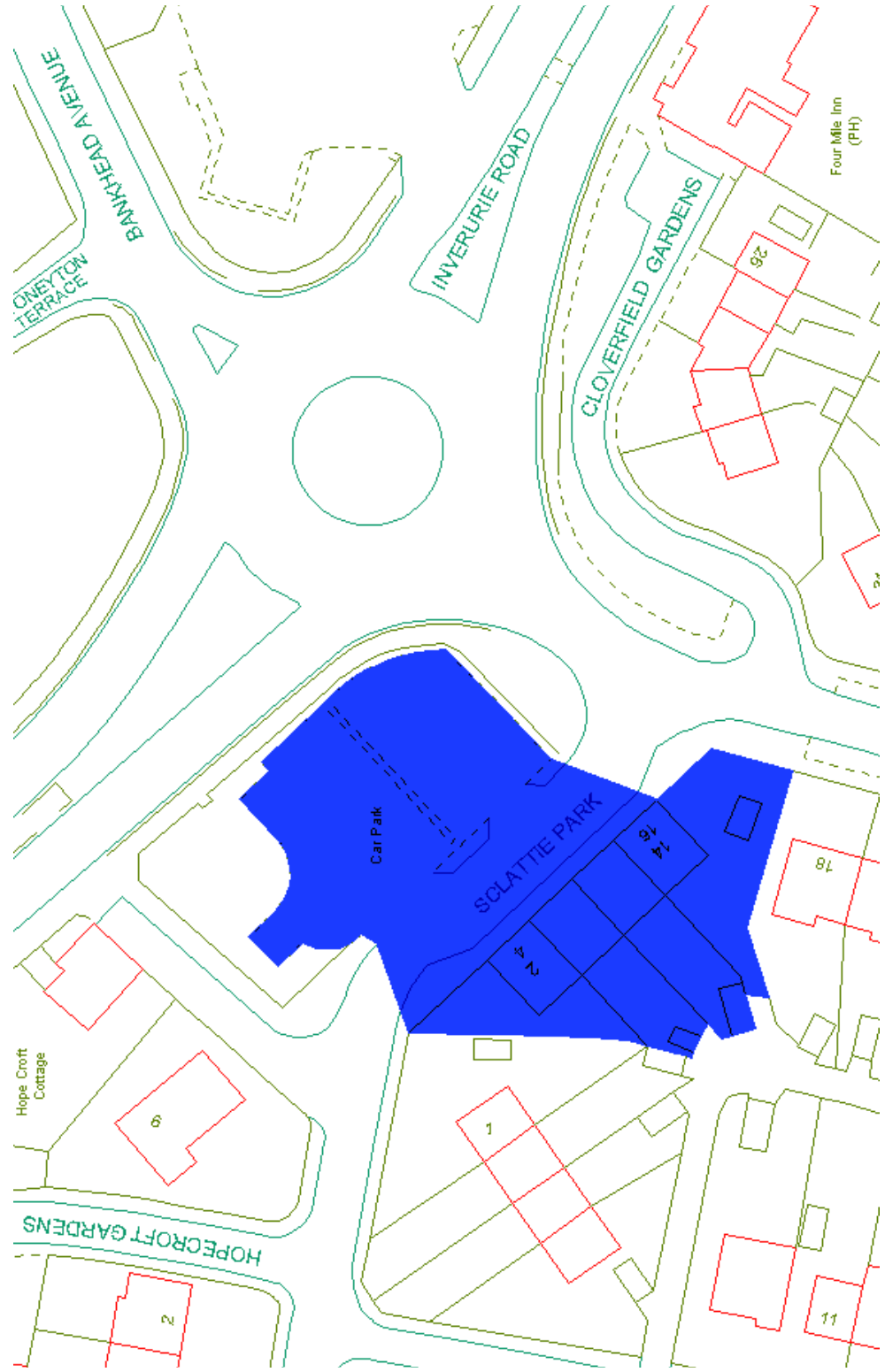
Neighbourhood Centres 46 – Ruthrie Terrace. A collection of purpose built one and a half storey retail premises, with very specialised services. There are no bus stops within the immediate area.



Neighbourhood Centre 47 – Scattie Park. Two sections of purpose built, one storey high premises with a total of 10 units making up the neighbourhood centre.



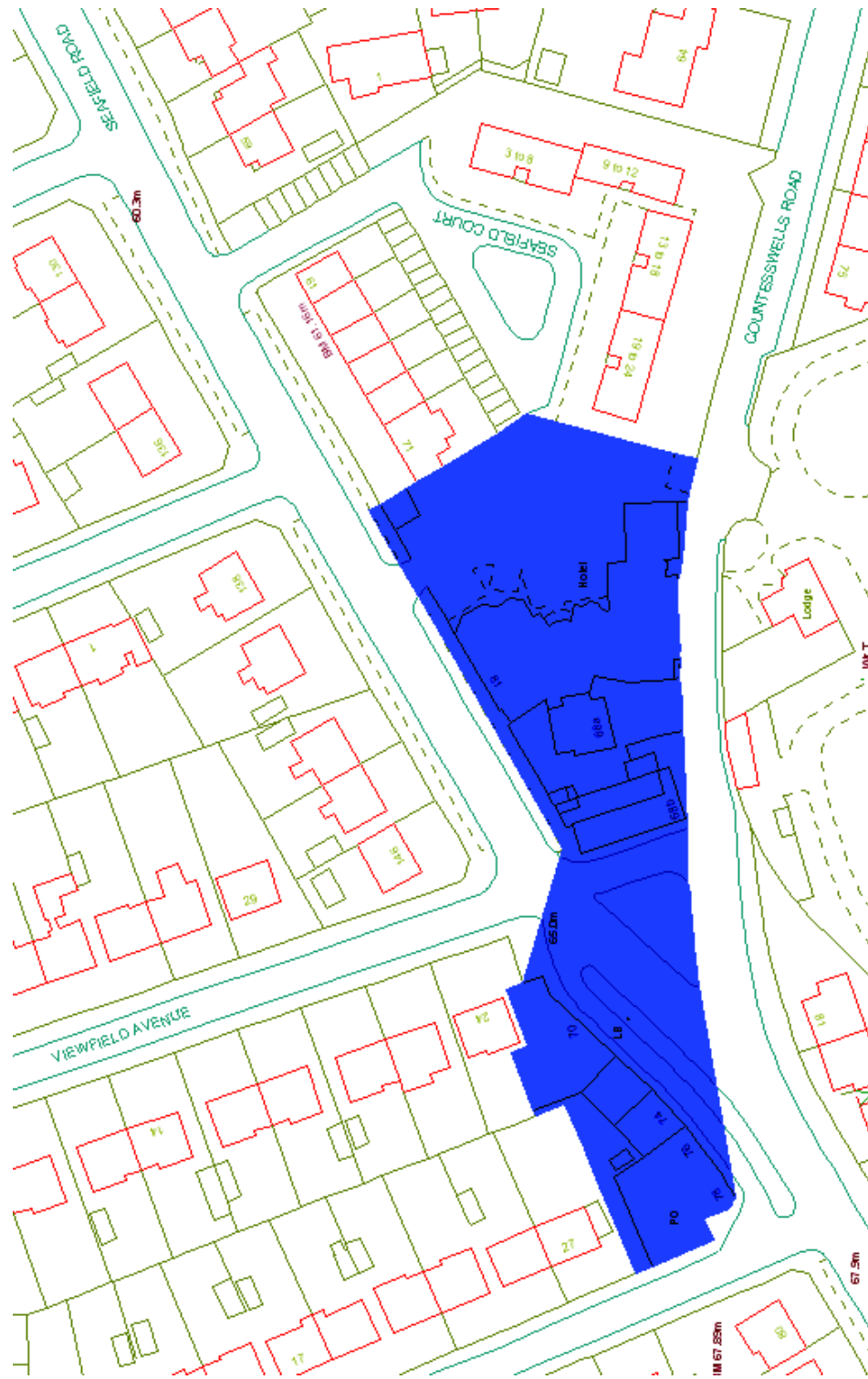
Neighbourhood Centre 48 – Scattie Park/ Inverurie Road. A linear row of four units, two storeys high, with shops on the ground floor and residential premises above. There is a purpose built car park situated across the road.



Neighbourhood Centre 49 – Scotstown. A collection of purpose built, single storey units with car parking. The site is also located close to bus stops. There are approximately 10 retail units in total.



Neighbourhood Centre 50 – Seafield. A purpose built collection of approximately six units that are one storey high. The number 16 bus services the area.



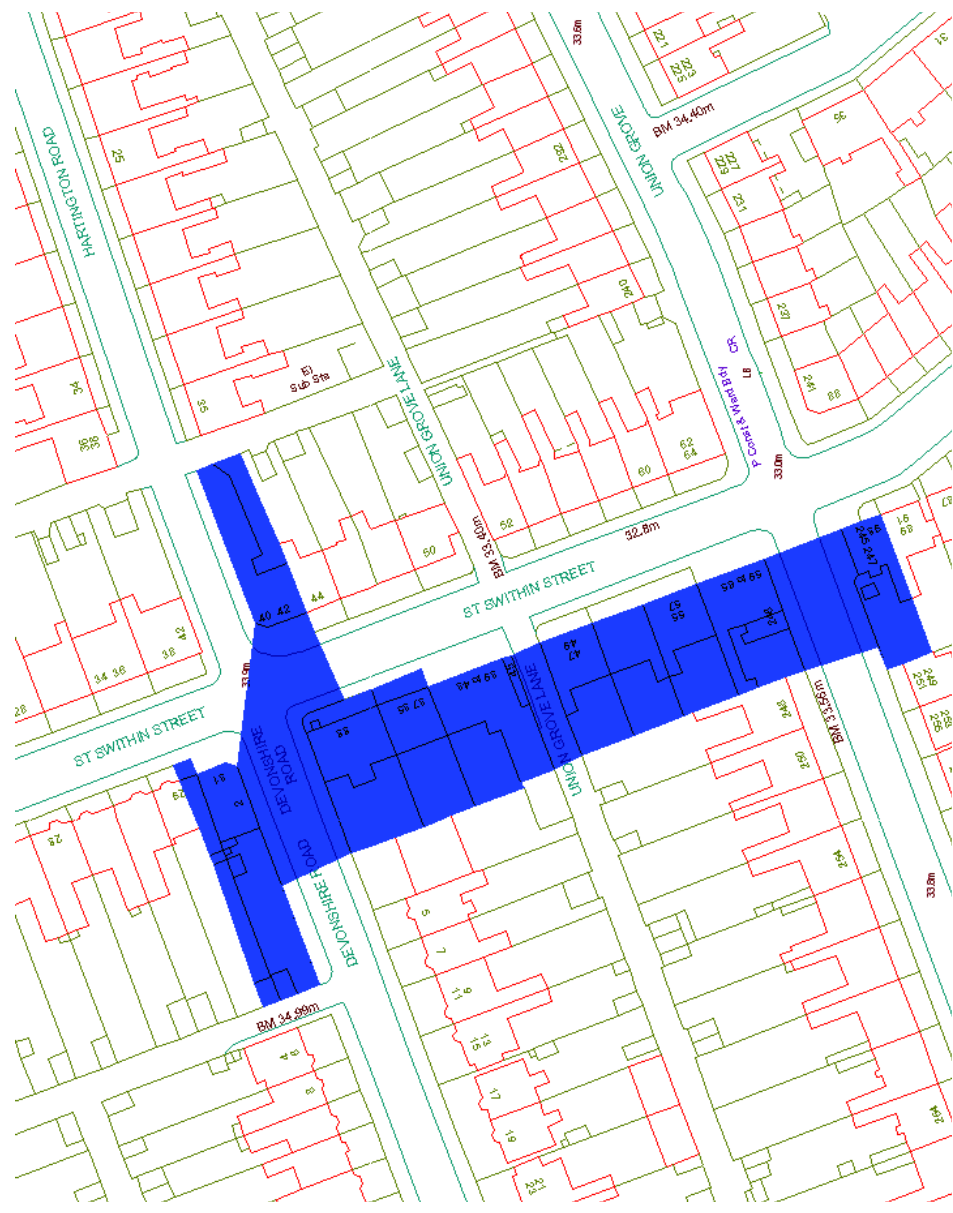
Neighbourhood Centre 51 – Seaton. The neighbourhood centre is focused on the edge of a busy roundabout with two lanes of traffic coming into each intersection. The 12 retail units are mostly purpose built with the majority being one storey high. There are puffin crossing on each road, and a number of buses service the area.



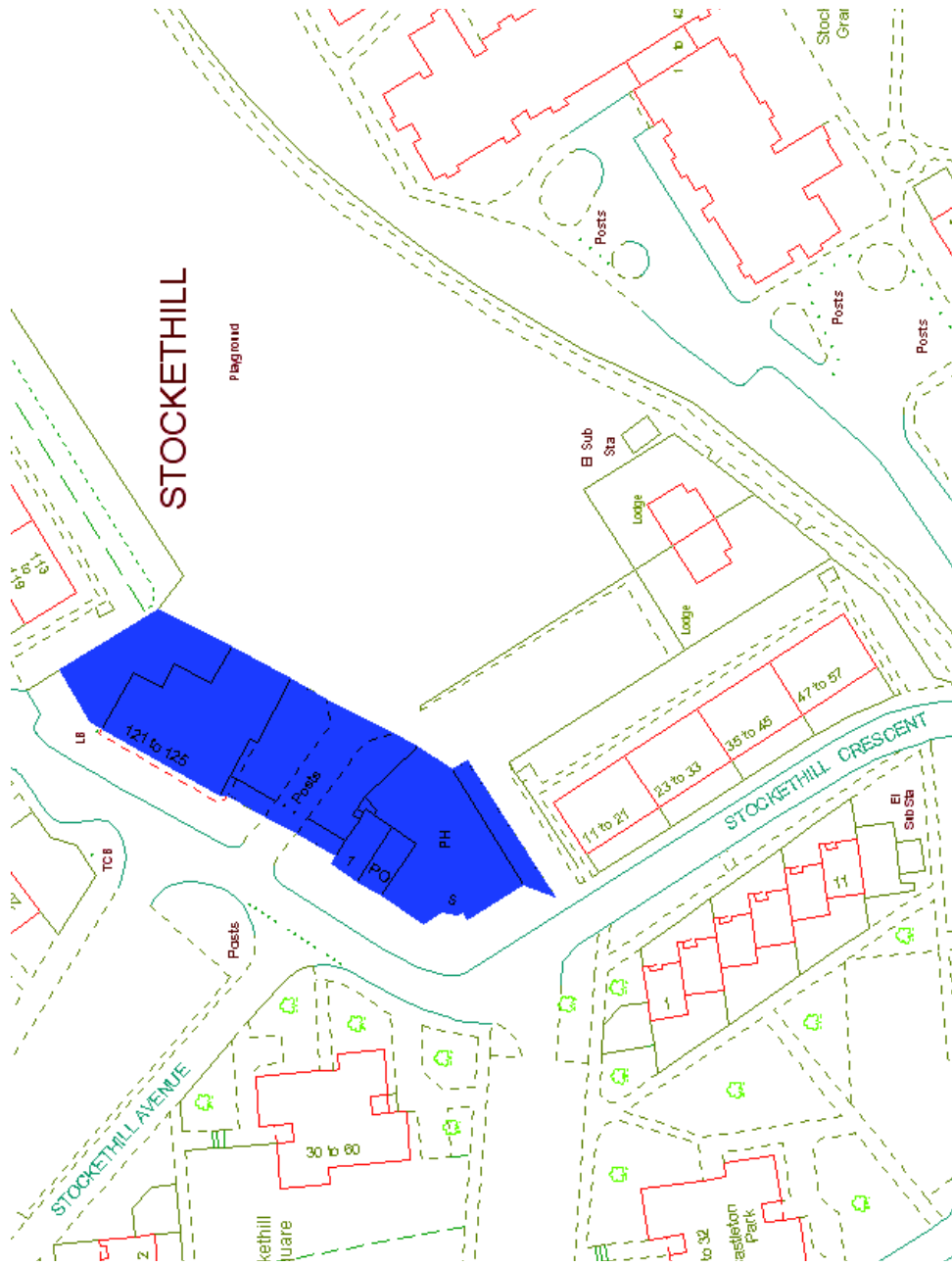
Neighbourhood Centre 52 – Sheddocksley. A single storey parade of four units. There is a car park in front of the shopping parade. The neighbourhood centre is situated where Lewis Road meets Portree Avenue.



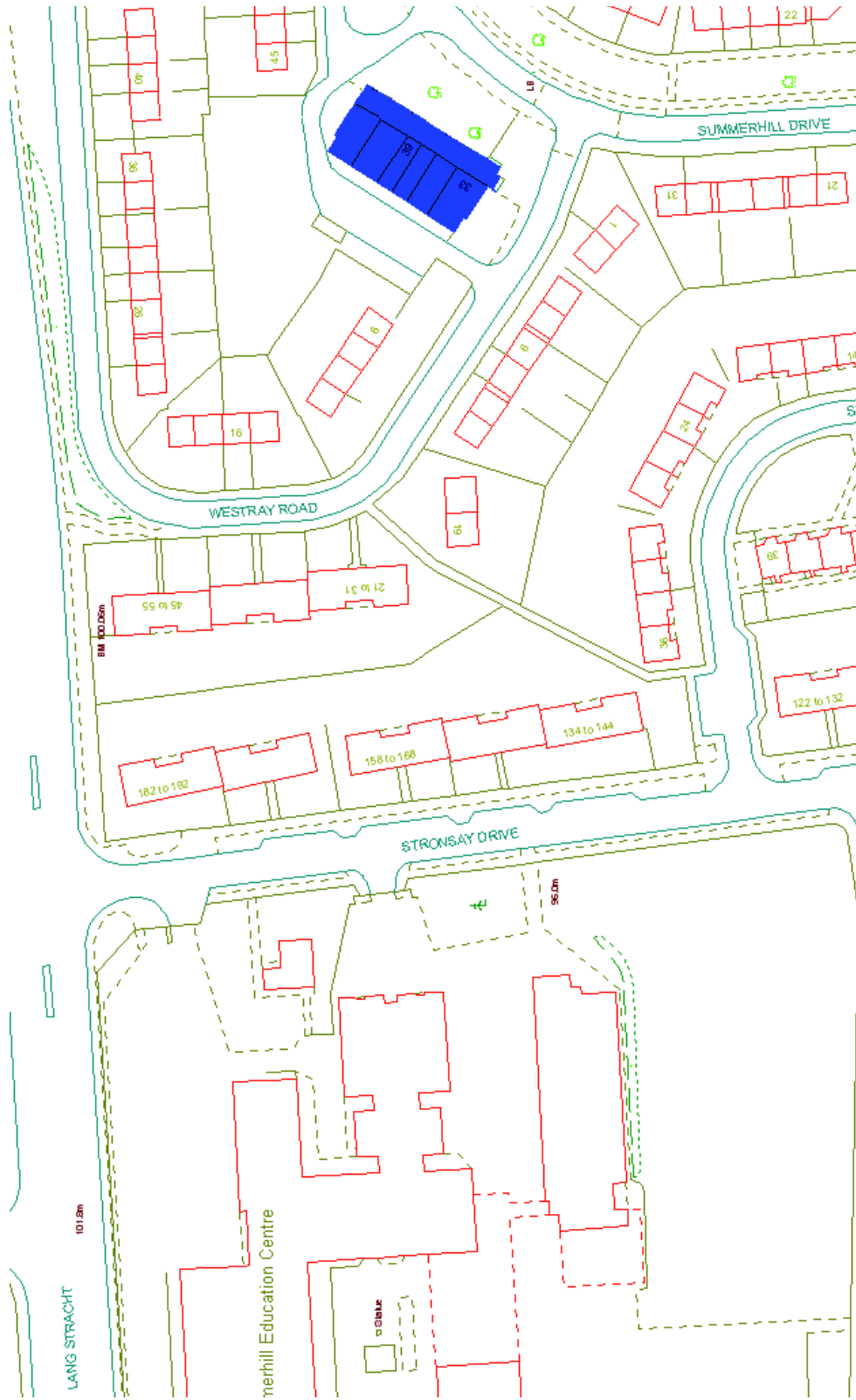
Neighbourhood Centre 53 – St Swithin Street. A linear row of 10 units spread down both sides of St. Swithin Street. The retail premises sit on the ground floor of two and a half storey premises, with residential accommodation above. There are no direct bus links to the neighbourhood centre but many buses stop on Queens Road which is close to the neighbourhood centre.



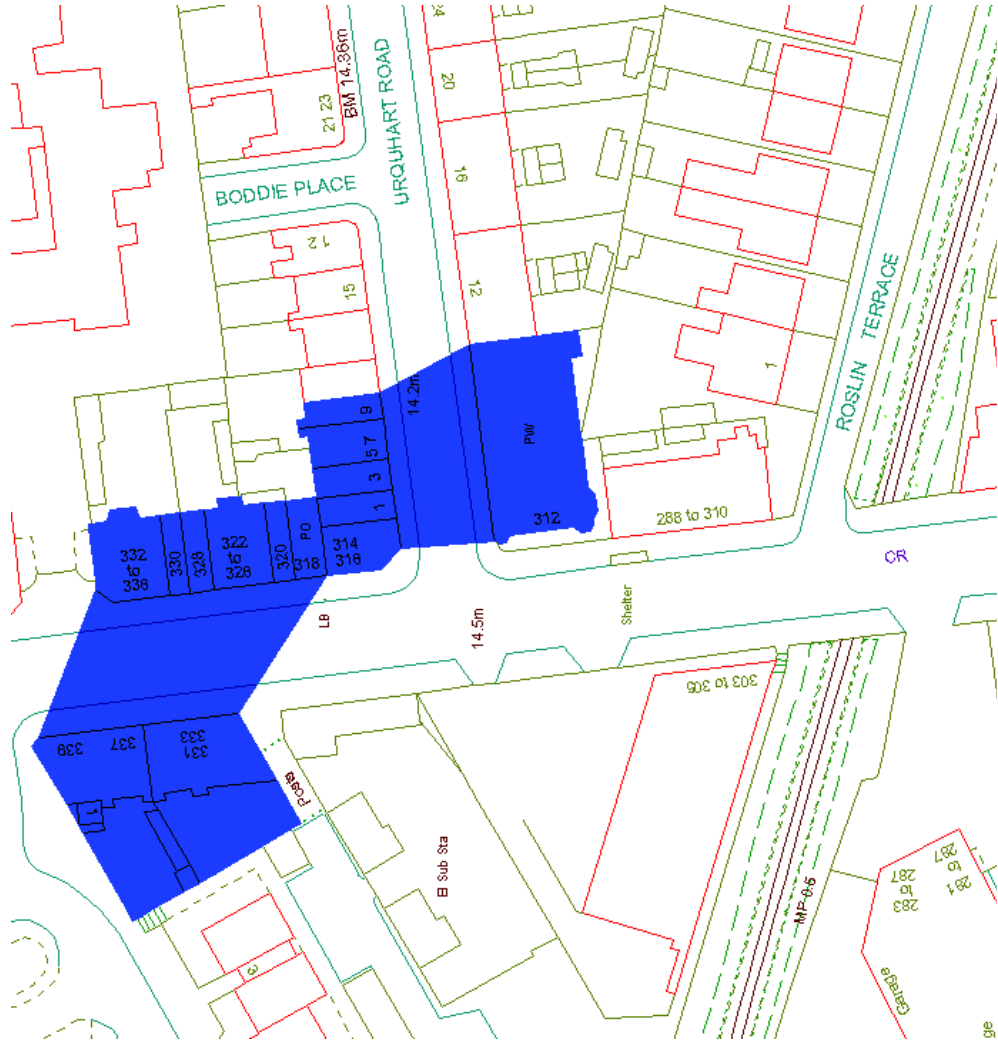
Neighbourhood Centre 54 – Stockethill Avenue. A linear progression of four retail units that are two storeys high. Bus services run close to the neighbourhood centre.



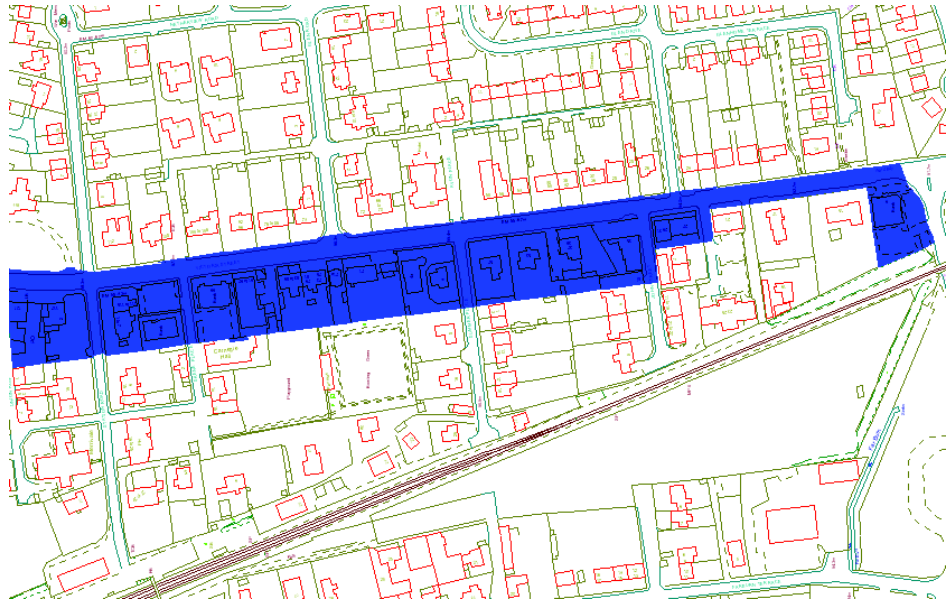
Neighbourhood Centre 55 – Summerhill Drive. A linear parade of approximately six units with residential accommodation situated above. The neighbourhood centre is located where Summerhill Drive meets Westray Road.



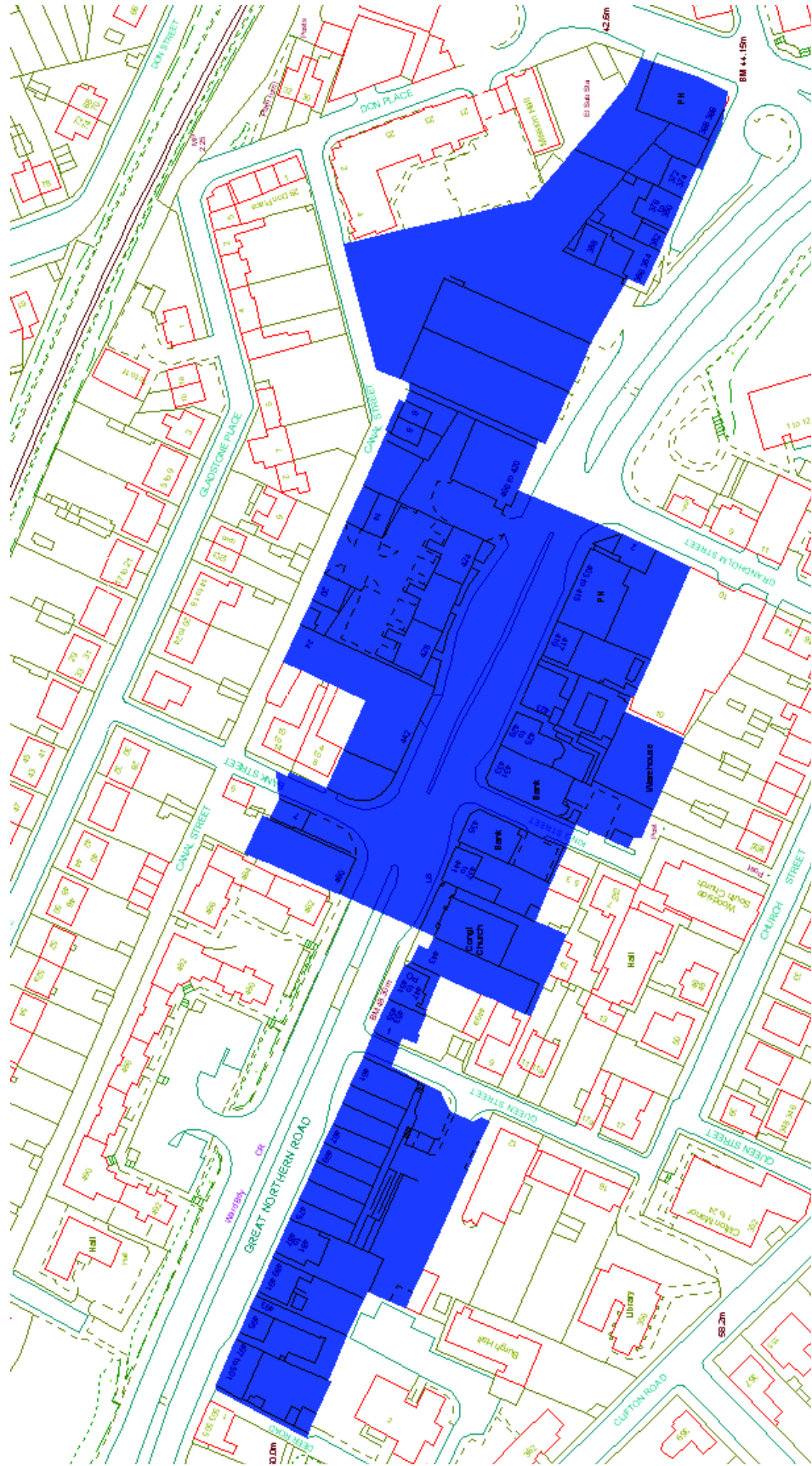
Neighbourhood Centre 56 – Urquhart Road. This neighbourhood centre runs along the left-hand side of Urquhart Road and along both sides of King Street. The premises are tenement flats, with approximately 16 retail premises on street level.



Neighbourhood Centre 57 – Victoria Street, Dyce. A linear row of units down one side of Victoria Street, Dyce. There are a mixture of retail and residential units in total. The retail premises are a mixture of purpose built facilities and converted residential accommodation.



Neighbourhood Centre 58 – Woodside. A large linear neighbourhood centre of 19 retail premises running along the main dual carriageway route north out of Aberdeen. The area is well served by bus routes, on street parking spaces and pelican crossings for pedestrians. Most retail premises sit within two or two and a half storey buildings.





Supplementary Guidance

Topic: Infrastructure and Developer
Contributions Manual

Reference Number:

Introduction

New development can have a very positive effect on an area, providing new homes, jobs and economic prosperity. However development can also place additional pressures on resources and infrastructure such as schools, community and leisure facilities, transport infrastructure, health services and the local environment. The delivery of infrastructure alongside new development can help to create balanced, accessible and sustainable communities.

Scottish Government emphasises the need to plan more effectively for the infrastructure requirements to support new development and has published new planning policy guidance (Circular 1/2010 Planning Agreements) to provide the framework for securing the delivery of infrastructure and financial contributions to support development.

Our approach to Infrastructure Delivery

Through the Local Development Plan, Aberdeen City Council's approach to the planning and delivery of infrastructure is open, transparent, and is supported by a robust evidence base. Our aim is to provide clear guidance to all stakeholders, in particular the development industry, on the infrastructure required to support development from an early stage in the preparation of the LDP.

Policy I1 of the Local Development Plan states that all development should be supported by the infrastructure and developer contributions necessary to support the proposed development.

The purpose of this Infrastructure and Developer Contributions Manual is to provide clear guidance on the methodology used to identify infrastructure requirements and the criteria that should be used to calculate developer contributions to support new development. This document is published as Supplementary Guidance to the Aberdeen Local Development Plan.

The Action Programme which accompanies the Local Development Plan outlines further details on the delivery of supporting infrastructure. The Action Programme is a 'live' document that will be updated regularly to take account of changes in circumstances as sites come forward through the planning process.

Future Infrastructure Requirements for Services (FIRS)

From an early stage in the preparation of the Local Development Plan, the City Council has worked in close partnership with a wide range of agencies – through the Future Infrastructure Requirements for Services Group (or FIRS) – to establish the infrastructure requirements to support development. The FIRS Group comprises representatives from the following organisations:

- Aberdeen City Council, including colleagues representing Roads, Public Transport, Transport Policy, Housing Strategy, Education, Culture & Sport, Development Management and the Planning Gain Team;
- Transport Scotland;
- Scottish Water; and
- NHS Grampian.

The FIRS Group has helped to identify the infrastructure required to support new development and the results of this work are set out in Table 13 of the Local Development Plan and Section 3 of the LDP Action Programme. The LDP Transport Group, which comprises public and private sector partners involved in transport issues, also helped to determine transport infrastructure requirements and contributed to the findings of the FIRS Group.

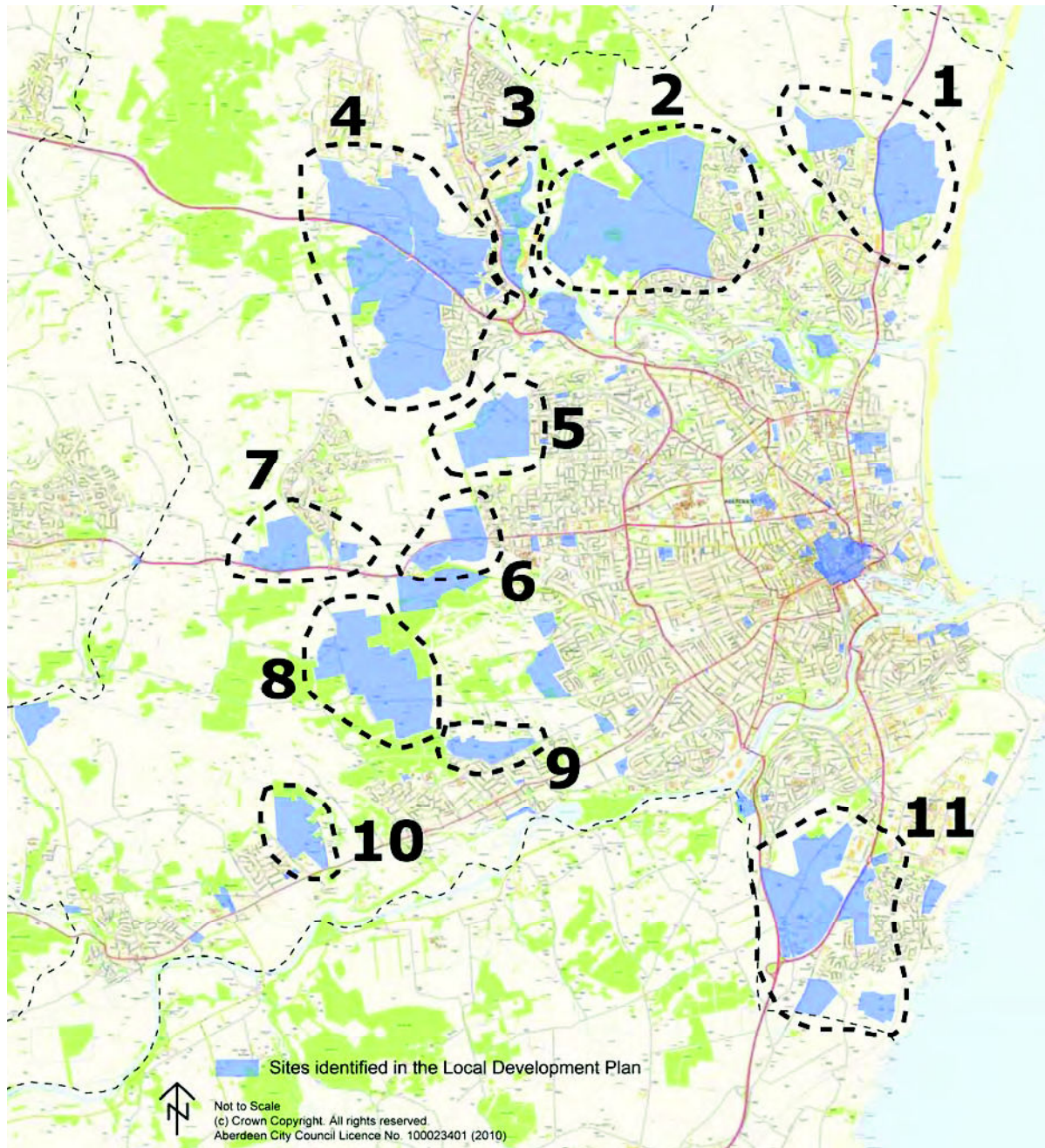
Masterplan Zones

The Council has identified eleven Masterplan Zones, shown in Table 1 and Map 1, within which developers will be expected to work together to prepare Masterplans for each zone reflecting the planning and delivery of associated infrastructure requirements set out in this document. A map showing the extent of the Masterplan Zones is shown below. Further details on the timing and delivery of infrastructure identified below are set out in the Action Programme which accompanies this Plan.

The requirements listed are based on the most up-to-date information currently available.

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 OP27 Land near Bucksburn School 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	OP63 Friarsfield North
10 – Oldfold Farm	OP62 Oldfold
11 – Loirston	OP79 Blackhills of Cairnrobin OP78 Charlestown OP76 Souter Head Road OP77 Loirston

Map showing the Masterplan Zones



Any other development which is not already listed under the list of Masterplan Zones will need to provide infrastructure requirements and developer contributions on the basis of the criteria set out in the following section.

Masterplans will need to reflect the infrastructure requirements identified and should include a Delivery Statement setting out details of how the proposed development, and the accompanying infrastructure, will be delivered. Subsequently, actions relating to the delivery of infrastructure will need to be defined once the Masterplan and Delivery Statement have been agreed with the Council and any key agencies.

Methodology for Infrastructure Requirements and Developer Contributions

This section explains the process undertaken by the FIRS Group to calculate the infrastructure requirements for the Masterplan Zones. It also sets out details on the criteria that will be used to assess the precise level of infrastructure requirements and developer contributions for all development proposals. For some of the items listed below further work is required to define the criteria of formula to be used and this will be made available through a revised version of this draft Supplementary Guidance.

These criteria will need to be used when considering the infrastructure and developer contributions required in connection with any development proposal. The precise level of infrastructure provision and developer contributions required from any development will need to be agreed with the Council, in consultation with other statutory agencies. Any costs for infrastructure will be reviewed annually and adjusted according to an agreed indexation.

The methodology seeks to ensure that appropriate contributions are secured from developers to support new communities and to make a fair and proportionate contribution to the cumulative impact of development across the City and, where appropriate, the region as a whole. The Council has been careful to avoid deterring development by making unreasonable demands, and emphasise that any infrastructure or developer contributions sought are proportionate to the development proposed.

Transport

The Transport Framework process, which has supported the preparation of the Local Development Plan, has helped to identify a range of transport infrastructure required to support new development. These transport schemes are separated into two categories – Local Infrastructure and Cumulative Transport Infrastructure. These transport projects are expected to be provided as part of new development and should be reflected in the associated Masterplan and subsequent planning applications.

A number of transport related projects are already being developed by the Council in partnership with key agencies and our neighbouring authority Aberdeenshire Council, to improve the regional transport network. These are likely to bring about significant benefits to people living and working in the North East. These schemes are not expected to be subject to developer contributions and details of how they will be delivered are set out in the Action Programme.

- **Local Transport Infrastructure**

Local Transport Infrastructure includes walking and cycling infrastructure, new and improved public transport services, and new and improved roads. These transport schemes will be directly related to specific development proposals, which the Council will expect to be provided as part of the developments specified within the Masterplan Zones, either by their provision or by appropriate contributions being made. This list of schemes has been coordinated by the Council in partnership with the LDP Transport Group, comprising colleagues and key agencies involved in planning and delivering transport services.

- **Cumulative Transport Infrastructure**

Transport modelling has been carried out to assess the cumulative impact of development proposed across the North East region and to consider the scale of strategic transport interventions likely to be required to support this level of development. This modelling work has identified key points on the transport network where interventions are likely to be required to address the cumulative impact of development, and these locations are shown below. The report also suggests a range of interventions across the transport network that could support the level of development proposed and address the cumulative impact. These are set out in further detail in the report. These schemes do not represent definitive solutions and further detailed assessment is required to determine the most appropriate solution.

- ➔ North – including improvements to the Parkway, B997 Scotstown Road and B977 to Dyce Drive.
- ➔ North-West – including improvements to junctions along A96, the AWPR junction at Kingswells North and improved routes between Bucksburn and Kingswells.
- ➔ West – including new and improved junctions along the A944 / B9119 between Aberdeen and Westhill, and improvements along Countesswells Road, Baillieswells Road and routes between Countesswells and A93 North Deeside Road.
- ➔ South – improvements to A90 and junctions to serve development, and additional capacity at River Dee crossing.

The City Council and Aberdeenshire Council, in partnership with Nestrans and the Strategic Development Plan Team are exploring options for delivering such infrastructure as development comes forward for implementation across the region.

The following sets out the process for identifying the precise level of transport related infrastructure requirements and developer contributions associated with new development.

Transport Statements submitted in support of Masterplans and planning applications will be assessed by the Planning Authority and will take account of the impact of the proposed development and the supporting infrastructure required. The identification of infrastructure requirements should take account of the items listed in Section 4 of the Action Programme and the findings of the Cumulative Transport Appraisal. The list of infrastructure requirements in the Action Programme is not exhaustive and additional mitigation measures may be required to support development proposed.

Contributions for transport related infrastructure will be held by the Council for a 10 year period to enable the provision of appropriate infrastructure.

The Council is currently exploring a mechanism for securing developer contributions towards cumulative transport infrastructure and further details will follow shortly.

The Local Development Plan encourages the use of public transport and walking and cycling as viable alternatives to the car. In addition to the infrastructure requirements identified through the Local Development Plan, developers are requested to provide up to date service bus/community bus information for inclusion within any sales literature of sale office associated with the development. Bus shelters, bus stopping lay-bys, bus turning areas or bus operating subsidies may all be requested depending on the scale of the development and its location. This may also include for secure cycle parking at bus stops in some locations. The provision of such items should be reflected in any masterplan or planning application submitted to the Council.

- **Core Paths Network**

New development will be required to incorporate, enhance and link to the Core Paths Network. Infrastructure requirements relating to walking and cycling facilities, such as core paths, are set out under Policy I1 of the Local Development Plan, and section 3 of the LDP Action Programme. These new and improved paths will need to be incorporated into the corresponding Masterplan Zones identified.

The criteria for assessing whether a proposed development needs to contribute to the Core Paths Network is as follows:

- ➔ Development which incorporates and enhances existing core paths and provides links to the Core Paths Network will not require any financial contribution providing that the measures proposed are appropriate for the level of development proposed and are agreed with the City Council as Access Authority.
- ➔ Where there is no provision of core paths or links to the Core Paths Network, developers will be required to make a financial contribution at a rate of £371 per dwelling or per-house-equivalent for non-residential developments (see below).
- ➔ Where a developer proposes provision of, or improvements to, the Core Paths Network and the Council, as Access Authority, considers such measures to be inadequate, a financial contribution will be sought to facilitate and mitigate the level of development proposed.

The rate of £371 per-dwelling or per-dwelling equivalent is based on current costs for the provision of Core Paths in Aberdeen, taking account of the level of provision across a number of communities.

The formula for calculating per-house-equivalent is based on the gross floor area (GFA) of the commercial premises plus 50% of concrete/tarmac areas and 25% of hardcore areas (Gross External Area GEA) to give an equivalent number of house units at 10 units per acre that could have been erected on a similar area. Where the number of car parking spaces has been indicated the standard area required for a parking space of 24 m² will be used.

$(GFA + (GEA/2)) / 400 = HUE$ (House Unit Equivalent) @ 10 per acre.

E.g. 2,000 m² food store + 4,000 m² car park = $(2,000 + 2,000) / 400 = 10$ HUE.

An individual site usage weighting factor (WF) is then applied to reflect the probable occupation level of the site. These are as follows:

Bulky Goods- retail w/house	0.25
Fast food	0.75
Hotel	0.5
Leisure etc	0.25
Non Food retail	0.5
Office & other commercial	0.75
Petrol Station/garage	0.25
Restaurant	0.75
Retail food	1
Showroom	0.1
Warehouse	0.05
Workshops/engineering	0.2

Schools

Officers from the Education Culture & Sport Service, Planning Gain Team and the Local Development Plan Team undertook a joint assessment of the impact of proposed development on the provision of education services, and the need for new and extended schools. This work took account of the 2009 School Roll Forecasts, published in May 2010, which includes the most up to date information on current school capacities and the likely spare capacity available in the future.

The actual impact on future development will be determined at the masterplanning and planning application stages and this will depend on:

- continued discussions with Aberdeenshire Council regarding cross-boundary developments and growth;
- update of the school role forecasts;
- Revision of the school catchment areas; and
- any changes to the provision of educational services.

Infrastructure requirements for education provision is based on the anticipated number of pupils from a proposed development and their effect on the Primary and Secondary school rolls serving that development averaged out over a 5 year period from the anticipated development start date. The number of pupils generated by a development is based on the rates of 0.25 Primary school children per standard house unit and 0.175 Secondary school children per standard house units. One bedroom dwelling units are not assessed for education contributions. The required level of contribution is then determined from the 'rate per pupil' required to provide the following:

Relocatable accommodation should be provided where the school roll is expected to, or already, exceeds the capacity of the school and is forecast to fall back to an under capacity position during the forecast period, using the following figures:

Primary – Temporary accommodation	= £7,000 per pupil generated
Secondary – Temporary accommodation	= £9,000 per pupil generated

OR

New build accommodation should be provided where the school roll forecast trend is for it to grow beyond its current capacity or it is already above capacity and the additional pupils from the development will add to this over capacity problem.

Primary – Permanent extension or new build school = £23,000 per pupil generated

Secondary – Permanent extension or new build school = £44,000 per pupil generated.

On larger residential developments the applicant may be required to provide a school site. For Primary provision this should be 3.25 hectares or thereby and for secondary schools this should be 10 hectares or thereby of serviced and where possible reasonably flat land.

Where community related facilities are provided within schools these are reflected in the rates charged. On occasion the requirements for other community facilities may be reduced where these are to be provided in whole or in part within a school campus.

Water

Scottish Water are the statutory agency for water related issues associated with new development and representatives from Scottish Water have provided the Council with a view on the Water and Drainage Infrastructure required to support new development.

Scottish Water can advise of any major infrastructure issues that are known in an area, for example a pump station which is at capacity. However, they cannot provide detailed information on the impact of a development without undertaking modelling investigations. In order for these investigations to be meaningful, detailed information will be required from developers which is unlikely to be available when they first purchase the land. Under the current regulatory guidelines this modelling work must be funded by the developer, although they can claim for some of these costs as part of their Reasonable Cost Contributions (under the Provision of Water and Sewerage Services (Reasonable Cost) (Scotland) Regulations 2006). Costs for upgrading the network would not be available without first undertaking these investigations.

Scottish Water, the City Council and other relevant partners are exploring the opportunity to address the cumulative impact of development across the region. Therefore the information contained in the infrastructure requirements tables may be subject to change.

Infrastructure requirements relating to the Masterplan Zones are identified under Policy I1 of the LDP and Section 3 of the LDP Action Programme. The precise need for infrastructure and the process for delivery will need to be discussed and agreed with Scottish Water at the earliest opportunity in the preparation of proposals for development. Masterplans and planning applications for development will need to reflect the infrastructure requirements identified as well as the means of delivering such infrastructure. Any financial contributions will need to be agreed with the Council, in consultation with Scottish Water, before an application can be determined.

The Council is currently exploring a mechanism for securing developer contributions towards the cumulative impact of development on water infrastructure and further details will when they are available.

Health

Infrastructure requirements have been calculated with NHS Grampian on the basis of national health standards and by estimating the likely number of new patients generated by each proposed development. Contributions will be calculated using nationally recognised space standards and build costs, based upon the population requirements for GP surgeries, dental chairs and community pharmacies.

Infrastructure requirements relating to the Masterplan Zones are identified under Policy I1 of the LDP and Section 3 of the LDP Action Programme. The precise need for infrastructure and the process for delivery will need to be discussed and agreed with NHS Grampian at the earliest opportunity in the preparation of proposals for development. Masterplans and planning applications for development will need to reflect the infrastructure requirements identified as well as the means of delivering such infrastructure. Any financial contributions will need to be agreed with the Council, in consultation with NHS Grampian, before an application can be determined.

Open Space and Green Space Network

In 2010, the City Council published its first Open Space Audit which has provided a detailed assessment of open spaces across the City, and has informed preparation of the Aberdeen Open Space Strategy, which will provide a strategic framework for protecting, creating, connecting, and improving open spaces. This work has provided the basis for determining open space standards and green infrastructure across the City.

Policy NE9 of the Local Development Plan sets out the open space requirements for residential development which states that 2.8 hectares of open space must be provided per 1000 people. This figure will be calculated using the number of bed spaces in the development. The categories of open space include Play space, Outdoor Sports Areas, Natural Greenspace and Green Corridors and Allotments.

The Open Space Supplementary Guidance and Open Space Audit will be used to identify the level of provision in the local area, using minimum quantity, quality and accessibility standards. Where the quantity standards have already been met within the surrounding area, it may be appropriate to make improvements to the quality of, and accessibility to, the existing provision.

It is important that open spaces are high quality and functional. If the size or viability of the development, such as brownfield development, means that the open space provided would be of limited function and usefulness, and where there is adequate quantity of provision in the surrounding area, contributions towards the improvement of quality and accessibility of surrounding open spaces may be appropriate instead. The level of contributions required will be based on cost estimates to be included in the emerging Supplementary Guidance on Open Space.

In addition, indoor and outdoor sports facilities which require works other than ground works for playing fields, for example, lighting, changing facilities, spectator areas, car and coach parking, attract contributions based on a cost per square metre basis for building works. The requirements are assessed and determined so as not to degrade the level of amenity already enjoyed by existing residents. Existing facilities are taken into account and adjustments to the overall rate will be made on a site by site basis.

All other types of development, including commercial, business and employment developments, will need to provide an appropriate level of open space in the context of the landscape setting and the nature and scale of development. Such provision will need to be agreed with the Council at the earliest opportunity in developing proposals for a site.

Green Space Network

The Open Space Strategy and Open Space Supplementary Guidance also include information on the rationale and delivery mechanisms for Green Space Network. Green Space Network is shown in the LDP Proposals Map as Policy NE1. Green Space Network is a recognised form of infrastructure; a strategic network of woodland and other habitats, active travel and recreation routes, open space and waterbodies, providing an enhanced setting for development, opportunities for adapting to climate change and a facility for the people living or working in the developments.

As stated in Policy NE1 of the Local Development Plan, development which has an 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 either within or outside of the development. As Green Space Network defines the strategic and priority green infrastructure, mitigation measures should be targeted towards the protection and enhancement of Green Space Network. Such mitigation measures could include the following:

- woodland expansion;
- the creation of a high quality landscape structure which supports the development plan spatial strategy;
- strategic routes for active travel and recreation;
- strategic habitat networks and habitat development projects;
- enhancement or creation of open space;
- the restoration of vacant and derelict land for green network purposes; and
- the integration of woodland, habitat, greenspace and access development with water catchment and coastal zone management.

Such provision will need to be agreed with the Council at the earliest opportunity in developing proposals for a site. The Open Space Strategy and Supplementary Guidance give more information on the rationale, priorities and delivery mechanisms of the Green Space Network.

Library Provision

The Council will seek contributions towards the creation of libraries. The guideline requirement for floor area in relation to population indicates that a building of at least

42 m² per 1,000 residents is required. As the population criteria are exceeded only by continued expansion of the settlement by developers the need for a contribution towards such facilities is therefore reasonable and justifiable. The Authority will plan for any contributions towards improvements to the service provision in the most effective manner.

Contributions are calculated assuming 2.3 persons per household, at a build cost of £1,175 per m², required by the population arising from the development.

Community Facilities

New development will generate a requirement for the provision of community facilities. This is calculated on the requirement of 0.69 m² of community facility per dwelling unit as determined for small to medium size developments. This is to ensure that existing residents are not disadvantaged by an increase of usage from additional residents the proposed development would generate. The level of contribution is determined by the size of the existing facilities and current population served by the facilities together with the anticipated increase in the population served by the new development. In some instances there will be no contribution required if the facilities are of adequate size to cope with both existing and anticipated usage.

Contributions are calculated on the basis of the requirement for 0.69 m² of community facilities per household, using a build cost of £1,175 per m².

Air Quality

Local Development Plan Policy X states that 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 included. Where an Air Quality Assessment is required, and the Planning Authority considers that a net detriment to air quality still exists after mitigation measures have been introduced, further contributions towards AQAP schemes may be sought to fully mitigate the transport derived emissions impact of development. Such contributions will be commensurate to the corresponding impact of development and will need to be agreed with the Council at the earliest opportunity in developing proposals for a site.



Supplementary Guidance

Topic: Low and Zero Carbon Buildings

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Introduction

The purpose of this supplementary guidance is to provide the methodology for developers to demonstrate compliance with Aberdeen Local Development Plan policy **R7**, which requires all new buildings to install low and zero carbon generating technology.

Background

Climate change, energy insecurity and rising fuel poverty are key challenges for Scotland now and in the foreseeable future.

The Royal Commission on Environmental Pollution concluded that to avoid dangerous climate change the UK would need to cut its CO₂ emissions by 60% by 2050 (below 1990 levels). The Scottish Government has set the target for Scotland at an 80% reduction in carbon dioxide emissions by 2050.

More than 40% of Scotland's carbon dioxide emissions, a major cause of climate change, come from the energy we use to heat, light and run our buildings.¹ Domestic buildings in Scotland, some 2.2 million homes, contribute approximately 30% of all of Scotland's carbon emissions. The Scottish Government aims to increase the rate of house building in Scotland from about 25,000 per year to 35,000 per year by 2015. Consequently, by 2050 'new build' housing may account for over 30% of all housing in Scotland.

Requiring new buildings to meet more stringent energy standards will lessen their environmental impact, make them more affordable to heat, lessen our dependence on imported energy and support a domestic market for low and zero carbon generating technologies. Implementation of Policy **R7** Low and Zero Carbon Buildings would thereby contribute to sustainable economic growth.

Policy **R7** does not duplicate these standards, but requires developments to meet a proportion of the mandatory CO₂ emission reduction through the use of low and zero carbon generating technologies. In most cases, this will mean that the energy assessment information required to satisfy the buildings standards' energy requirements will be required at planning stage, not afterwards.

¹ <http://www.sbsa.gov.uk/sullivanreport.htm>

Legal Requirement

Section 72 of the Climate Change (Scotland) Act 2009 requires Local Planning Authorities to “include policies requiring all developments in the local development plan area to be designed so as to ensure that all new buildings avoid a specified and rising proportion of the projected greenhouse gas emissions from their use, calculated on the basis of the approved design and plans for the specific development, through the installation and operation of low and zero carbon generating technologies.” In February 2010, Scottish Planning Policy reiterated the above requirement.

The Development Plan Context

Section 25 of the Town and Country Planning (Scotland) Act 1997 requires decisions on planning applications to be made in accordance with the development plan, unless material considerations indicate otherwise. Upon adoption of the Aberdeen Local Development Plan in 2012, the Development Plan for Aberdeen will comprise the Aberdeen City and Shire Structure Plan (2009), the Aberdeen Local Development Plan and associated Supplementary Guidance.

Structure Plan targets require:

- All new buildings to be carbon neutral by 2016
- The city region’s electricity needs to be met from renewable sources by 2020.

Local Development Plan policy

Policy **R7**, below, sets a requirement for all new buildings to incorporate low and zero carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15%. This policy is hereafter referred to in this Supplementary Guidance as ‘the policy’.

R7 - Low and Zero Carbon Buildings

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

This requirement does not apply to:

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

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

Increasing the Proportion of Low and Zero Carbon Generating Technologies

The Sullivan report made recommendations about the most effective way to increase standards, through the building standards. It recommends that there are staged energy improvements beyond the 2007 building standards: 30% by 2010; 60% by 2013 and net zero carbon by 2016/17. This has been identified as the most appropriate method to reach net zero carbon buildings by 2016. Therefore, the planning requirements for low and zero carbon generating technologies are to be a part of the required saving, and will help to promote the development of renewable technologies, which as targets are increased will become essential.

As the building standards energy requirements are increased there will be an increasing need to incorporate a larger proportion of low and zero carbon generating technologies. Therefore, as building standards are increased the proportion of savings to be met through low and zero carbon generating technologies is always to be at least half the total saving. The CO₂ reduction through low and zero carbon generating technologies is set out in Table 1 below.

Table 1: % Reduction Achieved Through Low and Zero Carbon Generating Technologies

Year	% reduction	Planned Building Standards Energy Requirements
2010	15%	30%
2013	30%	60%
2016	50%	100%

The building standards increments are subject to reviews in the technical handbooks and there may be delays in implementation. If there are delays in implementing increases in standards this supplementary guidance can be reviewed to ensure that within Aberdeen the required reductions continue to increase to meet the Structure Plan targets of net zero carbon by 2016.

Low and Zero Carbon Generating Technologies and the Masterplanning process

Larger greenfield developments, due to their scale, have the opportunity to benefit from decentralised and local renewable or low carbon sources of heat and power.

During the process of preparing masterplans for larger developments, developers are required to carry out an assessment of the potential for renewable and low-carbon energy solutions across the site, i.e. the potential to make use of decentralised heat and energy production. This may result in an opportunity to make greater savings through the use of low and zero carbon generating technologies. This exercise will detail the most effective mix of technologies to achieve the CO₂ reduction.

Designing for Reduced Energy Demand

Good, careful design at the outset will minimise the total energy demand for the lifetime of a development. Design considerations for a development as a

whole and for the individual buildings will help to increase the efficiency of energy use. Well sited developments, orientation and design are not always included in the calculation methodologies used for building regulations. However, use of passive energy efficiency measures should be incorporated into all development to help reduce the energy demand of new buildings in addition to the buildings standards energy requirements.

Eligible Low and Zero Carbon Generating Technologies

The equipment may be attached to the building or within the site boundary as shown on the planning application. This allows for the low and zero carbon generating technologies to benefit more than one building and being sited to maximise energy gain.

The technologies eligible to meet the requirements of the policy are set out in Table 2 below.

Table 2: Eligible Zero and Low Carbon Generating Technologies

Biomass	Solar power	Air source heat pumps
Fuel cells	Photovoltaics	Combined heat and power
Micro-hydro	Ground source heat pumps	Heat exchange recovery systems
Micro-wind	Water source heat pumps	Geothermal
Solar Thermal		

Demonstrating compliance with policy

Applicants should consider how to meet the requirements of this guidance at an early stage of planning. It will be the responsibility of applicants to provide the necessary technical calculations in support of planning applications to demonstrate how the proposed development will satisfy the requirements of this guidance.

The policy target is specific to CO₂ emissions from the **energy performance**². The assessment approach in this guidance therefore relates directly to this. In order to demonstrate the appropriate reduction in CO₂ emissions as a result of low and zero carbon generating technologies the Standard Assessment Procedure Energy Rating (SAP) is required for dwellings and the Simplified Building Energy Model (SBEM) for all other developments. Table 3 below sets out a summary of the stages in the calculation to demonstrate compliance with this policy.

Table 3: Summary of Calculations and Process

1.	The appropriate software program (SAP/SBEM) is used to calculate the 2007 Building Regulations CO ₂ Emissions Standard. This will provide a Target Emissions Rate (TER), which is the predicted CO ₂ emissions for a building of the specified size.
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² Energy performance covers the CO₂ emissions arising from the use of heating, hot water and lighting.

2.	The appropriate software program (SAP/SBEM) is used to calculate the actual emissions rate for the proposed development, which includes the low and zero carbon generating equipment. This is the Dwelling or Building Emissions Rate (DER/BER), which is the predicted CO ₂ emissions for the actual proposal.
3.	Calculate the percentage reduction from step 1 to step 2: (100 – (step 2 ÷ step 1 x 100))
4.	The appropriate software program (SAP/SBEM) is used to calculate the actual emissions rate for the development without the low and zero carbon generating technologies. This is a repeat of stage 2 and provides a re-calculation of the DER/BER without the low and zero carbon generating technologies.
5.	Calculate the percentage reduction due to the low zero carbon equipment: ((step 4 – step 2) ÷ step 1) x 100)
Note: The calculation methodology may require to be updated when revised building standards come into force in 2013 and again in 2016.	

Pre-application Discussions

The installation of LZCGT can raise additional issues which need to be tackled at an early stage in planning a development. As an example, ground source heat pumps (which are one of the eligible technologies listed in Table 2), can cause significant damage to trees. Where trees are present on, or adjacent to the site where associated pipes are to be buried, a tree survey should be submitted along with the application highlighting the likely impact of the excavation works on the tree(s) and any mitigation proposed. The impact the excavation works and installation are likely to have on local hydrology should also be investigated.

Before submitting your planning application, we encourage you to discuss your proposal with us. We can advise you of your project's compliance with planning policies and on detailed design matters.

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Useful Documents

SPP – <http://www.scotland.gov.uk/>

Development Plan:

Aberdeen City and Shire Structure Plan (2009) – www.aberdeencityandshire-sdpa.gov.uk

Aberdeen City Council (2008) Aberdeen Local Development Plan - <http://www.aberdeencity.gov.uk/localdevelopmentplan>

Detailed Advice on LZC Equipment:

Scottish Government (2002) PAN 45: Renewable Energy Technologies - <http://www.scotland.gov.uk/Publications/2002/02/pan45/pan-45>

Scottish Government (2006) Annex to PAN 45 Renewable Energy Technologies: Planning for Micro Renewables - <http://www.scotland.gov.uk/Publications/2006/10/03093936/0>

Greater London Authority (2004) Integrating renewable energy into new developments: Toolkit for planners, developers and consultants - http://www.london.gov.uk/mayor/environment/energy/renew_resources.jsp

Building Standards Division - Safe and sustainable installation of low carbon equipment - Guides
<http://www.scotland.gov.uk/Topics/Built-Environment/Building/Building-standards/publications/pubtech#a15>



Supplementary Guidance

Topic: Protecting Trees and Woodlands

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Introduction

Trees are increasingly important features of our Cities and Towns. They provide many benefits and are further important to help mitigate the effects of climate change. They provide a range of benefits that include: reducing local fluctuations in seasonal temperatures, produce oxygen and absorb carbon dioxide, filter, reduce and absorb polluting gases, provide habitat for a broad range of flora and fauna, can increase property prices, provide a sustainable source of fuel and compost, provide shade and shelter, can contribute to lower noise and dust levels, provide employment, provide a sense of wellbeing and amenity and recreational opportunities for everyone.

Clearly, as our populations increase, demand for developable land also increases and this is often at the expense of trees and woodlands. However, with careful and sympathetic planning many more trees can be retained and new tree planting incorporated into new developments.

Aberdeen has one of the lowest percentages of tree cover of any city in Scotland. There is clearly a need to improve this situation; by increasing the level of tree cover and protecting the existing trees. One way of doing this is by increasing the amount of new tree planting in new developments within the city. We need to ensure the long term retention of trees within the city and that the right trees are chosen in the right locations.

The protection and enhancement of the current tree cover within Aberdeen remains an important part of the planning process within the city. Given the likely increase in residential and industrial development proposed over the next 10-20 years it is important that existing tree populations and new tree planting are successfully incorporated into new development to ensure the city continues to be an attractive place to live and work.

This supplementary guidance relates to the Aberdeen Local Development Plan Policy X Protecting Trees and Woodlands. It has been produced to:

- better inform developers on how existing trees and woodlands and new tree planting can best be incorporated within new developments.
- Streamline the planning process for developers, by stating what information will be required, so that their application can be determined as quickly as possible.

This supplementary guidance forms part of the Development Plan, and is a material consideration in the determination of planning applications. The correct assessment of trees is vital in this process. Local Planning Authorities have a statutory duty to have regard for the preservation and planting of trees. If the correct information is not provided in relation to trees and a proposed development then it will result in a delay in the determination of or refusal of an application.

New developments must include measures to ensure the long term retention of existing trees, replacement tree planting and where possible increase the overall level of tree cover. Consideration should also take into account the final height and spread of new tree planting and how this may impact on new built structures.

Why are Trees Important?

Trees make an important contribution to the quality and attractiveness of an urban environment. Areas of the city with large numbers of trees are associated with a high quality of life and affluence. The retention of trees in an urban environment is fundamental to making the city an appealing place to live and work.

The presence of trees contributes to the character, cultural and natural heritage and attractiveness of an area. For this reason the Council is committed to protecting trees where there is a threat of damage or removal. The importance of trees cannot be underestimated in modern life. The retention of mature, healthy trees on a new development site can add social, environmental and economic value to the site.

Trees provide an instant maturity and can increase property prices. They can add anywhere between 5 – 18% to the value of a commercial and residential property. They provide shelter and habitat for wildlife, oxygen, increase carbon sequestration, help to filter harmful pollutants, provide shade on hot days, soften hard landscapes and can help to reduce the stresses and strains of everyday life. Trees can also provide a focal point for local communities and give people a sense of place.

Trees are delicate living organisms that are vulnerable to damage during construction works. It is therefore essential that adequate space is left for trees and that the necessary precautions are taken to safeguard their above and below ground structures from damage.

Legislative and Policy Context

Legislation

In Scotland, trees are protected in four main ways, which is controlled by 2 main Acts. The Forestry Act (1967) and the Town and the Country Planning (Scotland) Act 1997, as amended by Planning (Scotland) Act 2006.

1. Town and Country Planning (Scotland) Act

This protects trees in three main ways: -

- Tree Preservation Orders (TPO)
- Trees in Conservation Areas
- Conditions of Planning Permission

This act further states the role that Local Planning Authorities have in ensuring the protection and planting of trees. Section 159 states:

‘to ensure, whenever it is appropriate, that in granting planning permission for any development adequate provision is made by the imposition of conditions, for the preservation or planting of trees’.

The existence of a TPO or a conservation area cannot prevent development taking place, it does however ensure that the trees cannot be removed or cut until the Planning Authority has had the opportunity to fully consider the proposals. A TPO can also be used to give effect to the tree protection measure used during development works.

2. Forestry Act

The Forestry Commission is the main government department that is responsible for forestry in the United Kingdom. Outside of gardens, churchyards, orchards and public open spaces a felling licence may be required for the felling of trees. Further advice should be obtained from Forestry Commission Scotland, Grampian Conservancy, Huntly (see the Useful Addresses section at the end of this document). A felling licence is not required to remove trees for the implementation of a planning permission.

Planning consent is not required for carrying out work as part of a plan or operation approved by the Forestry Commission. Where an application for a felling licence is made for the removal of trees that are the subject of a Tree Preservation Order or within a Conservation Area, the Forestry Commission will pass the application to the Council to determine.

Planning Policy

Scottish Planning Policy (Trees and Woodlands) states:

‘Woodlands, hedgerows and individual trees, especially veteran trees, may also have significant biodiversity value and make a significant contribution to landscape character and quality so should be protected from adverse impacts resulting from development.’

Protecting trees and woodlands supports the Structure Plan’s aim of maintaining biodiversity, wildlife habitats and landscape.

The Aberdeen Local Development Plan contains a specific policy to protect Trees and Woodlands (Policy NE4), stating that:

‘There is a presumption against all activities and development that will result in the loss of or damage to established trees and woodlands that have natural heritage value or contribute to the character, biodiversity or amenity of a particular locality’.

Local Development Plan policies on Natural Heritage, Landscape, Open Space and the Green Space Network are closely related to the Trees and Woodlands policy.

The Forestry Commission Scotland policy document, Control of Woodland Removal, indicates a ‘strong presumption in favour of protecting Scotland’s woodland resource’. It states ‘Woodland removal should be allowed only where it would achieve significant and clearly defined additional public benefits’. Guidance on the management of woodlands in the city is given in Aberdeen City and Aberdeenshire Councils’ Forest and Woodland Strategy.

Other Relevant Guidance

The British Standards 5837:2005 Trees in Relation to Construction - Recommendations and BS 3998:1989 Recommendations for Tree Work are recognised industry standards for the protection and management of trees. BS 5837 is of particular relevance to this guidance note and forms the basis of much of the information contained herein. It provides information on the recommended methods to satisfactorily achieve the retention of trees on development sites. It should be understood that the City Council will require compliance with these recommendations from all planning applications where trees are present on the site.

Additional information about the successful retention of trees on development sites is available from a number of other sources that are listed at the back of this guidance.

Key to the successful submission of a planning application with trees present on site is the hiring of a competent Arboriculturalist who should be involved in the development process from start to finish.

The pre-application stage is considered crucial in the planning process particularly, where there are a large number of trees on site or where the

proposals are contentious in terms of potential tree loss. Pre-application discussions with Aberdeen City Council's tree experts can save you a great deal of time and money and could also lead to a faster decision on your application.

How are trees damaged on a construction site?

Trees can be severely damaged on development sites usually during the construction process. The damage to retained trees on development sites can occur in a matter of moments and can cause the slow and untimely death of the tree.

Often the type of damage sustained by a tree on a development site will not become immediately evident and the full extent of that damage may take several years to be known. It is for this reason that due care and attention has to be given to those trees that are being retained on development sites.

More often than not the damage that has occurred to a tree is not fully realised at the time of the incident and the people or company responsible for the damage are long gone by the time remedial work has to be carried out. This results in an added cost to the new owners for the removal or pruning of the affected tree and the loss of value to the site the tree once gave.

Severance of roots is one common way in which trees are damaged on site. The root systems are often overlooked because they are below ground and not easily seen. The roots are the most important part of the tree. They provide the tree with the necessary water, oxygen and nutrients required for healthy growth. The roots are also important for structural stability. The severance of roots often occurs at the start of work on site through excavation for foundations, services trenches and re-grading of the surface levels.

Picture of typical damage to trees on construction site – AIE Website

Tree root systems generally exist in the top 60cm – 1meter (600-1000mm) of the soil and can extend to twice the height of the tree, away from the tree, where suitable conditions exist. Small fibrous roots or feeding roots are essential for the uptake of water and nutrients and are vital for tree health. The large structural roots are of equal importance and if they are damaged, it will in turn reduce the amount of feeding roots growing from them. Severe damage to, or removal of large structural roots will also affect the structural stability of the tree.

Compaction of the ground in close proximity to trees is also another factor that affects tree health. Compaction and changes in ground levels (from passing vehicles and heavy machinery, storage of materials and spoil) can have an adverse effect on soil conditions. Soil pore space is greatly reduced leading to a reduction in the soil of available oxygen and water. Compaction will kill the fibrous roots directly through crushing them and by reducing the space within the soil for continued growth.

The movement of construction vehicles is by the far the biggest threat to damage to trees above ground. This type of direct damage to the trees can lead to bark rips and tears and hydraulic arms and buckets getting entangled in branches which can be ripped off. Clearly this type of damage often leaves the tree looking unsightly and although this type of damage may not directly kill the tree it creates an environment, in which fungal spores are able to infect the tree and cause decay.

Type and scale of proposal

Proposals must include sufficient information to allow the individual case officer to accurately assess the trees against the development proposal, whether that is during site masterplanning or at detailed planning application stage. The amount and type of information will vary on the type of application. Below is a brief breakdown of what is required depending on the type of application. A fuller description of each requirement is given in the following section. This should only be taken as a guide and more information may be required depending on the trees and nature of the proposed development.

Masterplanning

Where there is a proposed masterplan for a specific area of the city, at the start of the process consideration has to be given to retention of existing trees and the planting of new trees. At an early stage in the masterplanning process it would be useful to survey the existing tree cover and how this relates to the existing trees in the adjacent sites. As part of the process consideration has to be given to the enhancement of the existing tree cover and how areas of new tree planting can be linked to the existing green infrastructure. Connectivity - internal and external - to the masterplanning area needs to be considered as part of good design.

Planning Applications

1. Householder Applications

Where a tree is overhanging the proposed development or where it would be closer than half the height of the tree away from the tree, it must be shown on the plans. The tree species, position of the trunk and canopy spread must be indicated on the plans. This is in the instances where there is only 1 tree that is likely to be affected. The planning case officer will then determine if any additional information is required.

2. Planning Applications in Principle and Detailed Planning Applications

Where trees are present on sites that will be subject to Planning Applications in Principle and Detailed Planning Applications then all trees within the application site and within 12 meters of the red line boundary should be included in the tree survey submitted with the planning application.

Where trees are to be retained on the site then a Tree Constraints Plan, Arboricultural Method Statement and Tree Protection Plan, all of which will have already been completed, should be submitted with the planning application.

This information is fundamental to proper assessment and full consideration of the planning application. Failure to provide this information from the outset may lead to a delay and prevent the proper assessment and determination of the planning application. In the case where this information is not provided then application will be considered for refusal.

3. Permitted Development

Where development is permitted and does not require planning permission, it does not mean that due consideration should not be given to any trees that are likely to be affected. In the case, where trees are the subject of statutory protection (either by a Tree Preservation Order or by their location in a Conservation Area), an application to carry out any tree work will still be required to the planning authority. There will be a presumption against the removal of trees for the purposes of permitted development.

What information do we require?

Pivotal to the successful submission of a planning application that has a site containing trees, is the hiring of a competent tree expert or Arboriculturalist. They can aid the design process, help in the purification of conditions, and help to manage the site in a safe and efficient manner and ensure that the relevant protection measures are properly implemented. The Arboriculturalist should be an integral part of the design and development teams. They should be included in every part of the development process, from planning and design, through to the completion of the soft landscaping. Where trees are present in numbers on a development site the Council requires the trees to be properly assessed by a competent Arboriculturalist.

1. Land Survey (Topographical Survey)

This survey should be the starting point for any development and should be undertaken to correctly plot the site in its present condition. The survey typically will include the changes of levels across the site, all of the trees present on site, any trees overhanging the site, trees up to 12 meters from the site, existing relevant features such as drainage, buildings and structures, boundary features and the location of the existing underground services. It is important that at this stage the exact location of the existing trees are plotted and the full extent of the crowns accurate. Typically this survey will include a written statement together with a detailed site plan.

2. Tree Survey

The tree survey has to be carried out by a competent Arboriculturalist and include the following information (as detailed in BS 5837: Trees In Relation to Construction - Recommendations), reference number/tag number, tree species, height, stem diameter, crown spread, crown clearance, age class, physiological and structural condition, management recommendations, estimated remaining contribution and category grading as per BS 5837.

It is vital that the tree survey is carried out independently of and prior to any development proposals being drawn up or any design ideas being thought up. This could save time and money later in the process.

Where trees form groups or woodlands, it may be more appropriate for the Arboriculturalist to identify and consider these as groups and woodlands. If the groups are close grown it may also be more appropriate to assess their quality and value as a whole rather than individuals.

All the trees that currently exist on the site and all those within 12 meters of the red line boundary of the site must be included within the tree survey.

A tree survey plan must accompany the tree survey and the individual tag numbers or relevant groups and woodlands must be accurately plotted on the plan.

If tree removal is required as part of a development proposal and is approved, no subsequent permission will be granted for the removal of additional trees, if there are changes to the layout or there are other changes to the proposals.

3. Tree Constraints Plan (TCP)

Following the completion of the tree survey and the identification of those trees suitable for retention, a Tree Constraints Plan needs to be produced by the Arboriculturalist. This is a design tool that is used to inform the proposed layout of the new development. When this is submitted with the planning application, this will be used to show how due consideration has been given to the retention of trees as part of the proposed layout.

The TCP will include information highlighting the constraints above and below ground posed by the trees. The plan will show the constraints above ground posed by the current physical size of the tree, taking into account their movement in the wind, future growth, perceived safety concerns, shade cast by the trees and the existing crown spread. The constraints below ground are represented by the Root Protection Area (RPA). The RPA is used to inform the construction exclusion zone.

Included in the TCP should be areas where proposed new tree planting will be carried out. These areas should also be protected from damage, particularly the movement of construction traffic, storage of materials and soil compaction.

Whilst it is recognised that trees are only one consideration during the planning process, certain trees or groups of trees can be of such importance

and sensitivity and can significantly modify the design and layout or prevent developments altogether. Care has to be taken to ensure that the correct trees are identified as suitable for retention and that attempts to retain too many unsuitable trees may result in excessive pressure on trees during the construction process.

Regardless of the legal status of trees they are a material consideration in the planning system.

4. Arboricultural Implication Assessment (AIA) and Design Considerations

Once the initial design has been drawn up an AIA needs to be carried out in order to assess the trees against the detailed design proposals. This assessment should include:-

- Not sighting structures within Root Protection Areas.
- The presence of statutory tree protection (Tree Preservation Orders and Conservation Areas)
- Opportunities for new tree planting
- Ensuring that new buildings/structures are sited well clear of ultimate crown spread
- Sufficient space required for construction work, access, erection of scaffolding and storage of materials.
- The effect of the proximity of buildings to trees, on daylight into windows and gardens, existing and future tree height and spread, perceived risks to safety and dominance of trees over properties
- Requirements for infrastructure, above and below ground services, roads and footpaths, visibility splays, CCTV requirements, refuse stores, substations, lighting and signage.
- Changes in ground levels, including existing, proposed and temporary
- The effect of the proposed development on amenity values of trees on and near the site.
- Mitigation measures for any tree loss
- Future pruning requirements

Particular attention should be given to the retention of large old/veteran trees that become enclosed within new developments. These trees are less resilient to the likely impacts of construction activity within close proximity to them and are therefore more likely to die or become unsafe. It may be more appropriate where the retention of such trees is desirable, that they are incorporated into open space or large gardens.

The AIA will be a written statement to accompany the Tree Constraints Plan. It will be the case that additional plans will need to be produced in order to demonstrate how many of the above issues are intended to be dealt with, e.g. cross sections, alternative proposals and specific construction methods.

5. Arboricultural Method Statements and Tree Protection Plan

Upon finalising the design layout for the proposed development, a method and plan demonstrating how the trees on the site will be adequately protected during the construction phase of the development will be required. This information is often required through the conditions of the planning permission and these are used to enforce the protection measures. However, the information is required in advance of the issuing of the planning permission in certain cases if the information is not supplied in advance, then the application may be refused permission and will almost certainly delay the decision.

The erection of a Construction Exclusion Zone consisting of a suitable barrier around the trees to prevent construction access and to ensure damage does not occur to the trees is required. The Construction Exclusion Zone is a fundamental part of the Tree Protection Plan and this should be annotated on the plan with the following information: -

- Trees to be retained
- Trees to be removed
- Trees to be pruned
- The exact location of the Construction Exclusion Zone showing the protective barriers/fences, all physical barriers including the ground protection (these areas should reflect the RPAs taken from the Tree Constraints Plan, or a distance equal to half the height of the tree, or the canopy drip line of the tree, whichever is greatest)
- Details of the type of fencing/physical barrier to be used (this is to be the same as in figure 2 of BS5837 unless otherwise agreed in writing)
- The fencing/protective barrier with display signs indicating that the enclosed area is a construction exclusion zone
- Those areas of proposed or structural landscaping be protected to prevent damage to the soil structure
- Finalised site layout

To ensure construction activity does not further impinge on the construction exclusion zone that is erected close to trees, consideration needs to be given to the following activities: -

- Site access for construction, type of construction access and the frequency
- Contractors car parking
- Phasing of construction works
- Siting of construction compounds, storage of materials, fuel, site huts, toilets and other temporary structures
- Space for foundations excavation, construction works, erection of scaffolding, plant, cranes and access during construction works
- Changes in ground levels including the effect of creating new slopes, erection of retaining walls and steps
- Location and space required for all the service runs including gas, electricity, foul and water drains, land drains, oil, television, telephone and all other communication cables

Where work is unavoidable within the Construction Exclusion Zone of a tree, a method statement relating to how damage will be minimised, is required as part of the Arboricultural method Statement and Tree Protection Plan. Such work may include hard and soft landscaping and special construction techniques. Generally this work will be required to be carried out by hand and will be carried out under the direct supervision of the appointed Arboriculturalist.

Implementing your Planning Permission

The granting of planning permission does not mean that the Planning Authority no longer has control over what happens on the site, particularly where trees are concerned. Where trees have been present on a site prior to the granting of planning permission there will be number of conditions of planning permission that will have to be adhered to.

These conditions may include, amongst others: -

- Implementation of the Tree Protection Plan
- The appointment of a suitably competent person to ensure the correct implementation of the Tree Protection Plan, prior to the start of construction on site, and the ongoing supervision of the arboricultural protection measures
- No tree work is to be carried out without the express written permission of the planning authority.
- The protective fencing/barrier as part of the TPP is erected prior to the start of demolition and construction works on site.
- No alteration to protective fencing/barrier and no activity to take place within the construction exclusion zone during development, unless there is written consent of the Planning Authority.
- The protective fencing/barrier is only to be removed upon completion of the development and prior to occupation and only with the written consent of the planning authority.

Other planning conditions could also be used to control the use of particular construction methods close to trees, additional tree work as part of a tree/woodland management plan for the site, and various conditions for the control of landscape character and areas of existing and new landscaping.

Useful References

BS 5873:2005 Trees In Relation to Construction – Recommendations
BS 3998:1989 Recommendations for Tree Work
NHBC Standards Chapter 4.2 Building near Trees; October 1992
NJUG (National Joint Utilities Group) Publication 10 (1995)
Aberdeen City Council Protected Trees information leaflet
Aberdeen City Council Landscape Strategy
Forestry Commission Scotland Control of Woodland Removal 2010
Forestry Commission Scotland The right tree in the right place (Planning for forestry and woodlands) 2010
More information about tree protection in Aberdeen is available on the following webpage -
http://www.aberdeencity.gov.uk/Planning/pla/pla_Tree_ProtectionGrants.asp

Useful Addresses

Planning and Sustainable Development
Aberdeen City Council
8th Floor
St. Nicholas House
Broad Street
Aberdeen
AB10 1GY
Tel: 01224 523470

Forestry Commission Scotland
Grampian Conservancy
Ordiquhill
Portsoy Road
Huntly
AB54 4SJ
Tel: 01466 794542
Web: www.forestry.gov.uk/scotland

Arboricultural Association
Ampfield House
Romsey
Hants
SO51 9PA
Tel: (01794) 368717
Web: www.trees.org.uk
Arboricultural Advisory & Information Service
Alice Holt Lodge
Wrecclesham
Farnham
Surrey
GU10 4LH
Tel: (01420)22022

Web: www.treehelp.info/

Scottish Natural Heritage
Inverdee House
Baxter Street
Torry
Aberdeen
AB11 9QA
Tel: (01224) 266500
Web: www.snh.gov.uk/



Supplementary Guidance

Topic: Stone cleaning

Reference Number:

Introduction

The cleaning of the stonework on a granite building is widely considered as an improvement in the appearance of the building. Whilst there is, in some situations, a contrary argument to that view, few people would dispute that the change in appearance can be dramatic, particularly when a building has become extensively soiled. What is not widely appreciated however, is that the cleaning process can cause serious damage to the granite being cleaned. The guidance in this leaflet is intended to reduce to a minimum, the incidences of damage that can result from the incautious application of the various types of stone cleaning methods commonly in use.

Statutory Context

The Town and Country Planning (General Permitted Development) (Scotland) Order 1992, states that the stone cleaning or painting of the exterior of any building or works is not “permitted development” where:

- the building or works are in a conservation area; or
- the building is a listed building.

This means that planning permission is required to clean the stonework of a building if the building is in a conservation area, and listed building consent is required if the building is listed.

Policy: STONECLEANING

The cleaning of listed buildings or buildings in conservation areas by abrasive, chemical or high pressure water methods will only be permitted provided that:

1. The stonework is in sound condition;
2. The most appropriate method of cleaning is established by a consultant’s report in accordance with the methodology set out in Historic Scotland’s Technical Advice Note 9; and
3. The consultant’s report demonstrates that this method of cleaning will not prejudice the long-term structural integrity and appearance of the building.

Given the lack of research into the effects of repeated cleaning of granite where it is proposed to clean a building known to have been previously cleaned, the stone consultants report, required by the Technical Advice Note, must provide a justification for the proposals. The same procedure will also be required in the case of sandstone buildings.

Permission will not be given to clean individual properties when they comprise only part of a building facade, either the facade of a single building or a terrace designed as an architecturally unified composition.

Background

Until September 1997, the detrimental effects of the various methods of cleaning granite commonly in use were largely unknown, although evidence did exist that granite was liable to be damaged as a result of cleaning. While an investigation into the cleaning of granite, being carried out by the Robert Gordon University on behalf of Historic Scotland, was in progress, a cautious approach was adopted by the Planning Authority.

Planning permission or listed building consent was granted generally only if the following criteria could be satisfied:

1. the level of soiling was particularly high;
2. the nature of the soiling was liable to damage the granite;
3. the building, once cleaned, did not stand out from its neighbours; and
4. the method of cleaning was the least damaging for the particular type and finish of granite.

New Criteria for Cleaning

The research by the Robert Gordon University into the cleaning of granite buildings resulted in the publication by Historic Scotland, of its Technical Advice Note 9, "Stonecleaning of Granite Buildings". With the publication of this document, (TAN 9), this Planning Authority now accepts that granite in good condition, that has not been cleaned previously, can be cleaned without causing serious damage. This modified stance does not dispense with the need to obtain planning permission and/or listed building consent where required, nor for the need to exercise extreme care, in selecting an appropriate method of cleaning, and in carrying out the cleaning. The Council's policy on stone cleaning is stated in Policy 15: Stonecleaning in the Aberdeen City Local Plan as follows: The cleaning of listed buildings or buildings in conservation areas by abrasive, chemical methods or high pressure water methods will only be permitted provided that: 1. the stonework is in sound condition; 2. the most appropriate method of cleaning is established by a consultant's report in accordance with the methodology set out in Historic Scotland's Technical Advice Note 9; and 3. the consultant's report demonstrates that this method of cleaning will not prejudice the long-term structural integrity and appearance of the building. Given the lack of research into the effects of repeated cleaning of granite, where it is proposed to clean a building known to have been previously cleaned, the stone consultants report, required by the Technical Advice Note, must provide a justification for the proposals. The same procedure will also be required in the case of sandstone buildings.

Permission will not be given to clean individual properties when they comprise only part of a building facade, either the facade of a single building or a terrace designed as an architecturally unified composition.

Procedure for Applying for Consent to Clean a Building that is Listed and/or in a Conservation Area

When an owner has decided he wishes to clean his building, he must submit an application for planning permission and/or listed building consent in the normal manner. Along with the application he must provide a report on the

stone cleaning, commissioned from an independent consultant who is experienced in all the issues, procedures and methods of stone cleaning. This report will have two stages:

Stage 1

The first stage will be a detailed site assessment of the building, noting the type of stonework, its condition and defects, the level, type and distribution of soiling, and any other factors that may affect the choice of cleaning method and the likelihood of subsequent re-soiling. Pages 15 and 16 of TAN 9 cover the range of issues to be addressed by this preliminary assessment. It is conceivable at this stage that the consultant's advice may be not to clean should, for example, the granite be so friable that any form of cleaning would be liable to damage the granite.

Following the site assessment the consultant will likely have eliminated some cleaning methods as being totally unsuitable. Pages 17 to 25 of TAN 9 describe the characteristics of the various types of cleaning methods available. A number of cleaning methods will then be selected to be tested on trial panels in accordance with the methodology set out in pages 26 to 30 of TAN 9. Notes on the site assessment will be submitted in an internal report for the Planning Authority's consideration, together with the selected range of cleaning methods.

Stage 2

In the second stage the consultant will arrange for the cleaning methods which are acceptable to the Planning Authority to be tested on trial panels. The results of these tests will then be assessed and a second report submitted to the Planning Authority, containing a detailed specification of, and justification for, the preferred cleaning system. Page 31 of TAN 9 covers the range of matters that should be covered by the cleaning specification.

Note:

In assessing an application to clean a building the Planning Authority will at all times have regard to the advice given in Technical Advice Note 9 and the procedures it advocates. Copies of this Advice Note can be purchased from:

**Historic Scotland
Technical Conservation
Research and Education Division
Scottish Conservation Bureau
Longmore House
Salisbury Place
Edinburgh EH9 1SH
Telephone: 0131 668 8600
Web-site: www.Historic-Scotland.gov**

Cleaning of Granite Buildings which are neither Listed nor in a Conservation Area

All granite buildings throughout the city, whether or not they are listed or in a conservation area, are an intrinsic part of the city's character, and deserve to be treated with appropriate respect. Whilst no consents are required to clean granite buildings that are not listed nor in a conservation area, extreme care must, nevertheless, be exercised in cleaning them as damage to the granite, once caused, cannot be undone.

Before any stone cleaning is undertaken it is advisable to obtain the advice of an independent consultant. Failing this, the contractor employed should specialise in this type of work and be a member of the Stone Federation, 82 New Cavendish Street, London W1M 8AD. Operatives who carry out the work should have a Scottish Vocational Qualification in Façade Cleaning which has been available since 1993, or alternatively must have proven skills and knowledge in stone cleaning. High risks are involved in using a contractor for whom stone cleaning is merely an "add on" to his main business, and who may not have the in-depth knowledge and experience for this type of work.

Granite Cleaning Methods

There is available, a variety of stone cleaning methods. The simplest of these is the application of water, either by hand using a brush, or underpressure. Whilst using a high pressure wash (above 50p.s.i) requires consent, no consent is required for the use of water applied with a brush. It is also acceptable to use a non-ionic detergent in connection with the scrub without having to apply for consent. This type of cleaning will remove only loose surface dirt and algal and other biological growths. It will have little effect on ingrained soiling. The cleaning methods in common use that are effective are based either on some form of abrasive cleaning (grit blasting), or chemical cleaning (using acid or alkaline cleaning agents).

Abrasive Cleaning

The most common form of abrasive cleaning is wet grit blasting. An abrasive grit, with the addition of water, is applied to the granite under pressure. Depending on how hard or coarse the grit used, and how high the pressure, this type of cleaning can severely roughen the surface of the granite, and in extreme situations may cause the loss of architectural detail. There could also be a loss of patina which may have served to protect the surface of the granite. The reduced water run off rate caused by roughening the surface of the granite may result in the surface becoming more susceptible to algal growth.

Because of the roughening of the surface that is the usual consequence of abrasive cleaning, only the least aggressive of abrasive systems will receive consent. The most common forms of grit blasting which involve the water and grit being mixed at the application nozzle and applied at high pressure, can be extremely harsh on the granite and generally are not acceptable. The type of grit blasting that is most commonly found acceptable is the low pressure slurry wash system, which involves a softer grit such as olivine being premixed in a blast pot and applied at pressures no higher than 35p.s.i.

Even this system can have some roughening effect on the granite. In very sensitive situations, such as when sandstone is used in conjunction with granite, or when the granite is soft or fractured, a very low pressure system employing a fine abrasive such as aluminium oxide powder with no water, may be required. This method, sometimes referred to as a “microsoft” system, is quite slow and is therefore, generally more labour intensive and expensive.

Chemical Cleaning

Acid cleaning is the most common chemical cleaning system in regular use, whilst hydrofluoric acid is the most common active ingredient in acid based cleaning agents. This type of cleaning is generally acceptable on granite of good quality as there tends to be little penetration of the chemical into sound granite, although there will be more into the mortar in the joints.

Some constituents of cleaning chemicals may assist biological growth and therefore encourage subsequent re-soiling. The use of chemical cleaners at too high a concentration can dissolve iron-rich minerals within the granite which may result in iron deposits being left on the surface of the granite in the form of brown staining, or in the surface being bleached. To guard against these possibilities, the dilution of the cleaner and its dwell time, (period cleaner is left on the surface) should be the minimum required to achieve an acceptable level of cleaning. Chemical cleaning is generally not suitable on highly weathered granite as the chemicals may cause erosion of the surface, whilst the high pressure of water used at the rinsing stage will result in further erosion.

Use of a mixture of cleaning methods

It is unlikely that a whole building can be cleaned using a single cleaning method. Chemical cleaners will not, for example, be able to remove gypsum crusts on their own, and some form of abrasive assistance will be required. If approval has been granted to clean a building using a particular method, the use of secondary methods should be kept to a minimum.

Re-soiling

TAN 9 points out that re-soiling of a building begins immediately after cleaning. As mentioned above, some constituents of cleaning chemicals may assist biological growth and the roughening of the granite surface may encourage both biological and non-biological soiling. Anyone proposing to clean a granite building should therefore, be aware that the granite could return to its earlier state, or worse, quite quickly after cleaning. Re-cleaning of granite on a regular basis will not be acceptable.

Recording

In accordance with paragraph 8.6 of TAN9, detailed records and photographs of the cleaning operations should be kept for future reference, and to inform any subsequent proposals to re-clean the granite. In the case of buildings that are listed or in a conservation area, this information should be made available

to the Planning Authority. It may be that at the time of granting planning permission or listed building consent, a questionnaire form will be issued to assist in this procedure.

Further Information

If you require any further information please contact:

**Aberdeen City Council
Planning and Infrastructure
St Nicholas House
Broad Street
Aberdeen AB10 1BW
Telephone: 01224 523470
Fax: 01224 636181
E-Mail: pi@aberdeencity.gov.uk**



Supplementary Guidance

Topic: Temporary Buildings
Design Guide

Reference Number:

GUIDELINES

The leaflet is designed to give guidance to those applying for planning permission for:

- the installation of a portable building ('Portacabin');
- the erection of a demountable building on their industrial or commercial site;
- the retention of either kind of existing temporary building following the grant of a time-limited planning permission which will expire shortly

POLICY

The council regards both portable and demountable buildings as being designed to cater for the short term needs of expanding establishments and not for longer term accommodation purposes. There are **two** main categories of unit and it is important to emphasise the difference between them.

PORTABLE BUILDINGS

For the purpose of these guidelines, 'portable buildings' are regarded as buildings which have integral jack-up legs for support and are of such a design that, upon disconnection of any mains services, they may be craned away and transported as a unit from site to site.

Provided it complies with sub-paragraphs (a) to (c) below, planning permission will normally be granted for this type of temporary unit on a **year-to-year basis, up to a maximum duration of two and a half years**. If, because of exceptional circumstances, planning permission is granted contrary to these guidelines, permission will not necessarily be renewed on the expiry of the first period.

In all other instances though, provided that the portable building has been maintained in a satisfactory condition, and there has not been significant change in the planning circumstances, there should not be any difficulty in obtaining permission for a retention, provided that the two and an half year limit is not exceeded.

Permission will not normally be given for the retention of portable buildings beyond the two and a half years maximum duration. To be granted planning permission, units:

- a)** must be sited to the rear of existing buildings;
- b)** must avoid loss of existing car parking spaces; and
- c)** must not be sited on landscaped amenity areas, especially those with established tree and shrub planting

DEMOUNTABLE BUILDINGS These are units which are erected on site using prefabricated sections to form a building which is **fixed into prepared foundations**, and is therefore of a more permanent nature.

Portable buildings resting on bricks, concrete blocks etc., will **not** be regarded as demountable buildings. Demountable buildings must be sited with the same siting criteria applying as those for portable buildings. In recognition of their greater durability, planning permission will generally be granted for **an initial period of 5 years**.

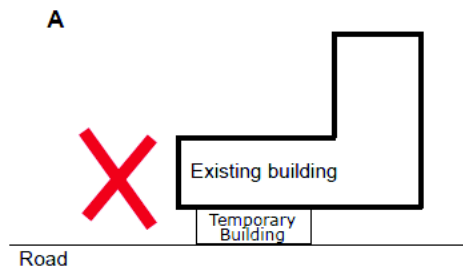
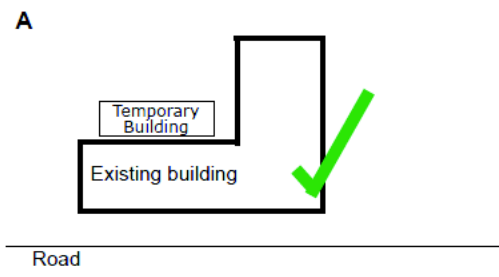
Thereafter, units may be considered for additional shorter periods if:
the buildings have been maintained in a satisfactory condition; and
the applicant can present a justifiable case for the continued use of a temporary building rather than the erection of a permanent replacement

Permission for retention of such units **beyond ten years will only be granted in exceptional circumstances** which have been very carefully considered on their own merits. In all instances, the Council's car parking standards will apply.

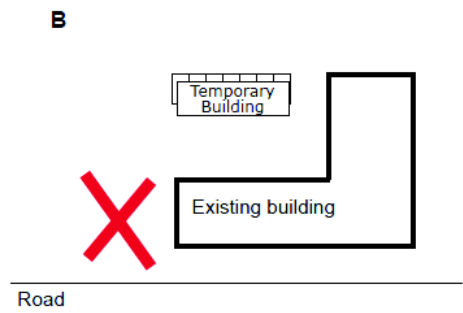
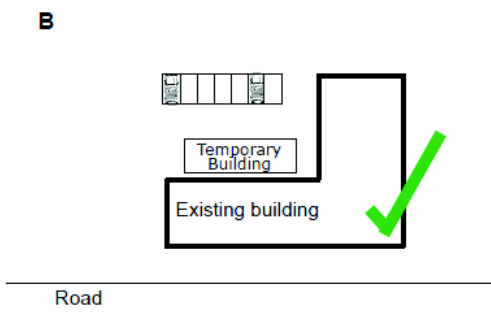
CAR PARKING

This leaflet can only give you some brief guidance. Planning & Infrastructure are always willing to discuss with you any specific proposals you may have. Before you visit, you are advised to make an appointment so that you can be sure that the relevant member of staff will be available.

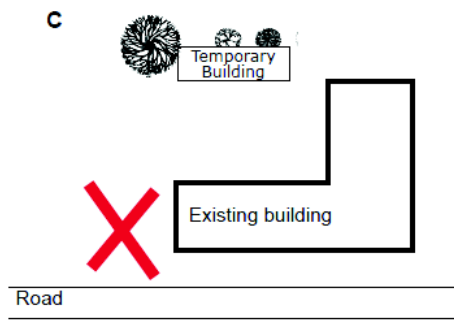
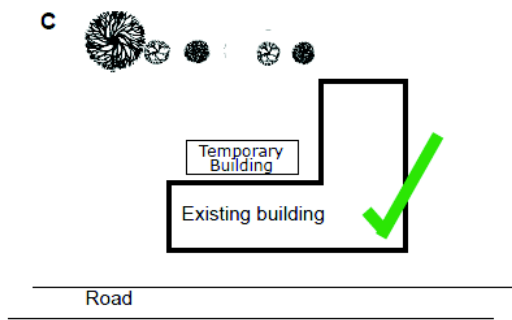
SITING OF TEMPORARY BUILDINGS



Site temporary buildings behind existing buildings



Do not site on parking areas. New parking for occupiers of the temporary building will be required.



Do not site on landscaped amenity areas especially those with established trees and shrubs.

FURTHER INFORMATION

For further information please contact us:

Aberdeen City Council

Planning and Sustainable Development

St. Nicholas House

Broad Street

Aberdeen

AB10 1GY

Telephone: **01224 523470**

Fax: **01224 636181**

E-Mail: **pi@aberdeencity.gov.uk**



Supplementary Guidance

Topic: Waste Management
Requirements in New
Development

Reference Number:

Supplementary Planning Guidance – Waste Management Requirements for New Development

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 states that all new development will be required to incorporate adequate provision for waste disposal and recycling facilities. Housing developments regardless of size should have sufficient space for the storage of residual, recyclable and compostable wastes (black, blue and brown wheelie bins). 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.

In order to allow as many people as possible to recycle their household waste, the Aberdeen Waste Strategy relies on the kerbside collection of segregated waste. Houses will have 3 wheelie bins.

There will be a need for space for multiple waste storage bins and containers at each property. Different developments will have a different waste management service and therefore, space and access requirements. In all domestic cases, developments should comply with Building Standards (Standard 3.25 of the Technical Handbook).

Houses with Gardens

From 2012/13, houses with gardens will have 2 wheeled bins:

1. A 240l wheeled bin for recyclable materials such as glass, plastics, cans, paper and card. This will be taken to the Material Recycling Facility in Altens to be separated for recycling.
2. A black wheeled bin for residual waste – what's left – currently the bin provided for this service has a capacity of 240l but this may reduce in time to 180l.
3. A brown bin for garden waste.

In addition, houses will need a 25l food waste container that will be taken for composting or anaerobic digestion.

Houses will require an external space for 3 x 240 litre wheeled bins. The minimum size of external waste storage area required is 2m x 1m per house. This should be hard surfaced and, if covered, a minimum height of 2m.

Preferably, storage areas should be screened or sited out of public view, but readily accessible to the householders.

There should also be space in private or shared gardens for home composting (see below).

Houses without Gardens

From 2012/13, houses without gardens will have a 25l food waste container and 2 wheeled bins:

1. A 240l wheeled bin for recyclable materials such as glass, plastics, cans, paper and card. This will be taken to the Material Recycling Facility in Altens to be separated for recycling.
2. A black wheeled bin for residual waste – what's left – currently the bin provided for this service has a capacity of 240l but this may reduce in time to 180l.

In addition, houses will need a 25l food waste container that will be taken for composting or anaerobic digestion.

The householder is responsible for moving bins from storage areas to the public road footway adjacent to the property where they can be emptied by the Council. This distance should be kept to a minimum and as agreed with the collection authority. There should be no steps, kerbs or other obstructions between the storage areas and collection points for safety reasons. The route should be surfaced. Maximum Gradients are given in pages 44 and 45 of Designing Streets

<http://www.scotland.gov.uk/Resource/Doc/304284/0095457.pdf>

Wheeled bins will be provided by Aberdeen City Council for new developments.

Where we introduce food waste only collections (houses without gardens and multi-occupancy properties), we will probably provide a 7l kitchen caddy (designed to sit on a work surface) and a 25l food bin that sits under the sink/beside the general waste bin in the kitchen:



In **flats and terraces** it is usual for householders to store their waste externally, either in individual bins or communal bins. Adequate provision should be made for external hard standing space for communal bins for residual, compostable and recycling waste. As a guide, one x 1280l bin for refuse and recycling and 1 x 240l for food waste should be provided for every 10 flats.

These should be easy to reach for both householders (ideally between main points of access and car parking/main pedestrian routes) and refuse collection vehicles so they should be close to a public road, have no steps and incorporate drop kerbs where appropriate. The use of access pends and rear service routes may be appropriate. The turning diameter for refuse vehicles is 18m. If this cannot be provided throughout a development, then a centralised external storage point which is accessible to refuse vehicles must be provided. The suitability of the surface and access and egress routes for vehicles should be agreed with the highways authority. Turning on lockblock paving should be avoided.

In some cases it may be necessary to make provision for Factor's waste. In flats this is mainly garden waste so storage provision should be made for this where appropriate.

Storage areas should also be adequately screened, lit and hard surfaced. Communal storage areas should preferably be roofed with appropriate clearance for hinged bin lids.

Aberdeen City Council provides communal storage bins for a charge. For further details contact the Waste Team
Email wasteaware@aberdeencity.gov.uk
Tel: 08456 08 09 19

There should also be space in private or shared gardens for home composting (see below).

One issue which developers may wish to explore with our Waste Team (wasteawareaberdeen@aberdeencity.gov.uk) is that of underground storage and/or design of above ground storage for communal properties. We will look at this in more detail in respect of its costs, possible take up in future and practical issues of how to service underground bins effectively. Such an approach may be more practical for larger developments of over 50 flats to provide for the installation of underground bins. It would free up more space for the development compared to bin compounds as compensation.

Composting is a good option for the treatment and recycling of garden and other organic waste. Home composting areas should be designed into all new housing developments and compost bins provided. However, they must be carefully designed as part of the garden and not merely placed in a convenient area which may be inappropriate.

A 2m x1m area should be provided with a suitable sized composter and adequate drainage considered. Normally a 330 litre compost bin is adequate for most small to medium sized gardens but different sizes are available. Compost bins and green cones (which are used to digest food waste) can be supplied by Aberdeen City Council for a charge. Alternatively, householders can purchase a range of subsidised bins from Zero Waste Scotland website <http://wasteawareScotland.org.uk/>.

Commercial developments vary in activity and scale. However, they will be expected to recycle waste and so multiple storage containers are likely to be required. The minimum size of storage area for a small shop is 2m x 1m. This is a minimum area and size will vary significantly due to the size and type of business. Larger retail and commercial developments should as a minimum allow for three separate containers for refuse, paper and card and other recyclables. As with residential properties, areas of hard standing at storage and collection points are required and dropped kerbs along routes where waste is moved in wheeled containers. Where premises are accessible to the public, safe pedestrian access must be provided even where collection is from the public footway.

Post 2012/3, we will convert all recycling points, including those in supermarket car parks to mixed recycling bins. We could potentially add facilities for other materials such as batteries and small waste electrical and electronic equipment (WEEE). Retail outlets that sell electrical goods should provide front of store battery recycling facilities and where practical, back-of-store facilities for WEEE take back.

Commercial properties do not have to use Aberdeen City Council to uplift and dispose of their waste. If they request the service, charges are levied for the provision of appropriate bins and for collection and disposal. For any information on business waste, including costs, or to arrange meetings and discuss waste management practices, contact the Council's Waste Aware Team on 08456 080919 or email wasteawareaberdeen@aberdeencity.gov.uk.

Contacts

For general information on **household, recycling and commercial waste** visit http://www.aberdeencity.gov.uk/Rubbish/wwwa/rub_waste_aware_aberdeencity.gov.uk

Email wasteawareaberdeen@aberdeencity.gov.uk
Tel: 08456 08 09 19

For information on **composting** visit http://www.aberdeencity.gov.uk/Rubbish/wwwa/household_waste/rub_home_composting.asp

For general information on **Building Standards**, contact

Building Standards Team
Enterprise, Planning and Infrastructure
Aberdeen City Council
8th Floor St Nicholas House
Broad Street
Aberdeen
AB10 1BW
Phone: 01224 523470
Fax: 01224 636181
Email: pi@aberdeencity.gov.uk

If you need advice or information on making a **planning application** contact

Application Support Team
Enterprise, Planning and Infrastructure
Aberdeen City Council
8th Floor St Nicholas House
Broad Street
Aberdeen
AB10 1BW
Phone: 01224 523470
Fax: 01224 636181
Email: pi@aberdeencity.gov.uk

External contacts

Advice on **composting and purchasing subsidised compost bins** is available from the Waste Aware Scotland Website
<http://wasteawarescotland.org.uk/>

Other **general information and guidance on waste** can be found on the Scottish Environment Protection Agency website <http://www.sepa.org.uk/>

Equality and Human Rights Impact Assessment - the Form

Eight steps to an equality and human rights impact
assessment



There are separate guidance notes to accompany this form – “Equality and Human Rights Impact Assessment – the Guide.” Please use these guidance notes as you complete this form.

STEP 1: Identify essential information (To complete this section please use the notes on page 8 of the guide to the Equality and Human Rights Impact Assessment.)

1. Name of function, policy or procedure

Aberdeen Local Development Plan – Proposed Plan

2. Is this function, policy or procedure New Reviewed

3. Officers completing this form

Name	Designation	Service	Directorate
Louise MacSween	Planning Trainee	Planning and Sustainable Development	Enterprise Planning and Infrastructure

4. Date of Impact Assessment

5. Lead council service(s) involved in the delivery of this function, policy, procedure

Planning and Sustainable Development

6. Who else is involved in the delivery of this function, policy or procedure? (for example other Council services or partner agencies)
(if none go to question 8)

7. How have they been involved in the equality and human rights impact assessment process?

STEP 2: Outline the aims of the function, policy or procedure (To complete this section please use the notes on pages 9 -10 of the guide to the Equality and Human Rights Impact Assessment.)

8. What are the main aims of the function, policy or procedure? Please list

The Proposed Plan is a major step in the preparation of the Aberdeen Local Development Plan which, once adopted, will replace the current Aberdeen Local Plan (2008). The existing Local Plan makes provision for new development over a short time period and while many of its aims and policies remain sound, it now needs to be updated. The Local Development Plan will deal with the period up to 2023 and with some of the larger land allocations up to 2030.

The Proposed Plan also sets out our vision for the future development of Aberdeen to 2023 and the planning policies and proposals which will help us achieve our aims. In doing this we have looked at Aberdeen's role within a Scottish context, as set out in the Scottish Government's National Planning Framework, and we have addressed the city's contribution to the future development needs of the north east as required by the Aberdeen City and Shire Structure Plan which was approved in August 2009.

9. Who are the main beneficiaries of the function, policy or procedure? Please list

Residents and businesses in Aberdeen, including stakeholders who have been involved in the preparation of the Aberdeen Local Development Plan – the development industry, key agencies, citizens and other Council services.

10. Is the function, policy or procedure intended to increase equality of opportunity by permitting positive action or action to redress disadvantage?

Yes

No

Give details

The document provides people with the opportunity to contribute to the preparation of a plan that will reshape and further develop Aberdeen (including priority regeneration areas) to address the needs and demands of its citizens, taking account of accessibility to services. As part of the modernisation of the planning system in Scotland, public consultation plays a vital role in the preparation of development plans, meaning that people's involvement can make a real difference to the content of the plan.

The publication of the Proposed Plan presents policy and zoning decisions that have been proposed following thorough public consultation. This will demonstrate to people that their participation was valuable to the process, and reinforces that people have a right to be involved in the planning process.

11. What impact will the function, policy or procedure have on promoting good relations and wider community cohesion?

The document invites people to participate by submitting representations, regardless of who they are, or where they live. It also presents ways to meet the diverse needs of all communities.

STEP 3: Gather and consider evidence (To complete this section please use the notes on pages 11 - 12 of the guide to the equality and human rights impact assessment)

12. What evidence is there to identify any potential positive or negative impacts?

Evidence	Details
<p>Consultation</p>	<p>The Local Development Plan team has consulted widely on the Local Development Plan. At the first stage, known as the Development Options, the team organised 5 events across the City inviting developers to display details of their Development Options sites to the public in an open informal format.</p> <p>A similar series of events were held across the City for the next stage of consultation known as the Main Issues Report, where the Local Development Plan Team set out their preferred options and some reasonable alternatives for the land use strategy and policies issues affecting the City. As well as this the Local Development Plan team made a presentation to those in attendance to provide more details on the Local Development Plan preparation process and focus groups were formed and facilitated by officers from the Local Development Plan team.</p> <p>These events were advertised the events to the public in a number of ways including Press and Journal articles before the events, posters in the local libraries, information on the Council website and displayed in City Centre advertising pillars. Community Councils and Key Agencies were invited to the events by letter. We also consulted the Community Councils before these meetings to discuss the consultation strategy and ask for any other suggestions regarding consultation.</p> <p>All meetings were very successful with many interesting comments and issues raised by the public regarding the Development Options, preferred and alternative policy options and the open evening process. A report was prepared for each stage of consultation and these can be found at www.aberdeencity.gov.uk/localdevelopmentplan.</p> <p>This report includes all the comments that we received from all the open events.</p> <p>This is a summary of the most relevant comments received.</p>

- Need for affordable housing
- Free school bus transport to help ease traffic
- Schools need to be fit for purpose
- Adequate provision for Gypsies/Travellers
- Promote regeneration and brownfield development
- Pressures on school capacities
- Current lack of community facilities
- Sources of future employment

As well as the meetings organised with members of the public the Local Development Plan team attended a number of other meetings such as the:

- Youth Council
- Civic Forum
- Land Use Forum
- Equalities Action Network

This is a summary of the most relevant comments received.

- Housing for the homeless
- Eligibility of housing for local people – perception that some housing is developed solely for asylum seekers.
- Improvements to streetscape for the interest of disability groups

Other priorities included:

- Better provision for Gypsy / Travellers
- More affordable family housing
- Planning for schools and hospitals
- Environmental issues such as heating

As well as the meetings, individuals, Community Councils, developers and agencies were encouraged to submit representations on the Main Issues Report to help inform preparation of the Proposed Aberdeen Local Development Plan. All representations can be found at

www.aberdeencity.gov.uk/localdevelopmentplan.

The Proposed Local Development Plan will be subject to a statutory consultation period extended to 12 weeks. We will also carry out neighbour notification for certain proposals.

Research

A SEA has been carried out to identify any significant environmental effects arising from the settlement strategy and planning policies. A summary of the findings is given below.

	<p>Strategy</p> <p>Significant impact on air and water quality arising from developments. 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. There would be significant positive impacts on Material assets, Population and Human Health.</p> <p>Policy</p> <p>Generally policies will have a positive or neutral impact on air, water, soil, biodiversity, climatic factors, cultural heritage, landscape, material assets, population and human health. Some policies such as those related to waste and minerals will have a negative impact on soil, air and climatic factors.</p> <p>Analysis of socio-economic and demographic change and preparation of topic papers on a range of policy subjects such as: housing, retail, design and economic development.</p> <p>An Housing Need and Demand Assessment has been completed and shows the following results:</p> <ul style="list-style-type: none"> ▪ Need for more sheltered housing support ▪ Need for specialist and adapted properties for people with physical disabilities ▪ Need for more accommodation support for people with learning disabilities and people with mental health or substance misuse issues ▪ Need for family housing in the city ▪ Significant need for Gypsy/ Traveller sites ▪ Significant need for student accommodation ▪ Need for larger homeless units for lone parents ▪ Need for emergency access accommodation for women <p>The Local Development Plan will need to support other Council strategies which will themselves impact on equality target groups.</p>
<p>Officer knowledge and experience (including feedback from frontline staff)</p>	<p>A Local Development Plan working group (with officers from several Council services) has been set up and this group was consulted throughout the preparation of the Proposed Aberdeen Local Development Plan. A number of other staff were</p>

	consulted on specific issues both individually and through group meetings. Key Agencies were also involved in the preparation of the plan, offering specialist knowledge and experience.
Equality monitoring data	<p>We used an equalities monitoring form at the development options workshops. The results are presented here:</p> <p>Not everyone that attended the workshops filled out a monitoring form. Many just came to look at the proposals and none were under any obligation to fill out forms. Of those attendants who did submit forms, 33 were male and 21 were female. 4 people considered themselves disabled. In terms of Race / Ethnicity, 37 declared themselves Scottish, 8 British, 7 English and 2 Gypsy/ Travellers.</p>
User feedback (including complaints)	The Aberdeen Local Development Plan – Proposed Plan will be subject to statutory consultation periods during which we will run consultation events and publicise widely to encourage wider participation. Also see above on consultation.
Other	N/A

STEP 4: Assess likely impacts on equality strands (To complete this section please use the notes on pages 13 –14 of the guide to the Equality and Human Rights Impact Assessment)

13. Which, if any, equality target groups and others could be affected by this function policy or procedure? Place the symbol in the relevant box.

Equality Target Group	Positive Impact(+)	Neutral Impact (0)	Negative Impact(-)
Race*		√	
Disability	√		
Gender **		√	
LGB***		√	
Belief	√		
Younger	√		
Older	√		
Others		√	

* Race include Gypsies/Travellers

** Gender includes Transgender

*** LGB: Lesbian, Gay and Bisexual

14. From the groups you have highlighted above, what positive and negative impacts do you think the function, policy or procedure might have?

Detail the impacts and describe the groups affected.

Positive impacts (describe groups affected)	Negative Impacts (describe groups affected)
<p>The publication of the Aberdeen Local Development Plan – Proposed Plan is an invitation for all groups to engage with planning issues within Aberdeen. Once we publish the Plan we will arrange consultation to ensure that the comments we receive are representative and to reach out to groups that are sometimes hard to reach, and those that have not yet been represented in our consultation events.</p> <p>Our assessment of sites and policy issues has been informed by research into established and predicted needs. Some of this research, such as the Housing Need and Demand Assessment which has provided the evidence base for setting the level of affordable housing expected in new developments. The Proposed Plan ensures that new</p>	

developments contain local facilities and services wherever possible and are not car dependent, but prioritise walking, cycling and public transport.	
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STEP 5: Apply the three key assessment tests for compliance assurance (To complete this section please use the notes on pages 15 – 17 of the guide to the Equality and Human Rights Impact Assessment.)

15. Does this policy/procedure have the potential to interfere with an individual’s rights as set out in the Human Rights Act 1998? State which rights might be affected by ticking the appropriate box(es) and how. **If you answer “no”, go to question 19.**

<input type="checkbox"/> Article 3 – Right not to be subjected to torture, inhumane or degrading treatment or punishment <input type="checkbox"/> Article 6 – Right to a fair and public hearing <input type="checkbox"/> Article 8 – Right to respect for private and family life, home and correspondence <input type="checkbox"/> Article 10 – freedom of expression <input type="checkbox"/> Other article not listed above How?

Legality

16. Where there is a potential negative impact is there a legal basis in the relevant domestic law?

--

Legitimate aim

17. Is the aim of the policy a legitimate aim being served in terms of the relevant equality legislation or the Human Rights Act?

--

Proportionality

18. Is the impact of the policy proportionate to the legitimate aim being pursued? Is it the minimum necessary interference to achieve the legitimate aim?

--

STEP 6: Monitor and review (To complete this section please use the notes on page 18 of the guide to the Equality and Human Rights Impact Assessment).

19. How will you monitor the implementation of the function, policy or procedure? (For example, customer satisfaction questionnaires)

After the Proposed Plan is agreed by Council the public will be invited to make representations on the plan.

20. How will the results be used to develop the function policy or procedure?

The purpose of the publication of the Aberdeen Local Development Plan Proposed Plan is to enable interested individuals and groups to make representations on the spatial strategy and policy issues affecting the future of the City. Any representations submitted to the Council will be summarised, and a Council response will be prepared. This will be sent on to Scottish Ministers who will appoint an independent person (often called a Reporter) to examine the Proposed Plan, in particular any unresolved representations. The Reporter will then ask the Council to supply him or her with the summary of unresolved issues, copies of unresolved representations and any other supporting documents or productions. The Reporter will decide whether a Public Examination will be required and what form it will take. Most issues are expected to be handled without the need for further information, but where additional evidence is requested, this will normally be in written form. Where a face-to-face meeting is required, this will normally take the form of a discussion with questions led by the Reporter (this is often called a hearing). Only in exceptional circumstances will a formal inquiry be necessary to test information through cross –examination.

21. When is the function, policy or procedure due for review?

The publication of the Aberdeen Local Development Plan – Proposed Plan is a key step in the preparation of the Local Development Plan, which is due for adoption in 2012. An EHRIA will be undertaken at other key steps in the preparation, such as the resubmission of the Development Plan Scheme in March 2011 and publication of the Aberdeen Local Development Plan in 2012.

STEP 7: Report results and summary of EHRIA to the public (To complete this section please use the notes on page 19 of the guide to the Equality and Human Rights Impact Assessment).

22. Where will you publish the results of the Equality and Human Rights Impact Assessment?

Please indicate as follows by ticking the appropriate box(es).

Summary of EHRIA will be published in committee report under section “Equality Impact Assessment”

Full EHRIA will be attached to the committee report as an appendix

Summary of EHRIA to be published on council website within relevant service pages

Other, please state where:

Full EHRIA will be available on the Council website along with the Proposed Plan.

23. Please summarise the results of the Equality and Human Rights Impact Assessment and give an overview of whether the policy, procedure or function will meet the Council’s responsibilities in relation to equality and human rights. This summary needs to include any practical actions you intend to take / have taken to reduce, justify or remove any adverse negative impacts.

The document provides people with the opportunity to contribute to the preparation of a plan that will reshape Aberdeen to address the needs and demands of its citizens. It has been informed by a thorough review of relevant legislation, policies and strategies.


There are likely to be positive impacts across a number of the equality target groups resulting from the Local Development Plan for example, access to services, affordable housing and higher quality of living.

We will aim to continue consultation with all equality groups in the next stages of the plan.


STEP 8 SIGN OFF (To complete this section please use the notes on page 20 of the guide to the Equality and Human Rights Impact Assessment)

The final stage of the EHRIA is to formally sign off the document as being a complete, rigorous and robust assessment.

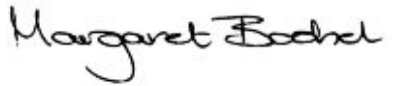
Person completing the impact assessment

Name	Date	Signature
Louise MacSween	05/07/2010	

Quality check: document has been checked by

Name	Date	Signature
Scott Dalgarno	16/07/2010	

Head of Service (Sign-off)

Name	Date	Signature
Margaret Bochel	16/07/2010	

Now –

Please send a copy of your completed EHRIA form together with the Policy/Strategy/Procedure to:

Head of Service
Community Planning and Regeneration,
Strategic Leadership
Aberdeen City Council
St. Nicholas House
Broad Street
Aberdeen
AB10 1GZ

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No.	Risk Category	Risk Description Threat to achievement of business objective	Causes/Scope	Potential Consequences of Risk	Risk Control Measures	Are Controls operating effectively? (yes/no/partial)	Assessment of Residual Risk (likelihood x impact) (1 low likelihood/impact 5 high likelihood/impact)	Action now proposed	Critical Success factors (RIS) Milestones achieved
1	Delay of decision by Council on Proposed Plan	Lack of Member agreement on spatial strategy and/or policies.	Pressure to amend policies and/or prepare supplementary guidance to release housing sites. Planning applications submitted for sites not in accordance with the Development Plan with consequential resource and reputation impact in terms of appeals.	Worked with Members throughout the preparation of the Plan to keep them informed of issues.	Y/N/P Y	2	Progress to public engagement on Proposed Plan as quickly as possible following Council approval.	Proposed Plan out for public engagement in September.	
2	The LDP not complying with the Aberdeen City and Shire Structure Plan.	Members could disagree with the LDP strategy or policies and make a decision which means that the LDP is not in compliance with the Structure Plan.	LDP is legally required to be compliant with the Structure Plan and it is likely that the plan could not be adopted if any issues of non-compliance are included.	Worked with Members throughout the preparation of the Structure Plan to keep them informed of how we intend to meet the Structure Plan targets and objectives. Officers have worked in close partnership with Strategic Development Plan Team in preparing the Local Development Plan to ensure compliance.	P	5	Take the Proposed Plan to Committee in its current state.	Proposed Plan is approved for consultation and any recommended changes do not conflict with the Structure Plan objectives and targets.	
3	Potential for large volume of new respondents resulting from Neighbour Notification on Proposed Plan.	Neighbour notifications will be sent to all properties within a certain distance of all new land use proposals contained in the Proposed Plan. This may give rise to an unknown number of new respondents submitting views on the Proposed Plan.	Time and resource implications for dealing with queries from residents / businesses with knock-on effect for the time to submit comments. Neighbour notifications will clearly inform the receiver on the development proposal(s) which may affect them, and how they can make comments on these proposals and the Proposed Plan as a whole.	Consultation period for the Proposed Plan has been extended from 6 weeks to 12 weeks to give people sufficient time to submit comments. Neighbour notifications will clearly inform the receiver on the development proposal(s) which may affect them, and how they can make comments on these proposals and the Proposed Plan as a whole.	P	3	Progress to public engagement on Proposed Plan as quickly as possible following Council approval. Advice note will be prepared to provide clear guidance on the Proposed Plan.	The quantity, scope and nature of representations received on the Proposed Plan and the ability to manage public response on the basis of resources available.	
4	Examination in Public process	The duration of a Public Examination will depend on the number of outstanding issues the Reporter wishes to cover. Also, having assessed any outstanding issues, the Reporter may assess that a number of the points raised change the overall content of the plan in relation to settlement strategy and policy issues.	The duration of the Public Examination and time taken to make any changes to the plan may cause delays to its adoption with consequential impacts.	Officers have taken account of all representations submitted so far in preparing the Local Development Plan. This would hopefully address the majority of issues raised through representations, thereby minimising the number of unresolved representations at the Examination stage.	Y	3	Officers will assess all representations submitted on the Proposed Plan and will consider what changes are required before the finalised Proposed Plan is sent to Scottish Ministers and then subject to Examination.	The quantity, scope and nature of representations received on the Proposed Plan. Timely adoption of the Local Development Plan.	
5	Legal challenges	Possibility of legal challenge if respondents do not feel that amendments made to the Plan - either following the Proposed Plan consultation and/or inquiry process - sufficiently addresses their concerns, or that their views were not satisfactorily examined. Supplementary Guidance in particular may be subject to scrutiny given that the Examination will not cover the content of these.	Possibility of the imposition of unforeseen changes to the overall settlement strategy or policies in the Plan. Subsequent delays possible to the adoption of the Plan and deliverability of sites, with consequential impacts (as stated above).	The Plan aims to provide a clear guide on the overall strategy and policies affecting the City, including the issues covered in more detail in Supplementary Guidance. Officers have taken account of all representations submitted so far and have fulfilled all the requirements set by government legislation and guidance.	Y	4	Advice note will be prepared to provide clear guidance on the process of preparing the Proposed Plan. Any amendments proposed following comments made on the Proposed Plan may address some people's concerns.	Timely adoption of the Local Development Plan.	
6	Slower than anticipated rate of delivery of housing and employment land.	Economic downturn imposing restrictions on developers' ability to deliver the full scale of development identified in the Structure Plan.	Lack of housing and inward investment to meet objectives and targets of the Structure Plan to grow the City region.	All sites submitted for consideration at the Development Options stage were assessed for their suitability and viability in accommodating future development. The sites identified in the Proposed Plan have been subject to public consultation through the Main Issues Report consultation and all stakeholders, including key agencies. This has helped to confirm that sites identified are viable locations for development.	P	2	If the development industry is unable to deliver the Structure Plan requirements or the requirements for housing are not as forecast then the preferred LDP strategy would also support a slower rate of growth, with projections over a longer time period. However, if demand is in line with projections or above, there is a need to have a range of sites available to allow the market to respond effectively. The Structure Plan makes it clear in paragraph 4.17 that we cannot expect all the new houses allocated to be built within the relevant plan period.	Monitor delivery of development through the Housing Land Audit and Employment Land Audit.	
7	Inability to deliver essential infrastructure	Restrictions on the availability of funding for development industry (and Council) to deliver supporting infrastructure.	Development industry could make the case for lower contributions. Pressure to minimise the range of infrastructure requirements identified. Infrastructure required for the scale of development not delivered in full.	Officers have made every effort to ensure that infrastructure requirements are proportionate, and are required to directly mitigate the impact of that development.	Y	3	Progress to public engagement on Proposed Plan as quickly as possible following Council approval. Engagement with development industry. Explore the use of new/alternative funding mechanisms, such as TIF.	Recognition of infrastructure requirements in masterplans and planning applications.	
8	Delay to the delivery of the Aberdeen Western Peripheral Route	Legal challenges to AWPR process.	Delays in the delivery of sites, which may be dependent on the AWPR being in place to support the scale of development proposed. Possibility of increased congestion should development go ahead prior to the implementation of the AWPR.	Identify sites which could come forward for development in advance of the AWPR. Identify impact of development without AWPR in place.	P	4	Engagement with Transport Scotland and other key agencies to identify work required to assess the risks identified.	Output of work identified.	

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Aberdeen Local Development Plan - Proposed Plan: Changes since Main Issues Report

Bridge of Don

We suggest that the phasing for the additional employment land at Murcar be placed in a later phase. This is because we have brought forward employment land at the Rowett to the first phase (see below). Placing Murcar in a later phase to compensate for this brings the Local Development Plan more into line with Structure Plan phasing requirements. There remains 68ha of undeveloped business and industrial land at Murcar and 14ha of specialist employment land at Findlay Farm which is already zoned, but which has yet to be developed.

A site at Denmore Road, which is currently used as playing fields and car parking, was promoted by developers as a potential retail site. Part of this site is, however, now being considered as a possible location for a local recycling centre to replace the one in Scotstown Road. The playing fields would be retained and improved car parking provided. Another site, currently zoned for business and industry at the north end of Denmore Road, has established use rights for retail use.

North Danestone and Middleton Park

The recent consultation on a future masterplan for the Grandholm/Whitestripes area will give us more detailed information on the capacity and form of development on this site.

Dyce and Bucksburn

The phasing of the employment land at the Rowett has been moved forward into the 2007-2016 allocation to reflect the fact that the existing zoning would potentially allow for the site to be redeveloped in the near future.

We also allow for an expansion of the nursing home at Brimmondhill as part of the wider development in this area.

We think that the area identified at Greenferns Landward can accommodate an additional 500 homes. These are added to the final phase of development from 2023-30.

Clinterty

No changes proposed.

Kingswells and Greenferns

The Council approved new pupil capacity figures for schools in February 2010. This has meant that capacity at Kingswells Primary School has been reduced and would no longer accommodate the level of development we initially outlined in the Main Issues Report. The revised figures would only accommodate an additional 183 homes and as such the 170 (120 at Kingswells D and 50 at Kingswells C) homes at the south of Kingswells are proposed to remain but the 400 homes at Gillahill would be removed and the phasing moved at Countesswells to meet the structure plan requirements.

A small site to the east of Westhill has been added to the list of employment land allocations. East Arnhall (site reference 3/03) adjoins the Aberdeen City boundary and an area of employment land designated through the Proposed Aberdeenshire Local Development Plan. This site is considered to form a suitable extension to the allocated land within Aberdeenshire, however, the site will only be developed as an integral part of the overall employment land to the west.

Countesswells

As discussed above we would move 250 units from the Housing 2017 – 2023 phase to the Housing 2007-2016 phase to meet the removal of this number at Gillahill, Kingswells. The overall level of development would not change and we still anticipate the site to deliver the 3,000 homes anticipated in the Main Issues Report.

A small area of employment land has been included at East Arnhall beside the city boundary near Westhill. This could be incorporated into a larger employment allocation which has been identified in the Aberdeenshire Local Development Plan immediately beside the site in Aberdeenshire.

Deeside

As at Kingswells, a reduction in the capacity at Cults Primary School has affected the preferred option for development in the Main Issues Report. There is no longer capacity for pupils from 185 homes at Friarsfield North in the Housing 2017 – 2023 phase and this will be reduced to 50 homes. It is considered that this smaller scale of additional development can be accommodated within the existing site boundaries at Friarsfield (which is a large site) so no boundary adjustments are proposed in this area. The reduction in numbers will be compensated by an increase in the allocation at Loirston/Cove (see below).

We think that the small site at Culter House Road can accommodate two extra houses, making more efficient use of the site.

The recent planning permission for a new care home on green belt north of Airyhall House has caused us to reconsider the orientation of development at 9/31 Craighton Road. We would still wish to retain the 20 house allocation there but feel it should now be located in the infill site that has been created between the care home and Airyhall, rather than along a line north of Airyhall Road as shown in the Main Issues Report. A more defensible green belt boundary could be created along the western tree-lined edge of the care home. This would better maintain the separate identity between Cults and Airyhall, preventing their coalescence, and would bring the development closer to public transport routes on Airyhall Road.

Loirston and Cove

Work undertaken by the developer to prepare a masterplan for this site has suggested that a higher number than 1,500 homes can be accommodated on this site. As we are keen to ensure the most efficient use of land and encourage a critical mass of development to develop local facilities on this

site, we envisage increasing the Housing 2017 – 2023 phase from 250 homes to 400 homes. This also ensures that we meet the structure plan requirements in this second phase.

We have also supported a small change at the northern boundary of the existing Aberdeen Gateway to provide additional employment land (1.95ha) which would allow a compensatory green buffer to be provided at 13/04 Charlestown and provide a landscaped edge to the residential parts of Cove.

Brownfield Sites

The Bush, Peterculter has been removed due to concerns about the loss of the roads depot and the fact that there is no pressure to redevelop the site for housing.

Scottish Water submit that Cults Pumping Station should be converted to housing. This would make good use of a redundant building close to the facilities in Cults village centre and will be added to the list of brownfield sites.

Policy Topics

City Centre and Retailing

The need for a clear plan and development framework which set out a vision for the City Centre and demonstrates the policies and principles for delivering improvements has been strongly emphasised during consultation. The Local Development Plan responds to this by setting out, in tandem with a City Centre Development Framework, policies and guidelines which recognise the key role the City Centre plays in the commercial, economic, social, civic and cultural life of Aberdeen and the wider north east. The Framework will be presented as Supplementary Guidance along with the Proposed Plan. Retailing policies continue to support the City Centre as the first choice location for major new developments. The role of local centres are also protected. Other retail proposals will be assessed using a sequential approach to site selection as promoted by national policies. This favours existing centres ahead of out-of-town locations. Masterplans for new housing areas will include local shopping provision. No strategic need has been identified for new out-of-town centres.

In our response to issues raised through consultation on the Main Issues Report we suggested that primary and secondary shopping frontage areas would be identified in the Proposed Plan. The purpose of this is to promote preferred areas where retailing should be retained, encouraged and enhanced as the main activity (primary frontages), and areas where higher proportions of other uses may be encouraged which complement retailing and thereby enhance vitality and viability (secondary frontages). The Proposed Plan will do this but not by using the terms 'primary' and 'secondary' frontages. Changes of use in Union Street will be assessed against the Union Street Frontages Guidelines while proposals in the remainder of the core retailing are will be assessed against criteria set out in a City Centre Business Zone policy.

Waste

We have identified sites for recycling centres at Grove Nursery (in line with the decision of the Housing and Environment Committee of 13 April 2010) and maintain a site in the Greenferns Masterplan. We would also suggest identifying a site on Denmore Road to replace the facility at Scotstown Road. Altens East and Doonies remains a favoured site for waste facilities, including the Materials Recycling Facility which is essential for the implementation of the Aberdeen Waste Strategy.

Economic Development

Savills have requested that policy BI68 of the Aberdeen Local Plan relating to Business and Industrial Land is amended to allow hotel use. They have two sites on allocated land at Dyce Drive. This would help to support businesses in the area and in this instance, the airport. A change in the policy allows such a use where it can be shown to support business uses. It would also make policy BI68 consistent with Policy SE69 Specialist Employment Areas which already makes this provision. Provision is made for this in the new policies BI1 (Business and Industrial Land), and BI2 (Specialist Employment Areas) which will replace the current local Plan policies.

Aberdeen Local Development Plan - Proposed Plan: Publicity and Consultation

There have been substantial opportunities for individuals, community groups, community councils, developers, landowners, key agencies and business interests to submit views on what should be included in the new Aberdeen Local Development Plan. We initially offered an open invitation, in late 2008-early 2009 for ideas about where new development should go. These 'development options' were discussed with local people at a series of eight consultation events in early summer 2009, five organised by the City Council and three by community councils. These meetings gave people an opportunity to make comments on the possible sites. We then assessed all the options against a number of factors, such as accessibility, environmental sensitivities and the capacity of roads and schools. We also took account of comments received before forming an opinion on which sites might be desirable.

A Main Issues Report was then published in autumn 2009 which suggested options for meeting the identified future housing and employment land needs of the city and explored options for other land use planning policies. We held ten consultation events about the Main Issues Report in different neighbourhoods and over 600 people attended. Almost 1,000 people, businesses and/or other organisations sent in comments. These were analysed and responded to as we moved on to prepare the Proposed Plan.

As the Proposed Plan now contains the planning authority's settled view as to what the final adopted content of the Local Development Plan should be, there would be no purpose in holding consultation events similar in form to those held at the Main Issues Report stage. We are no longer at the stage of **consulting** people about what should be in the Plan as the Council will have taken a decision on that. At this stage, therefore, our focus has to be on **informing** people of its content, and **advising** them of the process for making representations and the next steps in the process.

Legal Requirements

When the Proposed Plan is published, planning legislation requires us to do the following:-

- publish a notice in one or more local newspapers explaining that the document has been produced and stating where and when it may be viewed. The notice must give a brief description of the content and purpose of the document; provide details of how further information may be obtained; and contain a statement that representations may be made, and describing how, to whom and by when they should be made.
- this information must also be sent to key agencies (e.g. Scottish Water, Scottish Natural Heritage, Scottish Environment Protection Agency, Scottish Enterprise, Historic Scotland, Transport Scotland, NESTRANS, NHS Grampian), Aberdeenshire Council, Aberdeen City and Shire Strategic Development Authority), and community councils.
- make copies of the Proposed Plan available to inspect at our offices and in public libraries and publish it on the internet.

- send a copy of the Proposed Plan to each key agency.
- consult the key agencies and Scottish Ministers.
- notify anyone who commented on the Main Issues Report.
- notify the owners, lessees or occupiers of sites and the owners, lessees or occupiers of neighbouring sites which the proposed plan specifically proposes to be developed and which would have a significant effect on the use and amenity of the site.
- allow at least six weeks for representations to be made.

Participation Statement Requirements

We will do all of this, but will additionally do the following, as agreed in our participation statement which was approved by the EPI Committee in February 2010:-

- email a newsletter about the Proposed Plan to agencies, developers and those who have expressed an interest in the Local Development Plan.
- inform community groups and other stakeholders
- make a presentation to the Land Use Forum and invite other Forums to this meeting.
- send the Proposed Plan to, or inform, a broad list of groups and agencies as set out in the list in Table 1 below.

Additional Measures

In addition, we propose:-

- allowing 12 weeks for representations to be made, rather than the 6 weeks minimum, to allow people adequate time to consider and respond to the Plan.
- publishing an advice note, explaining the procedures involved in making representations and setting out the next steps in the process
- holding a meeting with community council representatives to explain what's in the Proposed Plan and the process for making representations.

Staffed Exhibitions

Although we do not recommend holding any public meetings or workshop groups we propose organising a series of staffed exhibitions at eight venues across the city. These would provide an opportunity for people to drop-in and view the content of the Proposed Plan. Planning officers would be present to answer questions and explain the next stages in the process. Advice would also be offered on how to make representations. These staffed exhibitions would be held on one day at each venue from 4-7pm.

Dates and venues have still to be arranged but the proposed locations are:-

Bridge of Don

Bucksburn

Northfield

Mastrick/Sheddocksley

Kingswells

Cults or Milltimber

Loirston/Cove
Airyhall
City Centre

Stakeholder Groups

Aberdeen & Grampian Chamber of Commerce	Grampian Primary Care NHS Trust
Aberdeen Airports Ltd.	Health and Safety Executive
Aberdeen City and Shire Strategic Development	Historic Scotland
Planning Authority	Homes for Scotland
Aberdeen City Centre Manager	National Grid
Aberdeen City Heritage Trust	National Grid Property Ltd
Aberdeen Civic Society	NESTRANS
Aberdeen College & Gallowgate Library	Network Rail
Aberdeen Council of Voluntary Organisations	NHS Grampian
Aberdeen Harbour Board	North East Scotland Joint Public Sector Group
Aberdeen Renewables Energy Group	North East Scotland Waste Strategy Group
Aberdeen Solicitors and Property Centre	Regional Ecumenical Team
Aberdeen Trades Council	RICS North East Branch
Aberdeenshire Council	Robert Gordon University
Aberdeenshire Council	Rowett Research Institute
ACSEF	Royal Town Planning Institute (Scotland)
Association of Builders & Developers	RSPB
BAA Scotland	Scottish Agricultural College
Bridge of Don Partnership	Scottish Ambulance Service
BT Notice Handling Centre	Scottish and Southern Hydro Electric
Centrica	Scottish Enterprise Grampian
Civil Aviation Authority	Scottish Gas plc.
Federation of Small Businesses	Scottish Government Housing Investment Team
Forestry Authority	Scottish Hydro Electric plc.
Forestry Commission Scotland	Scottish Natural Heritage (Grampian)
Freight Transport Association	Scottish Water
Friends of the Earth	Scottish Wildlife Trust
Grampian Fire Brigade	SEPA
Grampian Forum of Voluntary Organisations	SportScotland
Grampian Police	Transport Scotland
	University of Aberdeen

Community Councils

Ashley and Broomhill	George Street
Braeside and Mannofield	Kincorth/ Leggart
Bridge of Don	Kingswells
Buckburn and Newhills	Mastrick and Sheddocksley
Cove and Altens	Nigg
Craigiebuckler/ Seafield Culter	Northfield
Cults, Bielside and Milltimber	Old Aberdeen

Dyce and Stoneywood
Froghall
Garthdee

Challenge Forums

Leading the City
Community Engagement
Locality Planning
Health and Social Care
Homes
Land Use
Environment
Transport and Communications
Prosperity and Jobs
Image
Lifelong Learning
Arts, Heritage and Sport
Equality Action Network

Queens Cross and Harlaw
Rosemount and Mile End
Tillydrone

Torry

Communities of Interest Forums

Ethnic Minority Forum
Aberdeen Women's Alliance
Youth Action Committee
Disability Action Group
Lesbian, Gay Bisexual and
Transgender Forum
Aberdeen Senior Citizens Forum
Community Regeneration Forum
Gypsy Traveller Community

Appendix 5 Supplementary Guidance

Part 1 – Adopted Supplementary Guidance and Masterplans

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)
- Broadford Works, Maberly Street, Design Brief (2001)
- [Cattofield Depot, Cattofield Place, Kittybrewster](#), Planning Brief (2005)
- City Centre Development Framework (2010)
- Cove 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](#), Development Framework (2010)
- [Hillhead Campus, Don Street, Old Aberdeen](#), Planning Brief (2003)
- Kingswells Development Framework (2008)
- [Mugiemoss Road, Bucksburn](#), Planning Brief (2007)
- [Murcar Development Framework](#) (2008)
- [Oakbank, Midstocket Road](#), Design Brief (1999)
- [Pinewood/Hazledene, Countesswells Road](#), Planning Brief (2004)
- [Rowett Development Framework](#) (2008)
- Robert Gordon University Campus Garthdee (2009)
- Urquhart Road (105-107) (2010)

Existing Supplementary Guidance is listed below.

- City Centre Development Framework (to follow)
- Conversion of steadings
- Dormer windows and roof extensions
- Drainage Impact Assessments
- Dwelling extension in Aberdeen City
- Dwelling extension in Cove
- Erection of Dwelling House Extensions Forward of the Building Line
- Landscape Strategy Part 2 – Landscape Guidelines
- Shopfront Security
- Splitting of residential curtilages
- Tall and Large Buildings (to follow)
- Union Street Frontages

Part 2 – New or Amended Supplementary Guidelines

- 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
- Gypsy and Traveller sites
- Harmony of Uses –
 - Amusement Centres and Arcades
 - Hot Food Take Aways
 - Living/Working Above or Below the Business
 - Location of Licensed Premises in the City Centre
 - Residential Developments in the City Centre
 - Street Cafes
- Infrastructure and Developer Contributions Manual
- Low and Zero Carbon Buildings
- Protecting Trees and Woodlands
- Stonecleaning
- Temporary Buildings Guide
- Transport & Accessibility
- Waste Management Requirements in New Development

Technical Appendices

During the production of the Local Development plan a large amount of background information has been used to inform the plan. Some of the background information has been produced as assessments for the plan or have been produced as a part of the local development plan.

The technical appendices and supporting documents used are detailed in the table below. This table also contains a summary of how the appendix has been used to inform the plan and at what stage in the process.

Appendix	Description of appendix and its use in the process
Development options assessment report 2010	Developers and landowners were invited to submit proposals for future development. An assessment against set criteria was undertaken.
New Development options assessments	During the consultation on the Main Issues Report 19 new development options were submitted. An assessment of each of these new options was undertaken to allow a judgement to be reached on whether the site should or should not be included in the Local Development Plan.
Responses to comments	Consultation on the Main Issues Report for the emerging Aberdeen Local Development Plan took place over an eight week period from 16th October to 11th December 2009. 1,000 written submissions about the content of this document were received. The feedback from these meetings and the written responses we received during the consultation period was reviewed responses prepared for agreement to publish by the committee. These comments have guided the development of the proposed Local Development Plan.
A guide to the LDP Transport Framework 2010	The Transport Framework aims to ensure that development proposed in the LDP can help to deliver the objectives of the National, Regional and Local Transport Strategies. It has assisted in identifying the most sustainable and accessible locations for development and alongside other criteria used in the site assessment process, has provided evidence to support decisions over site selection. The Transport Framework has also helped to identify the transport infrastructure required to support future development and, in turn, contribute to the calculation of developer contributions.
Landscape Strategy part 1	The landscape Strategy has been used during the assessment of the development options, to guide assessments of the impact of development on the landscape.
Greenbelt Review	Given the requirements for significant Greenfield housing releases a Greenbelt Review has been

	undertaken. This has used the findings from the development options assessment report and the consultation on the development options to guide the boundaries for the Greenbelt.
Open Space Audit 2009	An open space audit is an assessment of how much open space exists, how it is distributed and how accessible it is to the communities around it. An open space audit also measures the quality of open spaces. The Open Space Audit has influenced policies on open space, and green space network.
Strategic Environmental Assessment	Environmental Assessment (Scotland) Act 2005 requires all plans programmes and strategies to undertake a strategic environmental assessment. The Environmental Report has assessed the impact of all the elements of the plan on environmental indicators. The assessment has identified significant impacts on the environment as a result of the plan, and outlines the mitigation measures to reduce the impacts. This has fed back into the policies and proposals contained in the Local Development Plan, and is an important stage in the process.
School Roll Forecasts 2010	Aberdeen City Council produces annual School Roll Forecasts. These have been used in the development of the spatial strategy and the infrastructure requirements for education provision.
Aberdeen and Aberdeenshire Retail Study 2004	This study was completed in 2004. The objectives of the study were to: assess the retail capacity, need and demand for new retail development within the Aberdeen City Region to 2011; assess the qualitative and quantitative characteristics of retail centres throughout the study area; benchmarking of Aberdeen City Centre and other retail centres; and to inform future local plan policies. This study has been used to guide policy and land allocations for the Local Development Plan.
Housing Need and Demand Assessment 2010	The Scottish Government requires that development plans are informed by Housing Need and Demand assessments. The Housing Need and Demand Assessment has been produced by both Aberdeen City and Aberdeenshire Council working in partnership with stakeholders to provide an evidence base that can be used to inform policy discussions and decisions. The core outputs of the assessment are to provide an estimate of total future households, estimate of household groups with specific housing requirements, e.g. families, older people, minority ethnic groups, etc., estimate of total households in housing need, estimate of future households requiring market housing and estimate of future households requiring market housing. This

	assessment has been used to judge the scale of allocations for housing that need to be made. It outlines what the level of housing need is likely to be in order policies on affordable housing to be developed. It also provides evidence on specific housing requirements and the mix of housing that may be in demand during the period of the local development plan.
Housing Land Audit 2007	The Structure Plan base year was 2007 and the housing allowances have been made in addition to those sites identified as effective in the 2007 housing land audit. Therefore, this document was used to identify which sites will count towards meeting the housing allowances in the local development plan.
Brownfield Urban Capacity Study 2010	This is an assessment of the potential of the main urban area of Aberdeen to absorb further housing development. It will help us to identify brownfield sites which will meet the structure plan requirements for the period up to 2016. The focus of this study is on previously developed land and the conversion of buildings within the settlement boundaries in Aberdeen. Trends have been examined to see if there have been any changes in the provision of greenfield and brownfield housing. Although this in itself cannot be used to predict future development rates, it does give an indication of Aberdeen's development over the last 26 years.
Equalities and Human Rights Impact Assessment	This is an assessment of the potential equalities and human impacts that the Plan could have on the citizens of Aberdeen. It helps us to explain the measure the Council do throughout the Local Development Plan process to minimise these impacts on the community.

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SEA ENVIRONMENTAL REPORT

PART 1

To	<u>Sea.gateway@scotland.gsi.gov.uk</u> Or SEA Gateway Scottish Executive Area 1 H (Bridge) Victoria quay Edinburgh EH
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PART 2

An SEA Environmental Report is attached for the plan entitled

Proposed Aberdeen Local Development

The Responsible Authority is:

Aberdeen City Council

SEA ENVIRONMENTAL REPORT

PART 4

Contact Name	Andrew Brownrigg
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PART 5

Signature

Abrownrigg

Date

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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 Proposed Aberdeen Local Development Plan and Proposed Supplementary Guidance being published in 2010.

2 The Context of the Strategy

We have used the Main Issues Report and the Proposed Plan 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 Proposed Plan we have set out how we will allocate land for housing and employment over two phases in line with Aberdeen City and Shire Structure Plan 2009. The Proposed Plan contains 57 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 Local Development Plan 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 Strategic Environmental Assessment 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 Proposed Aberdeen Local Development Plan effects 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 effect 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 effects 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 effects 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 effects 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.
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 effects 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.

7 How to Comment on the Report

If you would like to express your views on this environmental report, please send your comments to

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Planning and Infrastructure
Enterprise Planning and Infrastructure
Aberdeen City Council
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The consultation period runs from September 2010 to December 2010.

Environmental Report

1 Introduction

The purpose of this Strategic Environmental Assessment Environmental Report is to address all the effects that the Proposed Aberdeen Local Development Plan will have on the environment. The report has been written under the Environmental Assessment (Scotland) Act 2005.

The process of Strategic Environmental Assessment for the Aberdeen Local Development Plan has involved more steps during the Environmental Report stage. 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 a Proposed Aberdeen Local Development Plan has been prepared. This Environmental Report has been produced to inform the content of the Proposed Aberdeen Local Development Plan and has been published for consultation alongside this document. This Environmental Report has been amended to follow the format of the Proposed Aberdeen Local Development Plan 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 Proposed Aberdeen Local Development Plan only presents the preferred option.

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 objectives of the PPS	To set the framework for the development of land in Aberdeen City
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3 Description of Local Development Plan Content

The Local Development Plan 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 Strategic Environmental Assessment has influenced their content is detailed.

1. Vision

The vision for the Proposed Aberdeen Local Development Plan 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 Strategic Environmental Assessment 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 Proposed Aberdeen Local Development Plan. 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 Proposed Aberdeen Local Development Plan 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			
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 Proposed Aberdeen Local Development Plan 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 8.c, and contained the assessment of these sites. The Proposed Aberdeen Local Development Plan 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 Proposed Aberdeen Local Development Plan.

In addition to the brownfield sites listed in Appendix 8.c, brownfield sites that have been granted planning consent have been listed and identified as development opportunities. Development of some of these sites 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 8.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 Nursery	28	-	-	-
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	3,080	1,200	740	5,020
Kingswells and Greenferns	1,670	350	400	2,420
Countesswells	2,150	850	0	3,000
Deeside	635	100	0	733
Loirston and Cove	1,250	400	0	1,650
Total	11,995	5,000	3,440	20,435
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	60			60
Countesswells (including 1ha at East Arnhall)	11			11
Deeside	5			5
Loirston and Cove	11		24	34.5
Total	128		69.5	197.5
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 8.d and the alternatives are listed in Appendix 8.f.

Delivering mixed use communities

The Proposed Aberdeen Local Development Plan 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 Proposed Aberdeen Local Development Plan

There is a list of opportunities contained in Appendix 1 of the Proposed Aberdeen Local Development Plan 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 statut 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 Proposed Aberdeen Local Development Plan. 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	Infrastructure Delivery and Developer Contributions	I1	Infrastructure Delivery and Developer Contributions	Yes
			The alternative to this approach would be to continue with the statut quo and to make the assessment of infrastructure required on an ad-hoc basis.	No
2	Transport and accessibility	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	Design	D1	Architecture and Placemaking	Yes
		D2	Design and Amenity	Yes
		D3	Layout Siting and Design of Development	Yes
		D4	Aberdeen's Granite Heritage	Yes
		D5	Listed Buildings and Conservation Areas	Yes
		D6	Historic Gardens and Designed Landscapes	Yes
		D7	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	Business and Industrial Land	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	Housing	H1	Residential Areas	Yes
		H2	Density	Yes
		H3	Housing Mix	Yes
		4.5	Continue with the status quo on density by not providing guidance	No
		H4	Mixed Use Areas	Yes
		H5	Affordable Housing	Yes
		H6	Gypsy and Traveller Sites	Yes
		H7	Gypsy and Traveller Requirements for new Residential Development	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	Retailing	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
			Retail Proposals	

8	Open Space and 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) and Special Protection Areas (SPAs) designated under the terms of the Conservation Regulations 1994
 - 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 (DWS's)
- 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 8.n: Baseline data, targets and trends summarises the data collected and its source. Maps are shown in section 11.

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
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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 8.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 SSSI's • Pressure on European Protected Species (bats, badgers and otter) 	The Local Development Plan should protect biodiversity through minimising the impact on protected and non protected designations.
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</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 arisings 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>
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 SSSI's 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>
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 	<p>The Local Development Plan should protect and where appropriate enhance the historical environment. It should manage the conflict between modern requirements and historic buildings.</p>
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 	<p>The Local Development Plan should promote the development requirements of the structure plan</p>

5. Strategic Environmental Assessment

5.1 Alternatives/Options

As part of the consultation and background work on the Proposed Aberdeen Local Development Plan, 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 Proposed Aberdeen Local Development Plan is likely to have significant effect on them.

5.3 Assessment of Environmental Effects and Mitigation Measures

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 allocations made as per the format discussed in section 3 of this report. The following sections explain the assessment process for these sites and how decisions about the inclusions of sites has been made.

Brownfield Assessment

The principle of brownfield development is supported by the Proposed Aberdeen Local Development Plan, and the strategy of the Proposed Aberdeen Local Development Plan is to continue to deliver brownfield developments. Therefore, a large number of brownfield sites have been identified in the Proposed Aberdeen Local Development Plan and a summary of the assessments of these sites is contained in Appendix 8.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 Proposed Aberdeen Local Development Plan. 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 Strategic Environmental Assessment all sites are viewed as suitable to accommodate development, and would contribute towards sustainable development. No sites have been rejected and 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 8.d. These sites 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 8.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. These sites have a more significant negative impact on 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 8.f.

Masterplan Sites Assessment

The Proposed Aberdeen Local Development Plan 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 8.g.

Land Use Policy Assessment

The Proposed Aberdeen Local Development Plan 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 Proposed Aberdeen Local Development Plan. 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 Strategic Environmental Assessment 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 Proposed Aberdeen Local Development Plan. Appendix 8.i and Appendix 8.j contain an assessment of the alternatives and the original Aberdeen Local Plan Policies, which were also treated as alternatives.

Cumulative Effect Assessment

Appendix 8.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 Proposed Aberdeen Local Development Plan and includes all the sites assessed in Appendix 8.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 8.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 8.f. The cumulative assessment of the policies has been drawn from the assessment of the Proposed Aberdeen Local Development Plan 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 effects 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 effects on population, human health and material assets.

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 effects 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 8.d that require masterplans to be produced. The assessment of these sites and the policies, which have been assessed in Appendix 8.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 Proposed Aberdeen Local Development Plan where appropriate, and the Proposed Aberdeen Local Development Plan will need to take account of these mitigations measures during the implementation of the Plan.

Table 5.1: Summary of the Assessments and 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. 	<p>Mitigation Measures</p> <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 effect on air quality will require to comply with 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. 	<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. 	<p>Mitigation Measures</p> <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. Policy 11 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. 	<p>Through the development management and EIA process.</p> <p>During the Habitats Regulation Assessment</p>	<p>LDP Team, Development Management, developers</p>

Issues	Effects	Mitigation Measures	When should mitigation be considered?	Who is responsible for mitigation?
<p>So</p>	<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. 	<p>Mitigation Measures</p> <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. 	<p>Through the development management and EIA process.</p>	<p>LDP Team, Development Management, developers Environmental Health</p>

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 waterbodies is likely to have long-term irreversible negative effects on biodiversity. • Developments in close proximity to natural heritage designations and trees and woodlands have the potential to cause long term negative effects on biodiversity as a result of the loss of habitats. • Policies included in the Proposed Plan that have the potential to enhance natural heritage within new development areas through habitat creation. 	<p>Mitigation Measures</p> <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 effect 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. 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. 	<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 effects 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 that 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 effects 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 effect on climate. Protecting trees and woodlands through policy will prevent soil disturbance and reduce the likelihood of flooding. 	<p>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.</p> <ul style="list-style-type: none"> 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 wader 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 effects. 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. 	<p>Mitigation Measures</p> <ul style="list-style-type: none"> Policies D1 Architecture and Placemaking, D4 Aberdeen's Granite Heritage, D5 Listed Buildings and Conservation Areas, D6 Historic Gardens and Designed Landscapes, 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. 	Through the development management and EIA process. Masterplanning.	LDP Team, Development Management, developers

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 effects 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. 	<p>Through the development management and EIA process.</p> <p>Landscape assessments and Masterplanning of sites.</p>	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, H3 Housing Mix, H5 Affordable Housing I1 Infrastructure Delivery have been included to ensure that the positive effect 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, housing associations to support the scheme. 	<p>Through masterplanning of sites to incorporate assets in new developments.</p> <p>Provide support for sites that have the potential to create employment.</p>	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, housing associations to support the scheme. Also an appropriate mix of housing in line with the local housing strategy should be promoted. Policy H3 requires a mix of housing types and sizes to be provided, which will meet the needs of future population. 	<p>Use masterplanning of sites to achieve an appropriate mix of house types and tenures</p>	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, 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 effects in bringing social justice and health if they are in safe environments. 	<p>Mitigation Measures</p> <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 effect on air quality will require to comply with 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>When should mitigation be considered?</p> <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>Who is responsible for mitigation?</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 Proposed Aberdeen Local Development Plan.

Table 5.2: Monitoring Plan

Effects	What sort of information is required? (Indicators)	Where can the information be obtained?	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 can the information be obtained?	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 can the information be obtained?	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	Increase in carbon footprint Increase in car use and energy consumption in new developments	Carbon footprint North east Scotland Global Reduction Footprint Report Carbon management plan monitoring report Monitoring of new development emissions Local Transport Strategy Monitoring of modal shift in transport modes		When planning applications are being approved contrary to Policies When transport monitoring shows increases in congestion and a modal shift is not occurring, i.e. use of the car is increasing.	LDP Team, Building Standards and Development Management, Transportation	Annually	Review of supplementary guidance and if mixed use developments are achieving desired outcomes
Human Health	Reduced access to open spaces Number of people suffering from air borne diseases as a result of NO2 and PM10, e.g. asthma.	Open space strategy NHS Grampian		When there is a substantial increase or high incidence of people suffering from air borne diseases. If open space audit indicates negative impacts on access to open space	LDP Team, NHS	Annually	Review land allocations and supplementary guidance on greenspace networks and open space. For air quality actions as per effects on Air
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 can the information be obtained?	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 Impact on Archaeological remains on Greenfield sites Reduced numbers of historic buildings registered as 'at risk'	Monitoring of planning applications Archaeology – number of excavations and remains found on sites Scottish Civic Trust Buildings at risk register for Scotland		When the plan is reviewed When there is an increase in Archaeological remains being discovered When the number of buildings on the 'at risk' register remains static or increases	LDP Team Scottish Civic Trust and LDP Team, Archaeology and developers	Annually Annually	Review Policies and allocations in ALDP Review of prepare supplementary guidance and revise land allocations
Cultural Heritage							
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 Habitats Regulation Assessment

6.1 Introduction

In October 2005, the European Court of Justice ruled that land use-plans should be subject to a Habitats Regulation Assessment 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) - the only European site within the Aberdeen City boundary. This report concludes that, subject to the existing safeguards in the Plan and additional safeguards identified here, the ALDP will have no adverse affect on the integrity of the European sites within the authority boundary.

6.2 Approach Adopted for the Assessment

The aim of the Assessment is to assess the likely impacts of the ALDP against the conservation objectives of the River Dee 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 site's 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. 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 (See Appendix 9.g). For the 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 rest of the process follows the guidance in the Scottish Executive (2006) *Assessing Development Plans in terms of the Need for Appropriate Assessment: Interim Guidance*. Edinburgh: Scottish Executive.

6.3 The Geographical Scope of the Plan

The ALDP covers the whole of the area of Aberdeen City Council. The plan sets out a spatial strategy for Aberdeen City and includes policies and proposals covering various issues including housing, transport, economic development, heritage and natural environment.

6.4 European Sites That May Be Affected

The ALDP affects only one European site within the Aberdeen City Council boundary, and this is the River Dee SAC. It extends beyond the boundaries of Aberdeen City into Aberdeenshire.

6.5 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 6.1 below.

Table 6.1: Qualifying Interests and Conservation Objectives

Site	Qualifying features/interests	Conservation objectives
River Dee (SAC)	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

6.6 Plans and Project Likely to Affect the Site

In assessing how the qualifying interests of the site are affected, 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.

6.7 Aims and Objectives of the ALDP

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.

6.8 Plans and Projects Considered “In Combination” with the Plan

The Habitats Directive article 6(3) requires consideration of the implications of the Plan 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 Aberdeen Local Development Plan – have a significant effect on the River Dee 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 9.a to Appendix 9.e
- 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

6.9 Key Implications of These Plans for the River Dee SAC

The key implications of the plans in section 8 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.

The implementation of the ALDP has the potential to impact on the qualifying features of River Dee SAC as shown in Table 6.2: Potential impacts on the Qualifying Interests below. The magnitude, duration, and location implications of these effects will be assessed in the next stage of this report. The assessment of how these Policies, strategies, objectives, were scoped in is contained in Appendix 9.g.

Table 6.2: Potential impacts on the Qualifying Interests

Policies, strategies, objectives,	Water Abstraction	Water Quality	Habitat Loss:	Climate Change Effects	Disturbance	Summary
	E.g. <i>Required by:</i> additional housing and new industry. <i>Causes of changes in:</i> water levels; flow or velocity; salinity; loss of freshwater flows over mudflats	E.g. <i>From</i> additional housing, new industry and surface water runoff etc. <i>Causes of change in:</i> discharge rates, chemistry, eutrophication; toxicity; thermal; turbidity	E.g. <i>From</i> changes in sediments budget from dredging, aggregate removal and coastal defence and river engineering works Reduce actual area available to support protected populations	E.g. Coastal Squeeze, sea level rise, increasing temperature, increased storminess. Possible Impacts Include increase in flooding, loss of flood plain, need for new /improved coastal and flood defence works	E.g. <i>From</i> additional housing, higher intensity housing with little Greenspace, loss of existing Greenspace, loss of wildlife corridors, changes in recreational use (e.g. water based).	
LR1 Land Release	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	<i>Water Abstraction</i> <i>Water Quality</i> <i>Habitat Loss</i> <i>Disturbance</i> <i>Climate change</i>
LR2 Delivery of Mixed Use Communities	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	<i>Water Abstraction</i> <i>Water Quality</i> <i>Habitat Loss</i> <i>Disturbance</i> <i>Climate change</i>
I1 Infrastructure Delivery	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	<i>Water Quality</i> <i>Habitat</i> <i>Disturbance</i> <i>Water abstraction</i>
C1 City Centre Development C2 City Centre Business Zone	Water abstraction to support additional development	Water quality affected through run-off from constructional and infrastructural works; release of sediments and hazardous materials.				<i>Water Abstraction</i> <i>Water Quality</i>

Policies, strategies, objectives,	Water Abstraction	Water Quality	Habitat Loss:	Climate Change Effects	Disturbance	Summary
RT1 Sequential Approach and Retail Impact RT2 Out of Centre Proposals RT3 Town, District and Neighbourhood Centres RT5 Retail Development Serving New Development	Water abstraction to support additional development	Water quality affected through run-off from constructional works.	Loss of Habitat through morphological alterations, habitat modifications, habitat fragmentation, loss of bank side habitat			Water Quality Water abstraction Habitat loss
H1 Residential Areas	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. Development will increase density and development may have a greater impact on habitat areas.	Water Abstraction Water Quality Habitat Loss Disturbance Climate change
H2 Density	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	Water Abstraction Water Quality Habitat Loss Disturbance Climate change
H4 Mixed Use Areas	Water abstraction to support additional development	Water quality affected through run-off from constructional and infrastructural works; release of sediments and hazardous materials.				Water Abstraction Water Quality
H5 Affordable Housing	Water abstraction to support additional development Increased in water demand, creating conditions of low	Water quality affected through run-off from constructional works, diffuse and point pollution from land management and	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	Water Abstraction Water Quality Habitat Loss Disturbance Climate change

Policies, strategies, objectives,	Water Abstraction	Water Quality	Habitat Loss:	Climate Change Effects	Disturbance	Summary
	water flow	development. Water quality affected through pollution from improper waste disposal				Water Quality
H6 Gypsy and Traveller Caravan Sites H7 Gypsy and Traveller Requirements for New Residential Development						
CF1 Existing Community Sites and Facilities CF2 New Community Facilities	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	Water Quality Habitat Loss of Disturbance Water abstraction
R1 Minerals		Water quality affected through soil erosion from site	Potential impacts on supporting habitats		Potential disturbance to species and supporting habitats	Water Quality Habitat loss Disturbance
R2 Degraded and Contaminated Land	Possible depending on type of redevelopment	Water quality affected through accidental contaminant release in water run-off			Dependent on type of restoration or redevelopment	Water Quality Water abstraction Disturbance
R3 New Waste Management Facilities R4 Sites For New Waste Management Facilities	There is the possibility that energy generation from waste plants may use water	Water quality affected through pollution from waste treatment facilities				Water Quality Water abstraction
R5 Energy From Waste	There is the possibility that energy generation from waste plants may use water	Water quality affected through pollution from waste treatment facilities				Water Quality Water abstraction
R6 Waste Management Requirements For New Development		Water quality affected through leakage of improperly stored waste				Water Quality
R7 Low and Zero Carbon Buildings						

Policies, strategies, objectives,	Water Abstraction	Water Quality	Habitat Loss:	Climate Change Effects	Disturbance	Summary
R8 Renewable and Low Carbon Energy Developments	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	<i>Water Quality Loss</i> <i>Water abstraction</i> <i>Habitat Disturbance</i>
NE9 Access and Informal Recreation		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.	<i>Water Quality Disturbance</i> <i>Habitat loss</i>
NE6 Flooding and Drainage NE7 Coastal Planning		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.	<i>Water Quality Loss</i> <i>Coastal Squeeze</i> <i>Habitat Disturbance</i>
T1 Land for Transport		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.	<i>Water Quality Disturbance</i>
D3 Layout Siting and Design of Development		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.	<i>Water Quality Disturbance</i>

Policies, strategies, objectives,	Water Abstraction	Water Quality	Habitat Loss:	Climate Change Effects	Disturbance	Summary
T3 Managing the Transport Impact of Development		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	<i>Water Quality</i> <i>Disturbance</i> <i>Habitat loss</i>
B11 Business and Industrial Land B12 Specialist Employment Area B13 West End Office Area B15 Pipelines and Major Accident Hazards	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,			<i>Water Quality</i> <i>Habitat</i> <i>Water abstraction</i> <i>Loss of</i>
B14 Aberdeen Airport and Aberdeen Harbour	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	<i>Water Quality</i> <i>Habitat</i> <i>Water abstraction</i> <i>Disturbance</i> <i>Loss of</i>
Developments within 2 kms of the bank of River Dee (3,005houses) See Appendix 9.a	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	<i>Water abstraction</i> <i>Water quality</i> <i>Habitat loss</i> <i>Disturbance</i> <i>Climate change</i>
Land Allocation on Greenfield Land – 20,435 homes	Water abstraction to support additional development.	Water quality affected through run-off from constructional works.	Loss of habitat from bankside clearance and land take	No Potential for future requirements for flood defences and subsequent impacts on floodplain	Disturbance to qualifying features from constructional activities	<i>Water abstraction</i> <i>Water quality</i> <i>Habitat loss</i> <i>Disturbance</i> <i>Climate change</i>
Land Allocation on Brownfield Land –	Water abstraction to support additional	Water quality affected through run-off from	Loss of habitat from bankside clearance	No Potential for future requirements for flood	Disturbance to qualifying features	<i>Water abstraction</i> <i>Water quality</i>

Policies, strategies, objectives,	Water Abstraction	Water Quality	Habitat Loss:	Climate Change Effects	Disturbance	Summary
between 5,895 and 9,494 homes	development if some of the proposed developments are outside regeneration areas or if new developments exceed demolished proportion.	constructional works.	land and take	defences and subsequent impacts on floodplain	from constructional activities	<i>Habitat loss</i> <i>Disturbance</i> <i>Climate change</i>
Masterplanning of sites listed in.	Water abstraction to support additional development.	Water quality affected through run-off from constructional works.	Loss of habitat from bankside clearance and land take	No Potential for future requirements for flood defences and subsequent impacts on floodplain	Disturbance to qualifying features from constructional activities	<i>Water abstraction</i> <i>Water quality</i> <i>Habitat loss</i> <i>Disturbance</i> <i>Climate change</i>
Summary of Effects on River Dee SAC						
			<i>Water Abstraction</i> <i>Water Quality</i> <i>Habitat Loss</i> <i>Disturbance Coastal Squeeze</i>			

6.10 Likely Sig. 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 6.3 below summarises these effects.

Table 6.3: Likely significant effects of the plan in combination with other plans and projects

Qualifying features of the River Dee SAC	Key environmental conditions to support site integrity/ Sensitivities	Trends	Possible impacts arising from other plans and projects	Possible impacts arising from other FALP	Any risk of Significant effects?
<ul style="list-style-type: none"> • Atlantic Salmon (Salmo salar) • Freshwater Pearl Mussel (Margarifera margarifera) • Otter (Lutra lutra) 	<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 avoid 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</p> <p>Threat from climate change</p> <p>Pressure from development on river abstraction, promotion of economic development putting pressure on biodiversity and resource use</p> <p>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>

6.11 Summary of Assessment of Likely Significant Effects

From the assessment made in Table 6.3 above, there is a risk that the significant effects identified may have an adverse effect on the integrity of the River Dee SAC for its qualifying features, either alone or in combination with other plans and projects.

6.12 Mitigation of Negative Effects on Site Integrity

Table 6.4 below shows the policies in ALDP included to avoid, reduce and minimise any negative effects on the qualifying interests of River Dee SAC, and to ensure that the site's integrity is not adversely affected.

Table 6.4: Mitigation Measures in the Plan

Effects	Policies	Are Risks of Adverse Effect on site integrity Removed?	Additional Measures Required	Are Risks of Adverse Effect on site integrity Removed?
Water Quality	NE5 Flooding and Drainage NE6 Coastal Planning Drainage Impact Assessment before development of more than 10 houses or over 100 square meter floor space Sustainable Urban Drainage Systems (SUDS) to be incorporated into all new developments	Yes to some extent	Subject new developments to Appropriate Assessment Subject new developments to Environmental Impact Assessment Install SUDS in all new developments Requires new development to be connected to the sewage system	Yes
Coastal Squeeze Disturbance Direct Habitat Loss	NE6 Coastal Planning NE2 Greenbelt NE1 Greenspace Network D6 Landscape NE8 Access and Informal Recreation NE3 Urban Greenspace Proposal NE4 Protecting Trees and Woodlands Preserves Greenspace and areas that protect wildlife and biodiversity Restricts development from encroaching on Greenspace Preserves landscape and woodland that protect wildlife and biodiversity Restricts development from encroaching on landscape and woodland	Yes	N/A	Yes
Water Quality lowering	NE7 Natural Heritage Gives full protection to River Dee SAC	Yes to some extent	Requires Appropriate Assessment for developments that are likely to have significant effect on Natura	Yes

<p>Water Abstraction lowering quantity of water</p> <p>Coastal Squeeze Disturbance</p> <p>Direct Habitat Loss</p>	<p>Prohibits developments that affects the integrity of River Dee SAC</p> <p>Requires EIA for projects that are likely to affects these sites</p>		<p>2000 sites</p> <p>The development should fully conform to the Dee Catchment Management Plan (DCMP) and River Basin Management Plan currently under preparation.</p> <p>Proposals for new water resources and strict standards for new –build and existing developments. Awareness raising through educational measures to support behavioural change.</p> <p>Strong building regulations with respect to water efficiency and leakage control with partner organisations and demand management</p> <p>Appropriate Assessment of water resource development</p> <p>Development should be subject to revision if the monitoring data shows a substantial decrease in water level under climate change scenarios that will have an adverse impact on the qualifying features of the River Dee SAC.</p>	
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6.13 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. These effects have been subject to an Habitats Regulation Assessment in view of the site’s conservation objectives and addressed through policies in the document as well as through additional measures. It is therefore concluded that the ALDP will not adversely affect the integrity of the River Dee SAC.

7 Next Steps

7.1 Proposed Consultation Timescale

Aberdeen City Council will ensure an early and effective consultation on the Local Development Plan and the accompanying environmental report. In this connection, the minimum consultation period Aberdeen City Council intends to specify under Section 16(1)(b) and notify under Section 16(2)(a)(iv) is eight(8) weeks.

7.2 Anticipated Milestone

Table 7.1 below shows the remaining steps needed for the SEA of Aberdeen Local Development Plan and how these steps would be carried out and described in the final environmental report.

Table 7.1: 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 Proposed Aberdeen Local Development Plan	
3 weeks	Collating views on the Consultation	
3 weeks	Take the appropriate action on the environmental report and the plan as the result of the consultations	
2 weeks	Finalise the environmental report	
2 weeks	Take post-adoption measures	

7.3 Summary and Analysis of Comments
Table 7.2: Analysis of Comments

Organisation	Issue	Concern/ Comments	How addressed in SEA Process	SEA Report page
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 the Assessments and Mitigation Measures
HS	Mitigation	Where negative effects 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 8.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 8.c Appendix 8.d Appendix 8.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 8.n
SEPA	Relevant aspects of the current state of the	Include information on the designated air quality management areas in the baseline data appendices.	Information has been included	Appendix 8.n

	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 8.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 effects 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 8.h		
SEPA	Assessment of main issues	It would seem that all waste proposals have been assessed as likely to have significant negative effects 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 8.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 were considered as main issues and are proposed to change as part of the review process.	A full assessment of all policies in the Proposed Plan has now been undertaken for this Environmental Report.	Appendix 8.h		
SEPA	Assessment of existing policies	Provide information as to which policies are to be changed in a minor way. And assess the changes the demonstrate whether the changes have significant effects.	A full assessment of all policies in the Proposed Plan has now been undertaken for this Environmental Report.	Appendix 8.h		
SEPA	Assessment of existing policies	We note that existing policy 21 has significant negative effects 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 effects, or mitigation for the effects to be clearly established.	The negative effects identified have been mitigated.	Table 5.1		
SEPA	Assessment of	Assessment for Area D has become confused with D1 labelled as	There are no preferred options	No change.		

	growth options and alternatives	the alternative option and no preferred option provided.	in area D and development in 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 8.c Appendix 8.d Appendix 8.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.	11. 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 8.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 as having impacts on air quality management areas	Appendix 8.c Appendix 8.d Appendix 8.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 8.c Appendix 8.d Appendix 8.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 Proposed Plan 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 8.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 that the watercourse not be culverted and be considered as integral feature of the site.	This has been considered and measures included in proposed mitigation.	Table 5.1
SEPA	Human Health	We note that only preferred allocation Countesswells Road, is assessed as having a significant negative effect 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 8.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 effect we would strongly encourage you to revise the proposal to remove that effect before it is included in the proposed plan.	Through the production of the Proposed Plan 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 8.c Appendix 8.d Appendix 8.f

8 Environmental Report Appendices

Appendix 8.a: Assessment of Strategic Options

SEA Topics	Air	Water	Soil	Biodiversity	Climatic factors	Cultural Heritage	Landscape	Material Asset	Population	Human health	Comment
Phasing options											
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.</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 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 8.b: Cumulative Assessment of Developments

SEA Topics	Air	Water	Soil	Biodiversity	Climatic factors	Cultural Heritage	Landscape	Material Asset	Population	Human health	Comment
Development Option 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 8.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 proving 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 8.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 Balgowrie 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: Stonewood, 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.

SEA Topics	Air	Water	Soil	Biodiversity	Climatic factors	Cultural Heritage	Landscape	Material Asset	Population	Human health	Comment
Development Option											
C2 Alternative Alternatives listed in Appendix 8.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.
D Alternative Alternatives listed in Appendix 8.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 housing land at Gillahill 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 8.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 8.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.

SEA Topics	Air	Water	Soil	Biodiversity	Climatic factors	Cultural Heritage	Landscape	Material Asset	Population	Human health	Comment
Development Option G2 Alternative Alternatives listed in Appendix 8.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 8.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.
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 effects 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 Collegde 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 8.c: Assessment of Brownfield Sites

SEA Topics		Comment									
Sites	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	
Brownfield General Assessment	+/-	-	+/-	0	-	+/-	+/-	+	+	+	<p>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 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 effects on population and material assets. Housing 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, 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 effects. 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.</p> <p>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 effects.</p>
1 Western Road	+/-	-	+/-	+/-	-	+/-	+/-	+	+	+	As per brownfield general assessment.
40. 140 Causewayend	+/-	-	+/-	0	-	+/-	+/-	+	+	+	As per brownfield general assessment. This site is within a conservation area and without careful consideration could impact negatively on cultural heritage.
393-396 Great Western Road	+/-	-	+/-	0	-	+/-	+/-	+	+	+	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 effects.
41 Nelson Street	+/-	-	+/-	+/-	-	+/-	+/-	+	+	+	As per brownfield general assessment.
82-88 Middlefield Place	+/-	-	+/-	0	-	+/-	+/-	+	+	+	As per brownfield general assessment.

SEA Topics	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Sites											
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 effects 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 effects.
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 effects. 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 effects. 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 effects.
54 Park Road	+/-	-	+/-	0	-	+/-	+/-	+	+	+	As per brownfield general assessment.
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.

SEA Topics	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Sites											
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	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Sites											
Braeside Infant School	+/-	-	+/-	0	-	+/-	+/-	+	+	+	As per brownfield general assessment. In addition redevelopment in Tillydrone will support regeneration in the area having positive effects 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 effects. 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.

SEA Topics		Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Sites												
Craighill Primary School	+/-	-	+/-	0	-	+/-	+/-	+/-	+	+	+	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.
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 Bainagask 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.

SEA Topics		Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment	
Sites													
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.
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.

SEA Topics	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Sites											
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 Bucksburn House	+/-	-	+/-	-	-	+/-	+/-	+	+	+	As per brownfield general assessment. In addition this site could potentially accommodate a large number of houses and or 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, development may impact negatively on habitats.
Linksfield Academy	+/-	-	+/-	0	-	+/-	+/-	+	+	+	As per brownfield general assessment.
Mains of Dyce	+/-	-	+/-	0	-	+/-	+/-	+	+	+	As per brownfield general assessment.
Manor Walk	+/-	-	+/-	0	-	+/-	+/-	+	+	+/-	As per brownfield general assessment. Potential contamination on part of the site related to Gas manufacture & distribution, therefore mixed impact on soil. Part of the site includes an area of open space and if not replaced will impact negatively on human health.
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.

SEA Topics		Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Sites												
Farburn Terrace	+/-	-	+/-	0	-	+/-	+/-	+/-	+	+	+	As per brownfield general assessment. In addition Watercourse running through the site and significant area of flooding shown on flood map. Residential areas at risk of flooding downstream of site may be vulnerable to increase in 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.
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 effects 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 effects 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.

SEA Topics	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Sites											
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 effects 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 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.

SEA Topics	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Sites											
The Waterfront, Torry	+/-	-	+/-	0	-	+/-	+/-	+	+	+	As per brownfield general assessment.
Water Lane Granary	+/-	-	+/-	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 side 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 section of this table and the assessment of master plan policies in Appendix 8.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 8.d: Assessment of Preferred Sites

SEA Topics		Comment									
Sites	Air	Water	Soil	Biodiversity	Climatic factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	
	General Greenfield Assessment	-	-	-	-	-	+/-	-	+	+	
OP25 Dubford	-	-	+/-	-	-	+/-	-	+	+	+	<p>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 8.g.</p>
OP25 Dubford Brickworks, Bridge of Don	-	-	+/-	-	-	+/-	-	+	+	+	<p>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 affect on the 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 8.g.</p>

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 8.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 A90 but opportunity to improve balance of affordable housing. 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 8.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. 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 8.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 8.g.
OP26 Craibstone North and Walton Farm	+	+	-	+	--	+/-	-	++	++	++	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 8.g.
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 8.g.

SEA Topics	Air	Water	Soil	Biodiversity	Climatic factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Sites											
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 8.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. A masterplan would be required for this site, see the masterplan section of this table and the assessment of master plan policies in Appendix 8.g.
OP31 Greenfems 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 8.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 8.g.
OP45 Greenfems Strategic Land Reserve	-	-	-	-	-	+/-	-	++	++	++	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 8.g.
OP42 Kingswells Community Expansion (Part of)	-	-	-	-	-	+/-	-	+	+	+	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 8.g.
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 8.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 8.g.

SEA Topics	Air	Water	Soil	Biodiversity	Climatic factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Sites											
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 8.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. 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 8.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 8.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 8.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 8.g.
OP58 Land at Countesswells	-	+	-	-	+/-	+/-	+/-	++	++	++	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 8.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 8.g.
OP62 Land at 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. A masterplan would be required for this site, see the masterplan section of this table and the assessment of master plan policies in Appendix 8.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 8.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.
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 Land at Craighton Road, Pitfodels	-	-	-	-	-	+/-	-	+	+	+	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 8.g.
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 8.g.
OP77 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 8.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 8.g.
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 8.g.

SEA Topics	Air	Water	Soil	Biodiversity	Climatic factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Sites											
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 8.g.
8/02 Aberdeen Beach South	-	-	-	-	-	+/-	-	++	+	-/+	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.

Key: + positive, - negative, 0 = neutral =? = uncertain

Appendix 8.e: Other Opportunity Sites Identified

SEA Topics	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Policy Options	-	-	-	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 effect on material assets and population as it will bring further commercial development to the city which will help provide more jobs in the city.
OP14 Argyll Road, Aberdeen Airport	-	-	-	0	-	0	0	+	+	0	The development of this site will lead to negative impacts 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 effect on material assets and population as it will provide housing that will attract people to the city.
OP35 Auchmill Golf Course, Greenferns	-	-	-	-	-	0	0	+	+	-	The development of this site will lead to negative impacts on air, water, soil, biodiversity, climatic factors and human health due to the size of the proposed development and its 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 effects 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 effect 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 effect 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 effect 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 effect on material assets and population as it will provide housing that will attract people to the city.

SEA Topics	Comment	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health
Policy Options											
OP1 Hill of Tramaud	<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>	-	-	+	+	+	+	+	0	+	(+)
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	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 effect on material assets and population as it will provide housing that will attract people to the city.	-	-	-	-	0	-	+	+	+	-
OP107 King Street/ Beach Esplanade (Mosque)	This development will have a negative impact 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. 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.	-	-	-	-	0	0	+	+	+	+/-
OP13 Land at Grandhome	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 effect on material assets and population as it will provide housing that will attract people to the city.	-	-	-	-	0	-	+	+	+	-
OP54 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	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.	-	-	-	-	0	-	+	+	0	0
OP57 Pinewood	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 its location on a Greenfield site. There will be no effect on cultural heritage. There will be positive impacts on material assets and population.	-	-	-	-	0	-	+	+	+	-

SEA Topics	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Policy Options	0	0	-	-	0	0	-	0	0	0	
OP68 Skene Road, Hazlehead	-	-	-	-	-	-	-	+	+	-	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 8.f: Assessment of Alternative Sites

SEA Topics		Comment										
Sites	Air	Water	Soil	Biodiversity	Climatic factors	Cultural Heritage	Landscape	Material Assets	Population	Human health		
General Alternative sites	+	+	+	+	+	++/-	-	++	++	++	The impacts of the alternatives are similar to those identified for the preferred greenfield sites. However, for 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. For each site the main reason differs, but has 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 Eilon Road	++	+	+	+	++	+/-	-	++	++	0	As per general greenfield assessment with the following exceptions. This site has been proposed for 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. 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 effect 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 Cropmarks". 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.	
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.	

SEA Topics	Air	Water	Soil	Biodiversity	Climatic factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Sites											
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 effect 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.
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 open space.
C - 1/17 Greenferns Landward	+	+	+	+	+/	++	++	++	++	++	As per Greenfield assessment, with the following exceptions. This 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 Preferred?	+	+	+	+	+/	+	+	+	+	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.
C - 1/12 Land at 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, 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 leaves 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 run through the western portion of the site. The consultation zones take up the majority of the site and only leaves 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.

SEA Topics	Air	Water	Soil	Biodiversity	Climatic factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Sites											
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.
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 are 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 effects 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 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 effects 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.

SEA Topics	Air	Water	Soil	Biodiversity	Climatic factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Sites											
G - 9/52 Baillieswells Road East	+/-	-	+	+	+	As per general greenfield assessment, with the following exceptions. Development may have negative effects 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.
G - 9/32 Netherton Lodge, Bieldside	+/-	..	+	+	+	As per general greenfield assessment, with the following exceptions. Development may have negative effects 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 obstruction to the surrounding landscape as it would appear sporadic and isolated from the built up area.
F - 9/38 Derrcleugh	+/-	..	+	+	+	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 effects 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 - 9/44 Mid Anguston, Peterculter	+/-	.	+	+	+	As per general greenfield assessment, with the following exceptions. Negative effect 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 effects on the River Dee Special Area of Conservation and biodiversity.
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 effects 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 effects on the River Dee Special Area of Conservation and biodiversity. Development may have negative effects 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. This is a very large proposal that would have significant impacts on. Development may have negative effects 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.

SEA Topics	Air	Water	Soil	Biodiversity	Climatic factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Sites											
G - 9/25 Land at West Craigton, Peterculter	+/-	--	+	+	+	+	As per general greenfield assessment, with the following exceptions. Development may have negative effects 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, Peterculteri	+/-	--	+	+	+	+	As per general greenfield assessment, with the following exceptions. Development may have negative effects 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 - 9/33 Site at Malcolm Road, Peterculteri	+/-	--	+	+	+	+	As per general greenfield assessment, with the following exceptions. This is a very large proposal that would have significant impacts on. Development may have negative effects 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 is visually prominent and may have significant impacts on landscape and cultural heritage.
G - 9/02 Peterculter North	.	.i	.	.i	+/-	--	++	++	++	++	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 effects 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, Peterculteri	+/-	--	+	+	+	+	As per general greenfield assessment, with the following exceptions. Development may have negative effects 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 - 9/43 Malcolm Road, Peterculteri	+/-	--	+	+	+	+	As per general greenfield assessment, with the following exceptions. Development may have negative effects 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.
G - 9/42 Malcolm Road Easti	+/-	--	+	+	+	+	As per general greenfield assessment, with the following exceptions. Development may have negative effects on the River Dee Special Area of Conservation and biodiversity. Site is predominantly covered by SNH Ancient Woodland zoning and development is likely to have a negative impact on biodiversity. This site is prominent in the landscape and development may have significant long term negative impacts on landscape.
G - 9/03 Kennerty Roadii	+/-	--	+	+	+	+	As per general greenfield assessment, with the following exceptions. Development may have negative effects 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.

SEA Topics	Air	Water	Soil	Biodiversity	Climatic factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Sites											
G - 9/15 Hill of Ardsbeck, 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 effects on the River Dee Special Area of Conservation and biodiversity. Whole site covered by DWS 56 Hill of Ardsbeck. 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 effects 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.
G - 9/48 Albyn School, Milltimber	+/-	--	+	+	+	As per general greenfield assessment, with the following exceptions. Development may have negative effects 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 effects 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. 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 would result in the loss of trees and impact on the surrounding landscape.

SEA Topics	Air	Water	Soil	Biodiversity	Climatic factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Sites											
G - 9/13 Pinelands, Murtle Den	+/-	-	+	+	+	As per general greenfield assessment, with the following exceptions. Development may have negative effects 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 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 effects 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 Dalimunzie	+/-	-	+	+	+	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 effect on landscape. There is also the potential for a negative effect on the built/cultural history of the site and a negative effect on woodlands. Development may have negative effects 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 effects 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 effects 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.
G - 9/08 Land at Deeside Golf Club	+/-	..	+	+	+	As per general greenfield assessment, with the following exceptions. Development may have negative effects 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 effects 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 effects 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 effects 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.

SEA Topics	Air	Water	Soil	Biodiversity	Climatic factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Sites											
9/19 Site at Craighton Road, Cults	-	-	-	---	---	+/-	-	+	+	+	As per general greenfield assessment, with the following exceptions. Development may have negative effects 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 effects 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 effects 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 effects on the River Dee Special Area of Conservation and biodiversity.
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 effects 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 Leggatt	-	-	-	-	-	+/-	-	++	++	++	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.

SEA Topics	Comment										
Sites	Air	Water	Soil	Biodiversity	Climatic factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	
11/02 Site at Ramsay Gardens	+/-	-	-/+	-/+	--	As per general greenfield assessment, with the following exceptions. There is the potential for a negative effect 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 effects 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 Bainagask 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 effects 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.
Key: + positive, - negative, 0 = neutral, ? = uncertain											

Appendix 8.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. Maidenraig											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 providing 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	An SEA has been undertaken as part of the Developer Options assessment. Ref: 2/18 (part)

Balgownie Centre (OP19)	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 affect in CO2 and waste production, and water abstraction.	0	+	+	-/0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cummings Park See map 12	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.	0	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Northfield See map13	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.	0	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Middlefield See map 14	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.	0	+	+	0	+	-/0	0	0	0	0	0	0	0	0	0	0	0
Granitehill	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.	+	0	+	0	0	0	0	+	+	0	0	0	0	0	0	0	0
Broadford Works	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.	+0	+	0	0	0/-	0	0	0	0	0	0	0	0	0	0	0	0
City Centre	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.	++	+	+	+	+	0	0	0	0	0	0	0	0	0	0	0	0
Woodside See map 14	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.	0	+	+	0	-/+	0	0	0	0	0	0	0	0	0	0	0	0
Foresterhill	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.	++	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Upper & Lower Hospitals, Berryden	Former hospital site, redevelopment for mix of uses, residential, office/business, community uses. Within conservation area, substantial granite buildings. Planning brief required.	+	+	+	+	+	0	0	0	0	0	0	0	0	0	0	0	0
Tillydrone See map 14	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.	0	+	+	0	-/+	0	0	0	0	0	0	0	0	0	0	0	0
The Beach, see Map 11.	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 and enhancement of open space.	+/0	+	+	-/0	0	0	0	0	0	0	0	0	0	0	0	0	0
Seaton See map 14	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.	0	+	+	0	-/+	0	0	0	0	0	0	0	0	0	0	0	0
Aberdeen Harbour / North and South Dee	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.	0	+	+	0	-/0	0	0	0	0	0	0	0	0	0	0	0	0

SEA Topics	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Policy Options											
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	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.
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 effect on a range of receptors. It would have a positive effect 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 effect on material assets, human health and the population.
City Centre											

SEA Topics	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Policy Options											
C1 City Centre Development – Regional Centre	-	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 effect 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 effect 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	This policy promotes the City Centre Business Zone as the preferred first choice for major retail developments. This policy will have a positive effect on material assets as it would promote the creation of more retail in the City Centre. The policy would also have a positive effect 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	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 effect 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 effect 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	This policy promotes retail, business and leisure development to be located according to the sequential approach. This policy will have a positive effect 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 effect 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	This policy discourages retail development in out of centre locations. This policy will have no effect 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	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 effect 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 effect 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 effect 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 effect 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 effect 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	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Policy Options											
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 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 effects. 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 effects. 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 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.
H3 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.
H4 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 effects 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.

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 delivery 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 effects 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 Layout, Siting and Design of New Development	+	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 effect 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	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Policy Options	0	0	+	0	0	++	++	0	+	0	
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 setted 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 Listed Buildings and Conservation Areas	0	0	+	0	0	++	+	0	+	0	Allows for the sensitive conversion of listed buildings. Policy will have positive effects 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 effects 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 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 effect on cultural heritage and landscape by ensuring that these sites are protected. The positive impact would also continue to human health as areas of open space are protected thereby ensuring there is space for recreation and a further positive impact on mental well being. By conserving and enhancing Inventory of Gardens and Designed Landscapes the essential characteristics, aesthetics, historic value and setting of the site are maintained.
D7 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		Comment
Policy Options Landscape Planning	Air	-/+
	Water	-/+
	Soil	-/+
	Biodiversity	-/+
	Climatic Factors	-/+
	Cultural Heritage	-/+
	Landscape	-/+
	Material Assets	-/+
	Population	+
	Human health	-/+
	<p>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 effect on biodiversity, soil and water. There will also be an indirect significant negative effect 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 effect on biodiversity, soil and water, plus, an indirect significant positive effect 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 effects 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 effects 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 effect on landscape which can be medium to long term and permanent. However, direct significant negative effects 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 effect. Direct significant positive effects will occur for new material assets that are positive to the landscape. These effects will be medium to long term and both temporary and permanent. The effects on population are expected to be direct and indirect significant positive effects 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 effects on soil, water, air and climatic factors as a result of development will have an indirect significant negative effect on human health, however, the provision of new development that is also sympathetic to landscape will have an indirect significant positive effect on human health. These effects are likely to be medium to long term and permanent.</p> <p>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.</p>	
		SG Tall and large buildings
		0
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		0
		++
		++
		+
		+
		0

SEA Topics		Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
SG Policy Options 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.

SEA Topics	Policy Options	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
	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.
	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 breathe. 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.

SEA Topics	Comment	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health
Policy Options											
SG Temporary Buildings Guide	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.	0	0	0	0	0	+	+	0	0	0
SG Archaeology and Planning	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 effects on landscape and cultural heritage.	0	0	0	0	0	++	++	0	0	0
SG Sub division and redevelopment of residential curtilages	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 negatively 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 open space. 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.	0	0	0	0	0	-/0	+/-	0	0	0
SG Conservation areas appraisals	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.	0	0	0	0	0	+	+	0	0	0
SG Landscape strategy part 2	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.	0	+/0	+/0	+	0	+	+	0	0	0

SEA Topics		Comment																			
Policy Options	SG Airport Masterplan	Air	-/0	Water	-/0	Soil	-/0	Biodiversity	0	Climatic Factors	0	Cultural Heritage	0	Landscape	-	Material Assets	-/0	Population	+	Human health	0
	SG Fire Station North Anderson Drive		0		0		0		0		0		0		0		+		+		0
	SG Robert Gordon University Campus		-/0		0		0		+/-		0		0		+		0	+		0	0
Minerals energy and Waste																					
	R1 Minerals		+/-		+/-		+/-		+		0		0		+		+/-	0		+	0
	R2 Degraded and Contaminated Land		0		+		++		0		0		0		0		0	0		++	0

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 effect of this policy is to promote the waste hierarchy and reduce our reliance on landfill. Reducing landfill will have positive effects 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 W1. There could be localised impacts on air quality from some of these facilities but Policy W1 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 effect 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 W1 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 effect 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	+	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. Some renewable technologies, for example hydro and ground source heat pumps may have negative impacts on water and soil. This policy will have positive effects 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. There will be positive benefits on climate as a result of reduced use of fossil fuels.

SEA Topics		Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Policy Options	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.
	0	-	-	-	+	-	-	+	0	+		
Natural Environment												
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 effect 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 waterbodies 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 effect 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	+	+	0	++	-	0	+	Identifies the green belt and protects it against inappropriate development. Policy would have a positive effect 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	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 effect 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 effect 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	Comment
Policy Options NE6 Flooding and Drainage	<p>This policy can have a direct significant positive effect 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 effects on air and climatic factors. These effects are likely to be medium to long term and both temporary and permanent. Direct significant negative effects will be seen on biodiversity, water and soil where flood defences are provided in areas where there are less than significant damaging effects 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 effect 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 effects to climatic factors as a result of impacts to biodiversity, there are likely to be direct significant positive effects 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 effects. However, there is potential for flood defences to have direct significant negative effect 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 effects. However, measures such as flood defences could have a direct significant negative effect 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 effects would be direct, long term and permanent. This policy would have indirect significant positive effects 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 climatic 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 effects are likely to be long term and permanent.</p>
Air	-/+
Water	-/+
Soil	-/+
Biodiversity	-/+
Climatic Factors	-/+
Cultural Heritage	-/+
Landscape	-/+
Material Assets	+
Population	+
Human health	+

SEA Topics	Comment
Policy Options 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 effect on biodiversity, water, soil and landscape. There will also be indirect significant negative effects 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 effects on biodiversity, water, soil and landscape. There will also be some indirect significant positive effects on air and climatic factors. These effects could be short to medium term and temporary as a result of other SPP's such as particular Council policies including further policies within this plan, plus, development directly adjacent to sites with constraints. There will be direct significant positive and negative effects 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 effects as a result of development at or nearby such sites. These impacts may be short, medium and long term, temporary and permanent as a result of other SPP's. There may be direct significant positive and negative effects 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 SPP's. The effects on population are expected to be direct and indirect significant positive effects 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 effects on soil, water, air and climatic factors as a result of development will have an indirect significant negative effect 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 effect on human health. These effects may be medium and long term, plus, permanent as a result of other SPP's. There will, however, be significant negative effects 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>
Air	-/+
Water	-/+
Soil	-/+
Biodiversity	-/+
Climatic Factors	-/+
Cultural Heritage	-/+
Landscape	-/+
Material Assets	-/+
Population	+
Human health	-/+

SEA Topics	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Policy Options											
NE8 Natural Heritage	-/+	-/+	-/+	-/+	-/+	-/+	-/+	-/+	?	-/+	<p>This policy aims to have a positive effect 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 effect on biodiversity which in turn has a direct significant positive effect on water, soil and landscape. There are also indirect significant positive effects 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 effect on human health. Cultural heritage sites located on designated sites can also be protected through this policy; there is an indirect positive effect on cultural heritage. However, these effects may be negative in areas where there is little or no protection; the level of significant positive effects 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 effect 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 effect 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, however, 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. In all cases where the effects are positive, the environmental effects may be short to medium term and temporary given the threat of other SPP's such as specific Council policies including further policies within this plan</p>
NE9 Access and Informal Recreation	0	0	0	-/+	+	-/+	0	0	0	+	<p>The Access and Informal Recreation policy aims to protect and enhance opportunities for informal recreation, such as walking, cycling, horse riding and non-motorised watersports. 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.</p>
NE4 Open Space Provision in Residential Development	0	0	0	-/+	-/+	-/+	0	0	0	+	<p>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 effects on material assets and human health through an increase in the number of sports pitches, playing fields, play spaces and opportunities for physical activity.</p>

SEA Topics	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Policy Options											
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.
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 effects 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 effect 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 effect 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 effect 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 effects 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 effects 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 effects on air, climatic factors, and human health. It is anticipated that there will be 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.

SEA Topics	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Policy Options SG Bats and Development	+	+	+	+	+	+	+	-/+	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 effects biodiversity. Given that bats are part of a wider ecosystem, there may also be indirect significant positive effects on air, water, soil, and climatic factors, plus, human health. There may be direct significant positive effects 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 effects) 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 effects. There is clear legislation to protect bats, however, there may be overriding reasons for development to progress, therefore, the effects are anticipated to be short, medium and long term, plus, temporary and permanent.
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 effect 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 effect 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	+	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 has a positive impact on air and climatic factors through the promotion of walking and cycling over car/other motorised vehicle use, a reduction in motorised vehicle use leads to less congestion and improved local air quality.

SEA Topics	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Policy Options											
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 effect 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 effect 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.
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 effect on air quality and climate change as TA's promote transport choice over car-dependency. TA's also have a positive effect 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 effect on air quality and climate change as Travel Plans promote transport choice over car-dependency. Travel Plans also have a positive effect 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 effect on air quality and climate change as the policy promotes transport choice over car-dependency. The policy also has a positive effect 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 effect 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 effect 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											

SEA Topics	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Policy Options											
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 (AQMA's). 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 (AQMA's). 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											
B11 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 effect 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 effects. 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. 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 B11.
B12 Specialist Employment Area	+	+	+	+	+	+/+	-	++	++	++	

SEA Topics	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Policy Options											
B13 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.
B14 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 effect 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.
B15 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 effect by ensuring that no development takes place that will be likely to negatively impact on human health.
Key: + positive, - negative, 0 = neutral =? = uncertain											

Appendix 8.i: Assessment of Main Issues Report Policy Alternatives

SEA Topics	Comment										
	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	
Policy Options											
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 effect on air quality and climate change as it promotes accessibility and transport choice over car-dependency. It also has a positive effect 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 effect 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 effect on a range of receptors. It would have a positive effect on material assets and population as the supplementary planning guidance would provide for new and improved infrastructure as well as likely improve the supply of housing – such as affordable housing.
Alternative Option											

SEA Topics	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment	
Policy Options	0	0	0	0	0	0	0	--	-	0		
2.2 Continue with the status quo without providing clarity for developers through supplementary guidance	0	0	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												
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	0	0/+	0	It would have a positive effect 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	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	0	0	It will positively impact on material assets as it will promote development in the city centre. It will negatively effect 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	0	0	+	+	+	It would have positive effects 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	+	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	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												

SEA Topics	Comment	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health
Policy Options		0	0	0	0	0	0	0	0	0	0
4.3 Continue with the status quo by not providing guidance	No impact on receptors resulting from this option.	0	0	0	0	0	0	0	0	0	0
4.5 Continue with the status quo on density by not providing guidance	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.	0	0	0	0	0	0	0	0	+	0
5. Design											
Preferred Option											
5.1 Promote architecture and place-making policy that respects context; provides a sense of place and promotes sustainability	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.	0	0	0	0	+	+	+	+	+	+
5.2 Promote context, identity, connection and communication through masterplanning.	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.	0	0	0	0	+	+	+	+	+	+
5.3 Distinguish between road and street; and promote street frontages, activity, safe and walkable neighbourhood	It would have a positive effect on air quality and climate change as it promotes accessibility and transport choice over car-dependency. It also has a positive effect 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.	+	0	0	0	0	0	0	0	+	+
5.4 Promote good housing design to make them more distinctive, safe, easy to move around and adaptable	Increased safety would impact positively on population and human health.	0	0	0	0	0	0	0	0	+	+
5.5 Protect the townscape by controlling tall buildings and developments affect the skyline	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.	0	0	0	0	0	+	+	-	0	0
5.6 Improving designs through the use of design statements	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.	0	0	0	0	+	+	+	+	+	+
5.7 Promoting best practice by working with our neighbouring authority on design panels	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.	0	0	0	0	+	+	+	+	+	+

SEA Topics	Comment																				
	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health											
Policy Options	Alternative Option																				
5.8 Continue with the status quo based on a piecemeal approach in respect of design	0	0	0	0	-	-	-	+	+	0	0	+	+	+	+	+	+	+	+	+	
5.9 Promoting a highly prescriptive approach to design by using design coding	0	0	0	0	+	+	-	-	-	+	+	+	+	+	+	+	+	+	+	+	+
6. Waste																					
Preferred Option																					
6.1 Locate new waste management facilities at Altens East/Doonies	-	0	+	-	+	-	0/-	++	+	0	+	+	+	+	+	+	+	+	+	+	+
6.2 Incorporate waste management storage areas and recycling facilities into new developments	0	0	+	0	+	0	0	++	+	0	+	+	+	+	+	+	+	+	+	+	+
Alternative Option																					
6.3 Continue with the status quo with increasing landfill use	i	i	i	+/-	i	i	i	0	-	i	i	i	0	-	i	i	i	i	i	i	i
7. Sustainable Construction																					
Preferred Option																					
7.1 Constantly raise the standards of energy efficiency through sustainable building standards	+	++	0	+	+	0	0	+	+	0	0	0	+	0	0	0	+	0	0	+	+
7.2 Reducing carbon emissions by developing a city-wide low carbon strategy	+	++	0	+	+	0	0	++	+	0	0	0	++	0	0	0	+	0	0	+	+

SEA Topics	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Policy Options	+	++	0	+	+	0	0	+	0	+	
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 owns 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											
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 8.j: Assessment of Existing Local Plan Policies

SEA Topics	Comment										
Existing Policies as alternative Option	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	
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 effects 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 effects 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 effects 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 effects 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 effects 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 effects 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 effects 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 effects, 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 effects 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.

SEA Topics	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Existing Policies as alternative Option	0	0	0	0	0	++	+	0	0	0	
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 effects through retaining the character of the building and townscape.
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 effects 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 effects 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 effects 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 effects 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 effects 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 effect 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 effect 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 effects on receptors, others like recycling will have positive effects 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 effect 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 effect 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.

SEA Topics	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Existing Policies as alternative Option											
Policy 22 Energy and Development	0	0	0	+	++	0	-	+	+	0	Specifies acceptable locations for renewable energy developments. Policy would have a positive effect 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.
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 effect 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 effect 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 effect 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	+	+	Ensure that new developments do not have adverse impacts on local air quality. Policy would have a positive effect 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 effect 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.

SEA Topics	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Existing Policies as alternative Option											
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 effect 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	0	+/-	+/-	+/-	+/-	Shows areas considered potentially suitable for development post 2010. Whether or not this policy has a positive or negative effect 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 effect on the climate. The policy also provides protection to views of the city's townscape. Additionally the policy provides opportunities for countryside activities.
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 effect 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 effect 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 effect 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 effect on landscape by protecting recreation areas from new development. This policy also has a positive effect on physical and mental wellbeing by safeguarding and improving access to open space.

SEA Topics	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Existing Policies as alternative Option											
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 effect 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 effect on landscape due to the provision of open space. There would also be positive effects 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 effects 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.
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 effects 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.

SEA Topics	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Existing Policies as alternative Option											
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 effect 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 effect 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 effects 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 effect 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 effect 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 effect on wellbeing as people would be happier living and working in a vibrant city centre.

SEA Topics	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
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	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 effect 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 effect 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 effect 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.

SEA Topics	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Existing Policies as alternative Option											
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.
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 effects 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 effect on air quality and climate change as the policy promotes walking and transport choice over car-dependency. The policy also has a positive effect 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 effect on air quality and climate change as the policy promotes transport choice over car-dependency. The policy also has a positive effect 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 effect 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 effect on air quality and climate change as TA's promote transport choice over car-dependency. TA's also have a positive effect on human health by promoting other transport choices such as walking and cycling. This policy has a positive effect 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 effect 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 effect 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 effect on material assets as it promotes the town centre as the main retail area within Aberdeen City, helping to keep the city centre viable.

SEA Topics	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Existing Policies as alternative Option	0	0	0	0	0	0	0	0	0	0	
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 effect on material assets as it promotes and safeguards areas of employment.
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 effect 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 effect 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	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 effect on material assets as it promotes and safeguards an area of employment. This policy also allows for change of use to residential, creating 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 effect 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 effect on air quality and climate change as the policy promotes transport choice over car-dependency. The policy also has a positive effect 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 against adverse impacts that are created by traffic accessing the new development. This policy has a positive effect 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 effect 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 effect on air quality and climate change as the policy promotes transport choice over car-dependency. The policy also has a positive effect on human health by promoting other transport choices such as walking and cycling.

SEA Topics	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Existing Policies as alternative Option											
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 effect on air quality and climate change as the policy promotes transport choice over car-dependency. The policy also has a positive effect on human health by promoting other transport choices such as walking and cycling. The policy also has a positive effect 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 effect on air quality and climate change as the policy promotes transport choice over car-dependency. The policy also has a positive effect on human health by promoting other transport choices such as walking and cycling.
Policy 77 Green Transport Plans	+	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 effect on air quality and climate change as Green Transport Plans promote transport choice over car-dependency. Green Transport Plans also have a positive effect on human health by promoting other transport choices such as walking and cycling.
Policy 78 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 effect on air quality and climate change as TA's promote transport choice over car-dependency. TA's also have a positive effect 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	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 effect 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	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 effect as its outcome, i.e. a road, is a material asset for the City. The AWPR will inevitably have a negative effect on landscape. This policy has both negative and positive effects 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 effect on the climate.
Policy 81 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 effect 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 effect 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 effect on human health by promoting other transport choices such as walking and cycling. The policy also has a positive effect on the population as it will improve the supply of housing, type of housing and potential to cater for an ageing population.

SEA Topics	Comment																					
Existing Policies as alternative Option	Air	+				Soil	0		Biodiversity	0	Climatic Factors	+	Cultural Heritage	0	Landscape	+	Material Assets	+	Population	0	Human health	+
Policy 83 Developer Contributions	<p>This policy requires developers to enter into Planning Obligations to address fully the consequences of development. This policy has a positive effect on air quality and climate change as the policy promotes transport choice over car dependency. The policy also has a positive effect 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.</p>																					

Appendix 8.k: Assessment Masterplanning Policies

SEA Topics		Comment																			
Existing Policies as an alternative Options	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health											
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	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Existing Policies as an alternative Options											
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 effects 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 effect on air quality and climate change as the policy promotes transport choice over car-dependency. Also has a positive effect 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 effect on air quality and climate change as the policy promotes transport choice over car dependency. The policy also has a positive effect 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 8.1: 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 effects. 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 effects 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 effects on biodiversity.
Climatic Factors	-/+	-/+	-/+	---/+	+/-	+/-	New developments will have negative effects on the climate as they will increase the demand for energy and to travel. However, new developments will be required to be more efficient that 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 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.
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 effects 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 effects.
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 effects 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, 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 effects in bringing social justice and health if they are in safe environments.

Directive	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.	pollution or erosion from new developments.
8. The National Emission Ceilings Directive 2001/81/EC (NECD)	Sets ceilings for each Member State for emissions of ammonia, oxides of 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.	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.
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 	Consider how the Plan can maintain and restore natural habitats to ensure biodiversity and landscapes.

	<p>between the flora and fauna habitats of Europe, thereby compensating for the fragmentation of landscapes.</p> <ul style="list-style-type: none"> • Is promoted via Scottish Landscape Forum's Scotland's living landscapes – places for people. 	
13. European Biodiversity Framework	<p>Promotes the conservation and sustainable use of biological diversity</p> <p>Emphasises education, training and awareness, research, identification, monitoring and exchange of information</p>	<p>Biodiversity, Fauna and flora</p> <p>The Local Development Plan should support the conservation and sustainable use of biological diversity</p>
14. European Framework on sustainable development 2001	<p>Promote quality of life, coherent and costs effective policy-making; technological innovation; stronger involvement of civil society; and business in policy formulation</p> <p>Strategies for sustainable economic growth should support social progress and respect the local environment</p>	<p>All Issues</p> <p>The Local Development Plan should support social progress and respect the local environment</p>
15. The Sixth Environmental Action Programme of the European Community 1600/2002/EEC	<p>Promotes Clean Air for Europe (CAFÉ); Supports sustainable use of pesticides, conservation of the maritime environment</p> <p>Favours soil protection, waste prevention and recycling as well as sustainable use of natural resources, and the urban environment</p>	<p>Air & Climatic factors</p> <p>The Local Development Plan should ensure sustainable use of natural resources, and the urban environment</p>
16. Planning to halt the loss of biodiversity – Biodiversity conservation standards for planning in the UK – Code of Practice (2006)		<p>Biodiversity</p>
17. Sustainable Development and the Natural Heritage: The SNH Approach		<p>Biodiversity</p>
18. Bathing Waters Directive (EC Directive 76/160/EEC).	<p>Its main objective is to protect public health and the environment from faecal pollution at bathing waters</p>	<p>Water</p>
19. 1992 OSPAR Convention for the Protection of the Marine Environment of the North East Atlantic	<p>The Convention has adopted several long-term strategies relating to hazardous substances, radioactive substances, eutrophication and protection of ecosystems and biodiversity (www.ospar.org);</p>	<p>Water</p>
20. The EU Thematic Strategy on Air Pollution (2005)	<p>Sets out interim objectives for improving air quality (http://ec.europa.eu/environment/air/cafe/index.htm)</p>	<p>Air</p>
21. UN Framework Convention on Climate Change 1992	<p>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</p>	<p>Climate</p>

	aimed at reducing emissions of greenhouse gases in order to combat global warming.	
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. 	<p>The Plan should take account of the spatial and environmental issues set out in the NPF, such as:</p> <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. <p>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.</p> <p>The Plan should contribute to meeting the requirements of the White Paper.</p>
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. 	Consider objectives (and policies) that will lead to sustainable communities.
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, economic opportunities), travel, natural resources and waste.	Promote objectives (and policies) that promote efficient resource use, energy efficiency and reduce the need to travel by private car.
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).	Include policies that: <ul style="list-style-type: none"> promote sustainable alternatives to car and reduce congestion traffic pollution; and encourage sustainable development /landuse. Air & Climatic factors
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.	
7. Air Quality Strategy for	Seeks to "render polluting emissions harmless".	

England, Scotland, Wales and Northern Ireland (2000)	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.	The Local Development Plan should improve local air quality
8. Scotland's Transport Future: The Transport White Paper (2004)	Supports building, enhancing, managing and maintaining of transport 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.	All Issues 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.

<p>15. The Conservation (Natural Habitats, &c.) Regulations 1994 (as amended)</p>	<p>These Regulations implement the Habitats and Wild Birds Directives. The Regulations provide for the:</p> <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 sites. <p>The Habitats Regulations only apply as far as the limit of territorial waters (12 nautical miles from baseline).</p>	<p>The plan should not adversely affect habitats and species protected under the Wild Birds and Habitats Directives.</p>
<p>16. The Conservation (Natural Habitats, &c.) Amendment (Scotland) Regulations 2007</p>	<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 	<p>An appropriate assessment will be required where the plan is likely to have a significant effect on a European site.</p>
<p>17. Scottish Executive (2001) A Policy Statement for Scotland Designing Places</p>	<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. 	<p>The plan should set out concisely the local authorities priorities in relation to design, leaving the detail to be provided in guidance documents.</p>
<p>18. Scottish Executive (2006) People and Place: Regeneration Policy Statement</p>	<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. 	<p>The plan needs to ensure it takes account of changing regeneration opportunities.</p>
<p>19. Scotland's Biodiversity: It's in Your Hands. A strategy for the conservation and enhancement of biodiversity in Scotland</p>	<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 	<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

	<p>strategic planning; and</p> <ul style="list-style-type: none"> • encourage more engagement with people in biodiversity conservation. • 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. 	<p>areas and minimise further fragmentation.</p> <p>Promote objectives that promote clean, safe, healthy and productive coastal and water environments.</p>
20. Scottish Executive Marine & Coastal Strategy (2005)		
21. The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997	<p>Prescribes the approach to be taken in planning for listed buildings, conservation areas and designed landscapes and gardens.</p>	<p>The Plan should ensure that listed buildings, conservation areas and designed landscapes and gardens are not adversely affected by new development.</p>
22. Ancient Monuments and Archaeological Areas Act 1979	<p>Prescribes the approach to be taken in planning for scheduled ancient monuments and archaeological areas.</p>	<p>The Plan should ensure that scheduled ancient monuments and archaeological areas are not adversely affected by new development.</p>
23. Land Reform (Scotland) Act 2003	<p>Legislation provides for reasonable rights of access to countryside.</p>	<p>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.</p>
24. National Waste Strategy	<p>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.</p> <p>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.</p>	<p>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.</p>
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.</p> <p>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. 	<p>The Plan should contribute to implementing the strategy.</p>
26. Scottish Planning Policy:	<p>Promotes sustainable economic Development in planning</p> <p>Encourages and supports regeneration and social justice through the planning system</p> <p>Maintaining and enhancing the quality of natural heritage and built</p>	<p>All Issues</p> <p>The Local Development Plan should pursue sustainable economic development, regeneration and social justice</p>

<p>27. Scottish Landscape Forum (2007) Scotland's living landscapes</p>	<p>environment</p> <p>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 bodies as first steps to delivering better care for Scottish landscapes. This includes preparing a European Landscape Convention action plan.</p> <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. 	<p>Consider how the Plan can maintain and restore natural habitats to ensure biodiversity and landscapes.</p>
<p>28. Scottish Historic Environment Policies (SHEP) The Historic Environment</p>	<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. 	<p>The Plan should take account of the vision statements in the SHEP by managing the historic environment in a sustainable way.</p>
<p>29. Passed to the Future (Historic Scotland Policy)</p>	<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>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>Ensure that the management of the historic environment is considered at the strategic level.</p>
<p>30. Disability Discrimination Acts 1995 & 2005</p>	<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>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 build the needs of disabled persons into its strategic actions</p>
<p>31. Physical Activity Strategy</p>	<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>
<p>32. PAN 60: Planning for Natural Heritage</p>	<p>Provides advice on how development and the planning system can contribute to the conservation, enhancement, enjoyment and</p>	<p>Cultural heritage, Landscape</p>

	<p>understanding of Scotland's natural environment. Encourages developers and planning authorities to be positive and creative in addressing natural heritage issues</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 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</p>	<p>Water & Soil The Local Development Plan should consider the role of sustainable urban drainage</p>
34. PAN 63 Waste Management Planning	<p>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.</p>	<p>Soil, water, air The Local Development Plan should promote integrated waste management</p>
35. PAN 65: Planning and Open Space	<p>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</p>	<p>Landscapes, human health The Local Development Plan should promote conservation and environment protection</p>
36. PAN 75 Transport and Planning	<p>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.</p>	<p>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.</p>
37. PAN 76 New Residential Streets.	<p>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</p>	<p>Cultural heritage, Population & human health The Local Development Plan should safeguard safe and high standard design of streets</p>

	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.	
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 create feelings of hostility, anonymity and alienation and can have significant social, economic and environmental costs.	Cultural heritage, Population & human health The Local Development Plan should safeguard safety
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 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/1644077090)	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	Water, Soil, Air

	www.legislation.gov.uk/legislation/scotland/ssi/2000/20000323.htm		
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 Biodiversity Action Plan	Ensures the protection and enhancement of the biodiversity in the north 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.	Biodiversity, fauna & flora The Local Development Plan should promote and protect biodiversity.	
2. Forest and Woodland Strategy for Aberdeenshire and Aberdeen Implements the <i>Forests for Scotland – The Scottish Forestry Strategy</i> , (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	
4. 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; 	The Plan should contribute to meeting the MTS, which ends in 2011 and the future Regional Transport Strategy, which will extend to 2021.	

	<ul style="list-style-type: none"> 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. 	
5. North East Area Waste Plan	<p>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.</p> <p>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</p>	<p>Soil, air, water</p> <p>The Local Development Plan should promote waste minimisation and environmental protection</p>
6. Economic Growth Framework for North East Scotland	<p>Sets the context for economic prosperity which will in turn drive sports development</p> <p>Promote sustainable economic growth; sustainable competitiveness and inclusive communities</p>	<p>Material asset</p> <p>The Local Development Plan should support sustainable economic growth</p>
7. North East Scotland Together Aberdeen & Aberdeenshire Structure Plan 2001-2016	<p>Creates a long-term sustainable framework of settlements in a hierarchy, which focuses major development on the main settlements in the North East.</p> <p>Sets the strategic context for Aberdeen City Local Plan which in turn set the framework for land use development</p>	<p>All Issues</p> <p>The Local Development Plan should promote sustainable development</p>
8. North east Global Footprint Reduction Report		
9. Aberdeen City and Shire Structure Plan 2009	<p>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</p>	<p>All Issues</p>
10. Aberdeenshire Proposed Local Development Plan 2010	<p>Aberdeenshire's Proposed Local Development Plan</p>	<p>Cross boundary impacts in terms of impacts on Air Quality, Climate, Water, Landscape.</p>
Local Level		
1. Aberdeen Futures – Aberdeen Community Plan	<p>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;</p> <p>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.</p>	<p>All Issues</p> <p>The Local Development Plan should support accessibility, health, safety, and the environment</p>
2. Aberdeen Local Plan 2008	<p>Sets the context, direction and targets for land use in the City</p> <p>Seeks to set the context within which green spaces will be optimised in the City</p>	<p>All Issues</p> <p>The Local Development Plan should support the conservation of green spaces</p>
3. Joint Health Improvement	<p>Seeks to encourage, support and enable individuals and communities to</p>	<p>Population & human health</p>

Plan	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.	Develop sports strategies that support health and well-being
4. Aberdeen Local Housing Strategy	The LHS's 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; efficient resource use, as well as safety in delivering transportation	Material Asset, Air, Climatic factors The Local Development Plan should support sustainability, environment protection, accessibility 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 	The plan should support the aims of the Core Paths Plans.

	<ul style="list-style-type: none"> being well integrated in policy and usage terms, encouraging access opportunities for all. 	
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.	<p>Biodiversity The Local Development Plan should be consistent with Greenspace provisions</p> <p>Population & human health The Local Development Plan should promote outdoor access, recreation and physical activity</p> <p>All Issues</p> <p>Landscape The Local Development Plan should take account of landscape character and promote good landscape designs</p>
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.	
12. Aberdeen City State of the Environment Reports.	Sets the baseline against which the evolution of the City's environment can be gauged.	
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	

Appendix 8.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)	<p>Market Street¹ (2006-2009):</p> <ul style="list-style-type: none"> • 55 – 73 µg/m³ <p>Union Street (2006-2009):</p> <ul style="list-style-type: none"> • 48 – 64 µg/m³ <p>Anderson Drive (2006-2009):</p> <ul style="list-style-type: none"> • 23 – 28 µg/m³ <p>Wellington Road (2008-2009):</p> <ul style="list-style-type: none"> • 40-43 µg/m³ <p>Errol Place(2006-2009):</p> <ul style="list-style-type: none"> • 23 – 30 µg/m³ <p>king's Street (2009)</p> <ul style="list-style-type: none"> • 32 µg/m³ 	<p>Inverurie 1-4(2006-2008)</p> <ul style="list-style-type: none"> • 10.6-37.4 µg/m³ <p>Mintlaw (2006-2008)</p> <ul style="list-style-type: none"> • 18.2-18.3 µg/m³ <p>Peterhead 1-4</p> <ul style="list-style-type: none"> • 24.1-28.9 µg/m³ <p>Stonehaven1-3(2006-2008)</p> <ul style="list-style-type: none"> • 9.8-28.3 µg/m³ <p>Westhill 1-2(2006-2008)</p> <ul style="list-style-type: none"> • 12.2-18.9 µg/m³ <p>EU annual mean limit value (40 µg/m³)</p>	<p>Little change in Aberdeen City between 2006 and 2009. However, the NO₂ concentrations measured by Aberdeenshire Council during the period are below the NAQS annual mean objective for NO₂ at all monitoring locations.</p>	<p>NO₂ concentrations monitored by Aberdeen City Council at Union Street and Market Street continuous monitoring sites exceed national objectives</p>	<p>Aberdeen City Council Air Quality Progress Report 2010</p> <p>Aberdeenshire Council Air Quality Updating and Screening Assessment (2009)</p>
Air quality (Properties exposed to NO ₂ concentrations above EU/Scottish limit value)	<p>Wellington Road AQMA</p> <ul style="list-style-type: none"> • < 10 (2010) • 0 (2012) <p>Anderson Drive AQMA</p> <ul style="list-style-type: none"> • 10-100 (2010) • <10 (2012-1016) <p>City Centre AQMA</p> <ul style="list-style-type: none"> • 100-1000 (2010) • 100-1000 (2012) • 10-100 (2016) 	<p>EU annual mean limit value (40 µg/m³)</p>	<p>Little change in Aberdeen City between 2006 and 2009. However, the NO₂ concentrations measured by Aberdeenshire Council during the period are below the NAQS annual mean objective for NO₂ at all monitoring locations.</p>	<p>NO₂ concentrations monitored by Aberdeen City Council at Union Street and Market Street continuous monitoring sites exceed national objectives</p>	<p>Aberdeen City Council Air Quality Progress Report 2010</p> <p>Aberdeenshire Council Air Quality Updating and Screening Assessment (2009)</p>
Air quality (PM ₁₀)	<p>Market Street (2006-2009):</p> <ul style="list-style-type: none"> • 50 – 85 µg/m³ <p>Union Street (2006-2009):</p> <ul style="list-style-type: none"> • 18 – 25 µg/m³ <p>Anderson Drive(2006-2009):</p> <ul style="list-style-type: none"> • 15 – 18 µg/m³ <p>Wellington Road: (2008-2009):</p> <ul style="list-style-type: none"> • 23- 25 µg/m³ <p>Errol Place(2006-2009):</p> <ul style="list-style-type: none"> • 15 – 22 µg/m³ 	<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 	<p>Little change in Aberdeen City between 2006 and 2009.</p>	<p>PM₁₀ concentration measured by Aberdeen City Council at Market Street, Union Street and Wellington Road Exceed 2010 Scottish annual mean objective.</p>	<p>Aberdeen City Council Air Quality Progress Report 2010</p> <p>Aberdeenshire Council Air Quality Updating and Screening Assessment (2009)</p>

¹ The monitoring station at Market Street was relocated in 2009

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
	King Street (2009): • 17 µg/m ³				
Air quality (Properties exposed to PM10 concentrations above the 2010 Scottish objective)	Wellington Road AQMA • 100-1000 (2010) • 10 -100 (2012) Anderson Drive AQMA • 100-1000 (2010) • 10-100 (2012-1016) City Centre AQMA • >1000 (2010) • >1000 (2012) • 100-1000 (2016)	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)
Carbon dioxide (CO ₂) emissions	In Aberdeen an average dwelling house produces 5,175 kg CO ₂ . Total road traffic is forecast to grow by between 22%-34% for the period 2002-2011.	Scotland contributed 10% to the total UK CO ₂ emissions. In 2003, Scotland's main contributors to CO ₂ 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. Kyoto Protocol (1997) CO ₂ targets are 12.5% below 1990 baseline – Scottish emissions in 2002 were 6% lower.	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.	New development should consider energy efficiency and conservation as an issue. Materials with high CO ₂ levels are still increasingly popular (e.g. concrete and tarmac). Energy dependence on fossil fuels for: heat and electricity; and transportation.	Best Foot Forward (2006) <i>Domestic Carbon Dioxide Emissions for Selected Cities</i> , British Gas http://www.britishgasnews.co.uk/managed_content/files/pdf/gr_eeenCity.pdf *DEFRA (2005) <i>Greenhouse Gas Inventories for England, Scotland, Wales and Northern Ireland: 1990 – 2003</i> http://www.airquality.co.uk/arch_ive/reports/cat07/0509211321 Reghg report 2003 Main Text t.Issue 1.doc, National Environmental Technology Centre UK Greenhouse gas inventory, 1990-2004 http://www.airquality.co.uk/arch_ive/reports/cat07/0605231047_ukghgl_90-04_v1.1.pdf Aberdeen and Aberdeenshire Councils (2006) <i>Topic Paper: Energy</i> , Aberdeenshire Council
Natural resources	Aberdeen's annual global footprint (in global hectares	Aberdeenshire's annual global footprint:	The main contributors to the NE's global footprint	Aberdeen consumes more resources per	North East Global Footprint Project

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
consumption (footprint)	per person (gha/p): Total: 5.73gha/p 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%)	Total: 5.60gha/p Energy consumption: 1.09ha/person (19%) Food and drink: 1.11ha/person (20%) Land travel: 0.74ha/p (13%) Other: 2.7gha/p (48%)	are energy consumption, food and drink and land travel.	person than any other Scottish city and it has the largest footprint in Scotland, which cannot be sustained in the long-term.	http://www.scotlandsfingerprint.org/the_project/north_east.php 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 megalitres per day. The average water abstraction from the River Dee is 89.9 megalitres 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>aberdeen/futures</i> http://www.aberdeencity.gov.uk/ACCI/nmsruntime/saveasdialog.asp?IID=2424&slID=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

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
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.	document "Have your say on improving the quality of our water environment: North East Scotland Draft Area Management Plan" 2009-2015 which is available from www.sepa.org.uk/water/river_basin_planning.aspx . 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	Biennial Flood Reports are published by the City Council. SEPA's Flood Maps can be viewed at www.sepa.org.uk

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	Aberdeen City Council (2001) <i>Contaminated Land Inspection Strategy</i> http://www.aberdeencity.gov.uk/acc/webfiles/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 Topic: Soil					

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:</p> <p>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:</p> <p>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:</p> <p>landfilled BMW: 83,222 tonnes; and recycled/ composted MSW: 15.1% (23,366).</p> <p>National recycling targets are:</p> <p>2006 – 25% 2008 – 30% 2020 – 55%</p> <p>Aberdeenshire's recycling targets:</p> <p>2005/06 – 17% 2006/07 – 22%</p> <p>BMW landfill allowances for Aberdeenshire are:</p> <p>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>waters, and the wider environment including for instance local ecology.</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/acc/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/Reference/Doc/113890/0027685.pdf Landfill Allowance Scheme (Scotland) Regulations 2005 – Interim Guidance, Scottish Executive http://www.scotland.gov.uk/Reference/Doc/54357/0012514.pdf</p>

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
Soil Erosion	<p>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.</p>	<p>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.</p>	<p>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).</p>	<p>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.</p>	<p>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_report_s/F00AC106.pdf</p>
SEA Topic: Biodiversity					

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
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, Aberdeenshire Council, Natural Heritage team Moray Council (2003) <i>Development Plan Monitoring Paper</i> http://www.moray.gov.uk/moray_standard/page_42476.html Aberdeen and Aberdeenshire Council (2006) <i>Natural Heritage Topic Paper</i> Aberdeen City (2002) State of the Environment Report, <i>aberdeenfutures</i> http://www.aberdeencity.gov.uk/ACCI/nmsruntime/saveasdialog.asp?IID=2424&SID=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>	<p>No trend</p>	<p>Development in the catchment will put pressure on the resource</p>	<p>SNH (2004) <i>SNH Facts & Figures 2003/2004</i>. <i>Battleby: SNH</i></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) SNH Facts & Figures 2003/2004. Battleby: SNH
European Protected Species (EPS)	EPS in Aberdeen City include Otters and bats		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) SNH Facts & Figures 2003/2004. Battleby: SNH
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 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	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 provision and under SPP11 undertake an open space audit and prepare an open space strategy.	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 the long term. There is growing demand for safer and more accessible areas of open space, which has promoted the creation of PAN65.	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 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	Aberdeen City Council (2002) <i>State of the Environment Report</i> http://www.aberdeencity.gov.uk/ACCI/hmsruntime/saveasdialog.asp?IID=2424&slD=883 SNH <i>Scottish Natural Heritage in Dundee</i> 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:</i>

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
	of open space.			Plan requires a significant amount of brownfield housing development.	<p>Planning and Open Space Aberdeenshire Council's Information and Research team.</p> <p>Scottish Executive (2006) Consultative draft <i>Scottish Planning Policy 11: Physical Activity and Open Space</i></p>
Quality of life in currently deprived areas	<p>Aberdeen ranked 23rd*.</p> <p>In Aberdeen City, the highest levels of deprivation are located in Woodside, Tillydrone, Middlefield, Northfield, Cummings Park, Torry and Seaton neighbourhoods.</p>	<p>Aberdeenshire is one of the least deprived areas in Scotland and is ranked 31st out of 32 councils in terms of multiple deprivation*. Glasgow City and West Dumbarton are the most deprived. Dundee City is ranked 4th.</p>	<p>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.</p>	<p>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.</p>	<p>* 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/Intenrnet/RegenerationMasterplans.asp</p>
Sport and recreation facilities in areas of identified need	<p>In Aberdeen, there is still an outstanding need for: junior golf course; a new Stadium and football Academy; one water based pitches and 2 sand based pitches; and 50m swimming pool. (See Appendix 4, Table 4 for further information on Aberdeen City Council's Local Development Plan)</p>	<p>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 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.</p>	<p>Significant work has been undertaken in Aberdeen, to implement proposals outlined in the Development Plan, including the upgrading of facilities at Rubislaw sports pitches, development of an extreme sports centre; and improved hockey pitches.</p>	<p>Through a new Local Development Plan these issues will be addressed.</p>	<p>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> 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</p>

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
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 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/ITrendLifeExpectancy
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 - 215,656 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&slID=332
	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%).		

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
Migration change	<p>Migration loss 2002-05: Aberdeen is losing its population to Aberdeenshire and outside Scotland.</p> <p>Migration gain 2002-05: Aberdeen is gaining its population from Scotland.</p> <p>The relative age of those migrating to Aberdeen is 15-19 yrs.</p> <p>Only a slight net migration gain is predicted to 2016, with a decline post 2016.</p>	<p>Migration loss 2002-05: Aberdeenshire is losing its population to Scotland.</p> <p>Migration gain 2002-05: Aberdeenshire is gaining its population from Aberdeen and outside Scotland.</p>	<p>The migration trend in the North East is slow growth to 2016 and then a slow decline thereafter.</p> <p>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.</p>	<p>Out -migration will reduce demand for facilities in the City</p>	<p>Aberdeen City and Aberdeenshire Councils (2006) <i>Topic Paper: Characteristics of the sports stock</i></p> <p>Aberdeen City and Aberdeenshire Councils (2006) <i>Topic Paper: Population and household change</i></p> <p>Register for General Scotland (2006) <i>Mid-2005 Population Estimates by sex, age and administrative area, A National Statistics publication</i> http://www.gro-scotland.gov.uk/files/05mtype-cahb-booklet.pdf</p>
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/lacci/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=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		The strong presumption in NPPG5 on the preservation of	Loss of unknown and locally known architectural remains	Aberdeen City and Aberdeenshire Councils (2006) <i>Topic Paper: Built Heritage</i>

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
Listed Buildings	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, & coastal erosion.		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.	from new developments, vandalism and coastal erosion. Adverse impacts on the setting of archaeological remains from new core path developments.	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 GDLs in Aberdeen City (Duthie Park)	There are 27 GDLs 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 about 8.3%	No trend	Development will put pressure on the resource	Historic Scotland
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	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 it's landscape character type, not respecting local topography/contours).	Aberdeenshire Council (2006) <i>NES Monitoring – Environment Monitoring Paper</i> Scottish Executive (1999) NPPG14: <i>Natural Heritage</i> Scottish Executive (2001) <i>Designing Places: A Policy Statement for Scotland</i> http://www.scotland.gov.uk/

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
		<p>Character Assessments that cover the North East provides a brief overview of past land use practices and discusses potential land uses for existing landscapes.</p>		<p>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.</p>	<p>library3/planning/dpps-00.asp Scottish Executive (1994) PAN44: <i>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) <i>finalised Local Plan: Green Spaces, New Places</i></p>
SEA Topic Material Assets					

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
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.	<p>In Aberdeenshire, flood studies have been carried out in Huntly, Inverurie, Rosehearty, Auchnagatt, Fyvie, Maryculter (Mill Inn), Alford and Aboynae.</p> <p>Emergency works had to be carried out on Stonehaven's seawall foundations as coastal erosion caused part of it to collapse.</p> <p>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.</p> <p>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.</p>	<p>Flood studies will continue to be commissioned whenever necessary to better understand and resolve flood-affected areas.</p> <p>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.</p> <p>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.</p>	<p>Predicted rise in sea level may result in existing flood defences being inadequate.</p> <p>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).</p>	<p>Aberdeenshire Council (2005) <i>Flooding in Aberdeenshire: Fifth Biennial Report</i> http://www.aberdeenshire.gov.uk/flooding/report/5biennial.pdf</p> <p>Halcrow (2006) <i>Aberdeen Bay Coastal Defence Scheme, Aberdeen city Council Project Appraisal Report</i>, Aberdeen City Council</p> <p>Office of Science and Technology (2005) <i>Foresight report: Future Flooding Scotland</i> http://www.foresight.gov.uk/Previous_Productions/Flood_and_Coastal_Defence/Reports_and_Publications/Scotland/final_scotland.pdf</p>

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
Drainage, sewage and water treatment infrastructure	There are constraints on sewage capacity in Aberdeen – particularly along the Deeside corridor where the Leggert 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
2	Tulloch Hill
3	Don Estuary
4	Balgownie/Blackdog Links
5	Charlestown Wood
6	Loirston Loch
7	Kincorth Hill
8	River Dee Valley
8.1	Kincorth
8.2	Bridge of Dee
8.3	Pitfodels Castle
8.4	Garthdee
8.5	Morison Island/Shakkin Briggie
8.6	Lover's Walk to St Maiks Well
9	River Don Valley
9.1	Braes of Don
9.2	Crook of Don
9.3	Woodside
9.4	Lower & Upper Persley Woodland
10	Kinta Valley
18	Den of Leggert
19	Westburn of Rubislaw
20	Rubislaw Den
21	Hilton Wood
22	Clerkhill Wood
23	Grandholme Moss
24	Stoneyhill Wood
25	Monument Wood
26	Persley Quarries
27	Walker Dam & Rubislaw Link
28	Allan Park Pond
29	Deeside Old Railway
30	Hazlehead Park
11	Lochside/Denmore
12	Scotstown Moor (Perwinnes Moss)
13	Newton of Shiehill
14	Corby Loch
15	Glashie How
16	Danestone House
17	Cornhill Hospital
31	Den Wood
32	North Burn of Rubislaw
33	Bucksburn Gorge
34	Den of Maidencraig
35	Cults Den
36	Cults Quarry
37	Murtle House & Newton Dee
38	Hillhead Road
39	Burnbrae Moss
40	Farburn Wood
41	Gough Burn
42	Den of Moss-side
43	Foggieton
44	Murtle Den
45	Blacktop
46	Binghill Wood
47	West Hatton
48	Brimmond Hill
49	Eirick Hill
50	Tyrebagger Hill
51	Woodlands Wood, Beidleston
52	Moss of Auchlea
53	Rotten of Gairn
54	Guttrie Hill
55	Culter House Woods
56	Hill of Ardbeck
57	Culter Burn
58	Woodend Woods, Peterculter
59	Little Hill, Caskieben
60	Kinaldie Den
61	Culter Compensation Dam
62	Old Manse Wood
63	Baads Moss
64	Mid Anguston Quarry
65	Leuchar Moss
66	Southlasts Mire
67	Aberdeen-Inverness & Kittybrewster Railway Line
68	Woodland Walks, Foggieton
69	Cairdhillock, Kingswells
70	Rubislaw Quarry
Sites of Special Scientific Interest (SSSI)	

1	Cove	2	Scotstown Moor (Perwinnes Moss)	3	Nigg Bay	4	Corby, Lij and Bishop's Loch
District Wildlife Site (DWS)							
1	Balnagask to Cove	5	Lairston Loch	9	Eirick 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	18.4 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.

9. Habitats Regulation Assessment Appendices

Appendix 9.a: 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 9b identifies 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 m
OP51	Friarsfield / Morkeu	Housing, Access and junction improvements, riverside park	30	280	700 m
OP50	Earlswells House	Housing	0.7	10	1,700 m
OP74	Leggart Terrace	Housing	6.7	50	85 m
OP54	Loirsbank	Housing	2.0	10	100 m
OP52	Hazledene	Housing	17	150	1,900 m
OP129	The Waterfront Old Torry	Mixed use	9.4		500 m
OP48	Culter Tip	Playing field and club house	1.8		300 m
Sites from ALDP					
OP59	Peterculter East	Housing	1.7	25	220m
OP62	Oldfold	Mixed use development (Housing and employment)	47	550	1,200m
OP51	Friarsfield	Housing	15.8	50	1,300m
OP65	North Garthdee Farm	Housing	2.8	80	510m
OP77	Loirston	Mixed use development (Housing and employment)	128	1650	1,800m
Total			272.9	3005	
Other Developments					
River Dee Valley		Improvement to path network			

Appendix 9.b: Brownfield Housing Sites Within 2km of Dee SAC

Site	Site
OP82 – 140 Causewayend	OP99 – Denburn and Woolmanhill
OP83 – 35 Froghall Road	OP53 – Kennerty Mill
OP84 – 393-395 Great Western Road	OP103 – Frederick Street/East North Street
OP85 – 41 Nelson Street	OP55 - Milltimber Primary School
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	OP127 – Victoria Road School
OP97 – Crown House	OP128 – VSA Gallowgate
OP49 – Cults Pumping Station	OP130 – Water Lane Grannary

Appendix 9.c: 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	OP106 – Hilton Nursery School
OP88 – Aberdon House	OP108 – Kittybrewster Depot
OP7 - Balgownie Centre	OP109 – Linksfield Academy (part)
OP89 – Balgownie Machine Centre	OP21 - Manor Walk
OP8 - Balgownie Primary	OP34 - Marchburn Infant School
OP15 – Bankhead Academy	OP110 – Mile End Primary
OP16 – BP Dyce	OP22 - Mugiemoos Mill
OP36 – Byron Park Nursery & Infant School	OP112 – Oakbank School
OP91 – Cattofield Reservoir	OP113 – Park House, Westburn Rd.
OP94 – Cornhill Hospital	OP116 – Smithfield School
OP96 – Croft House	OP117 – St Machar Primary School
OP100 – Donside Paper Mill	OP119 – St Peter’s Nursery, Spital
OP101 – Dunbar Halls	OP23 - Stoneywood Terrace
OP18 – Farburn Terrace Dyce	OP121 – Tillydrone Primary School
OP120 – Former Summerhill Academy	OP38 - Woodend Hospital Annex
OP17 – Former Carden School	OP131 – Woodside Congregational Church
OP104 – Froghall Terrace	

Appendix 9.d: 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 Hopecroft	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 9.e: All 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 Stonewood	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
OP27 Land near Bucksburn	80	Phase 1 - 80

School		
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 Pitfodels	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
TOTALS	20,435	Phase 1 – 11,995 Phase 2 – 5,000 Phase 3 – 3,440

Appendix 9.f: 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	10	An employment area should be provided as part of

(part of larger mixed use proposal)		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.
OP79 Blackhills of Cairnrobin	3.5	A relatively small area that could be incorporated into the proposals at Aberdeen Gateway
OP78 Charlestown	20.5	Could be released after proposals at Loirston and Aberdeen Gateway are developed. Access issues would need to be addressed.
Total	69.5	The Structure Plan requirement is for 70 hectares to be identified as strategic reserve employment land to be identified up to the period 2030.

Appendix 9.g: ALDP Policies Screened In/Out

Policies	Generate development	Water Abstraction	Habitat loss/ land take	Generate pollution	Generate soil erosion	Cause Disturbance	Protects environment	Passive	Screen Out/In
LR1 Land Release	X	X	X	X	X	X			In
LR2 Delivery of Mixed Use Communities	X	X	X	X	X	X			In
I1 Infrastructure Delivery	X						X		In
C1 City centre development	X	X		X					In
C2 city Centre Business Zone	X	X		X	X	X			In
C3 Union Street Changes of Use								X	Out
RT1 Sequential Approach and Retail Impact	X								In
RT2 Out of Centre Proposals	X	X	X	X	X	X			In
RT3 Town, District and Neighbourhood Centres	X	X		X	X	X			In
RT4 Local Shops							X	X	Out
RT5 Retail Development Serving New Development	X	X	X	X	X	X			In
H1 Residential Areas	X	X	X				X		In
H2 Density		X							
H3 Housing Mix								X	Out
H4 Mixed Use Areas	X	X	X				X		In
H5 Affordable Housing	X							X	In
H8 Housing and Aberdeen Airport							X		Out
H6 Gypsy and Traveller Caravan Sites	X	X	X	X	X	X			In
H7 Gypsy and Traveller requirements For New Residential Developments	X	X	X	X	X	X			In
CF1 Existing community Sites and Facilities	X						X		In
CF2 New Community Facilities	X				X		X		In
D1 Architecture and Place making								X	Out
D4 Aberdeen's Granite Heritage								X	Out
D5 Listed Buildings and Conservation Areas								X	Out
D6 Historic Gardens and Designed Landscapes							X	X	Out
D7 Landscape							X		Out
D2 Design and Amenity							X		Out

Policies	Generate development	Water Abstraction	Habitat loss/ land take	Generate pollution	Generate soil erosion	Cause Disturbance	Protects environment	Passive	Screen Out/In
R1 Minerals	X		X	X	X	X			In
R2 Degraded and Contaminated Land				X					In
R3 New Waste Management Facilities				X					In
R4 Sites For New Waste Management Facilities				X					In
R5 Energy From Waste				X					In
R6 Waste Management Requirements For New Development				X					In
R7 Low and Zero Carbon Buildings	X								In
R8 Renewable and Low Carbon Energy Developments	X								In
NE1 Greenspace Network							X		Out
NE2 Greenbelt	X	X	X				X		Out
NE3 Urban Greenspace							X		Out
NE4 Open Space Provision in New Development							X		Out
NE5 Trees and Woodlands	X						X		Out
NE6 Flooding and Drainage	X						X	X	In
NE7 Coastal Planning	X		X		X		X		In
NE8 Natural Heritage	X							X	Out
NE9 Access and Informal Recreation	X							X	In
NE10 Air Quality							X	X	Out
T1 Land for Transport	X				X	X			In
D3 Layout Siting and Design of Development							X	X	Out
T3 Managing the Transport Impact of Development	X		X	X	X	X		X	In
B11 Business and Industrial Land	X						X		In
B12 Specialist Employment Area	X								In
B13 West End Office Area	X								In
B14 Aberdeen Airport	X				X	X			In
B15 Pipelines and Major Accident Hazards							X	X	Out
Masterplan Policies									
Appraising and respecting the local								X	Out

Policies	Generate development	Water Abstraction	Habitat loss/ land take	Generate pollution	Generate soil erosion	Cause Disturbance	Protects environment	Passive	Screen Out/In
context									
Review of relevant policies								X	Out
Create a vision								X	Out
Establish and promote a set of design principles								X	Out
Establish a phasing / delivery programme								X	Out
Promote greenspace / open space network								X	Out
Promote ecology / biodiversity								X	Out
Promote health and wellbeing								X	Out
Promote community / neighbourhood centres								X	Out
Promote community facilities, education and employment								X	Out
Promote accessibility / core paths								X	Out
Promote connectivity to surrounding network								X	Out
Promote mixed use developments								X	Out
Promote affordable housing								X	Out
Promote sustainable transport options								X	Out
Promote sustainable development / construction								X	Out
Promote recycling / reduce waste generation								X	Out
Promote developer contributions								X	Out
Promote Community Engagement								X	Out
Promote safety and crime prevention through design								X	Out
Promote Street Design								X	Out

10. 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 Proposed Aberdeen Local Development Plan. Part of a SFRA could be the identification of priority areas for more detailed analysis.

Sources of information on SFRA's 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 Strategic Environmental Assessment 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

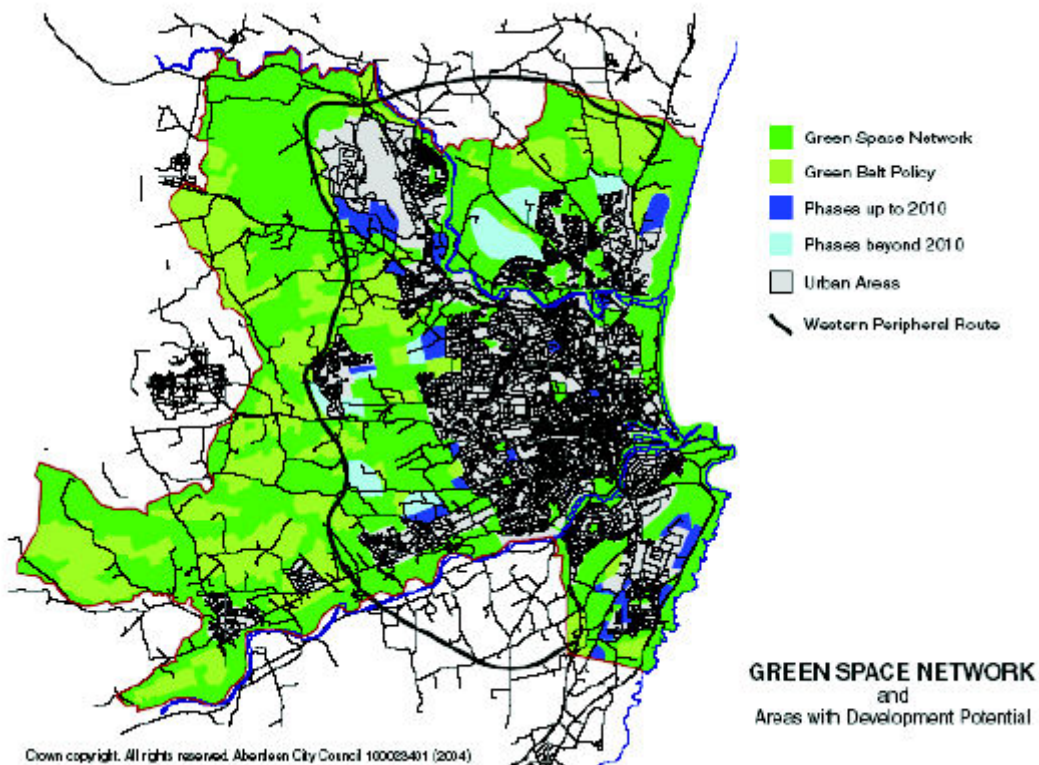
To protect the revetment and area around Aberdeen beach from continued erosion and failure, a programme of beach recharge took place in July and August 2006. This programme protected property and infrastructure and provided an enhanced beach for recreational use. To ensure the stability of the new beach 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>

11. Maps

Map 1 Aberdeen Green Space Network



Source: <http://www.aberdeencity.gov.uk/acc/web/files/LocalPlan/LocalPlan.pdf>

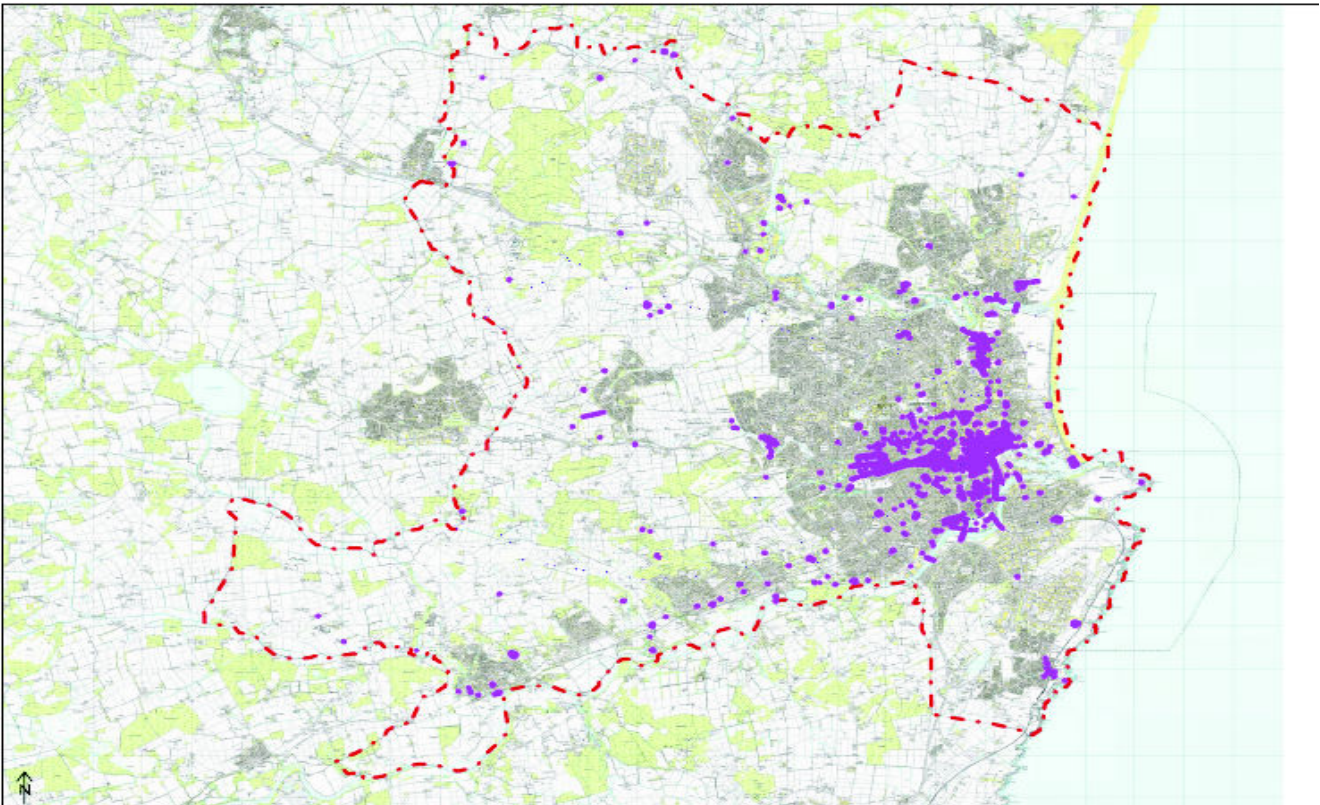
There are 2,264.75 hectares of open space parks and gardens in the City. This includes public and private open land subject to access but does not include Forestry Commission Woodlands. There is six Forestry Commission woodlands which encircle the City. Woodland covers 10% of the City area See table 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

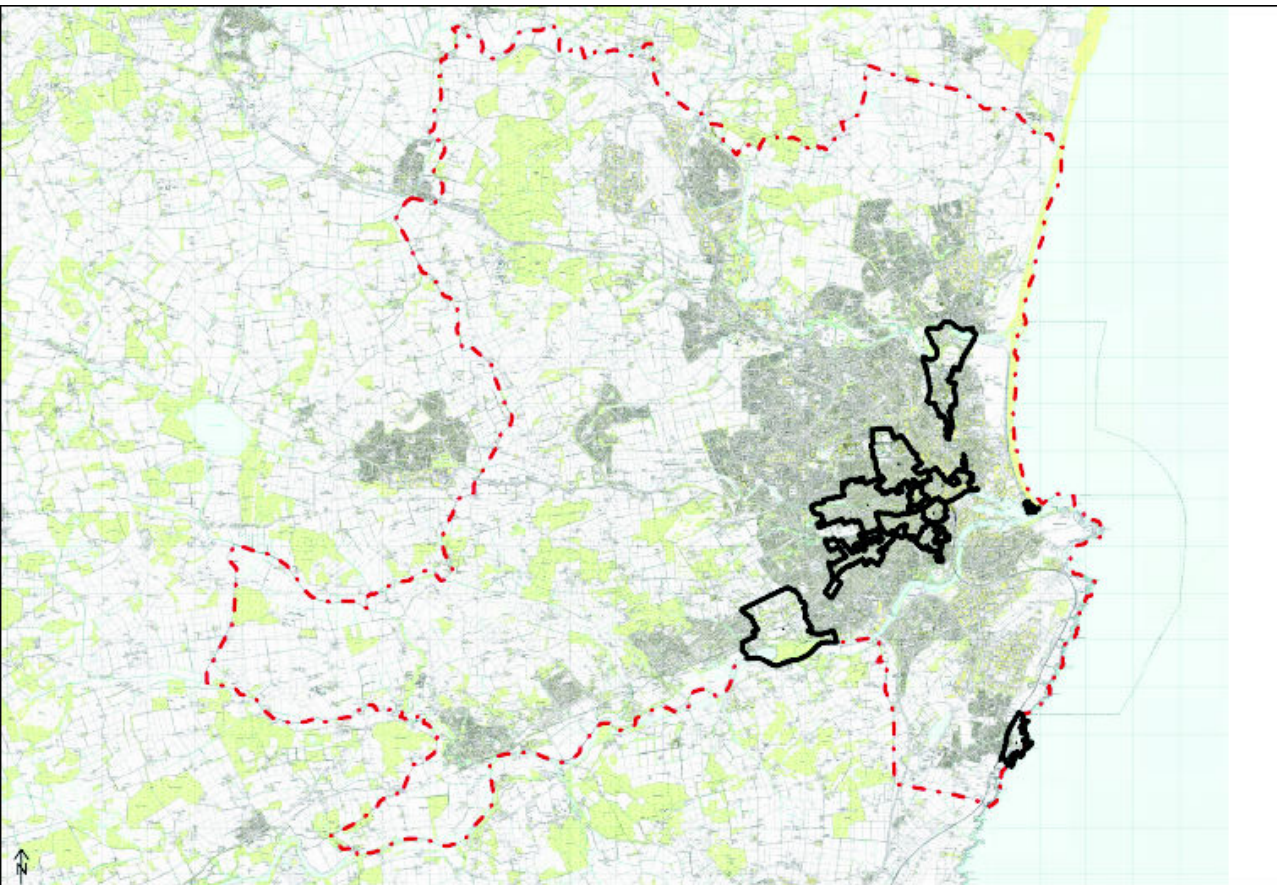


Scale: 1:76000
Date: 16/11/2007

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Map 3 Conservation Areas

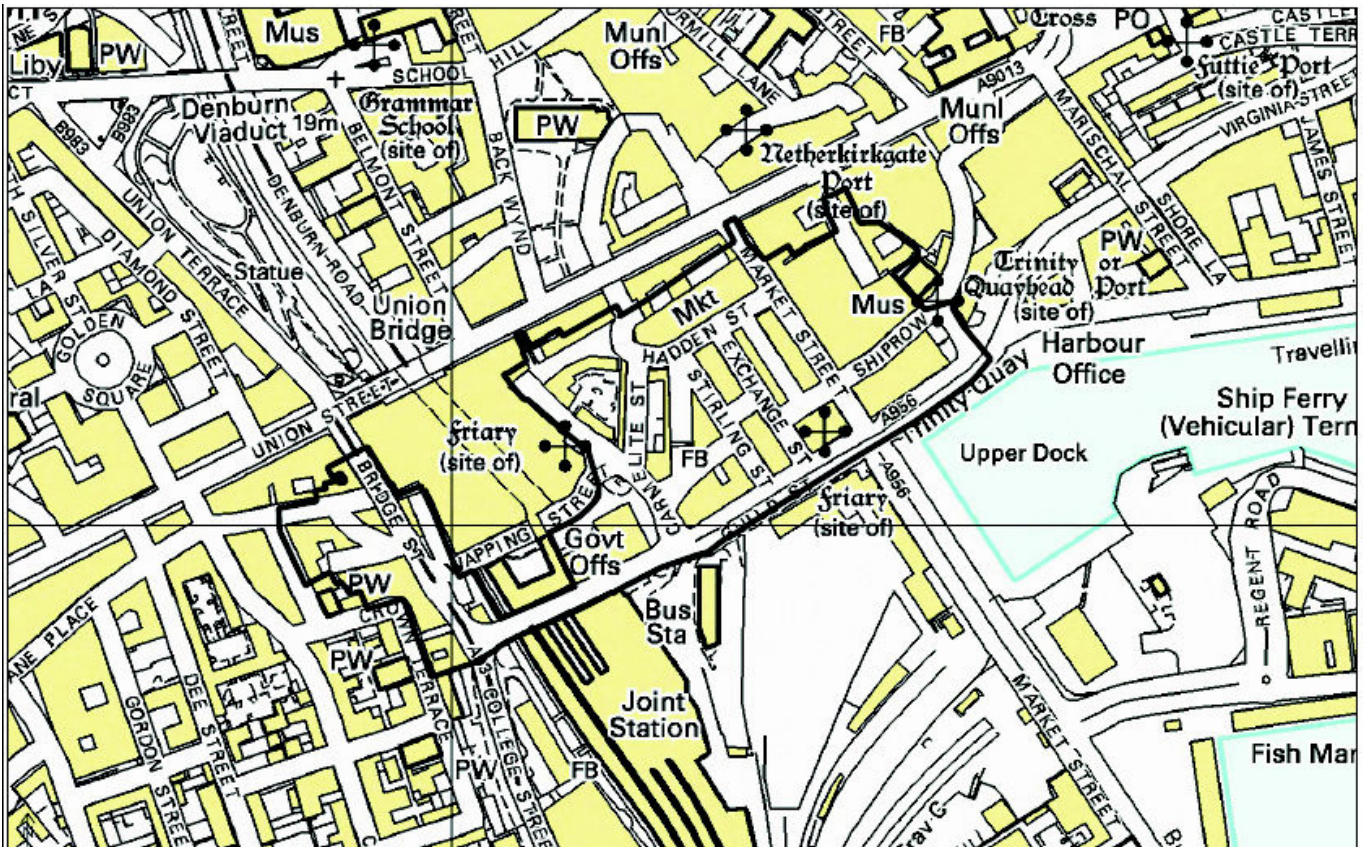


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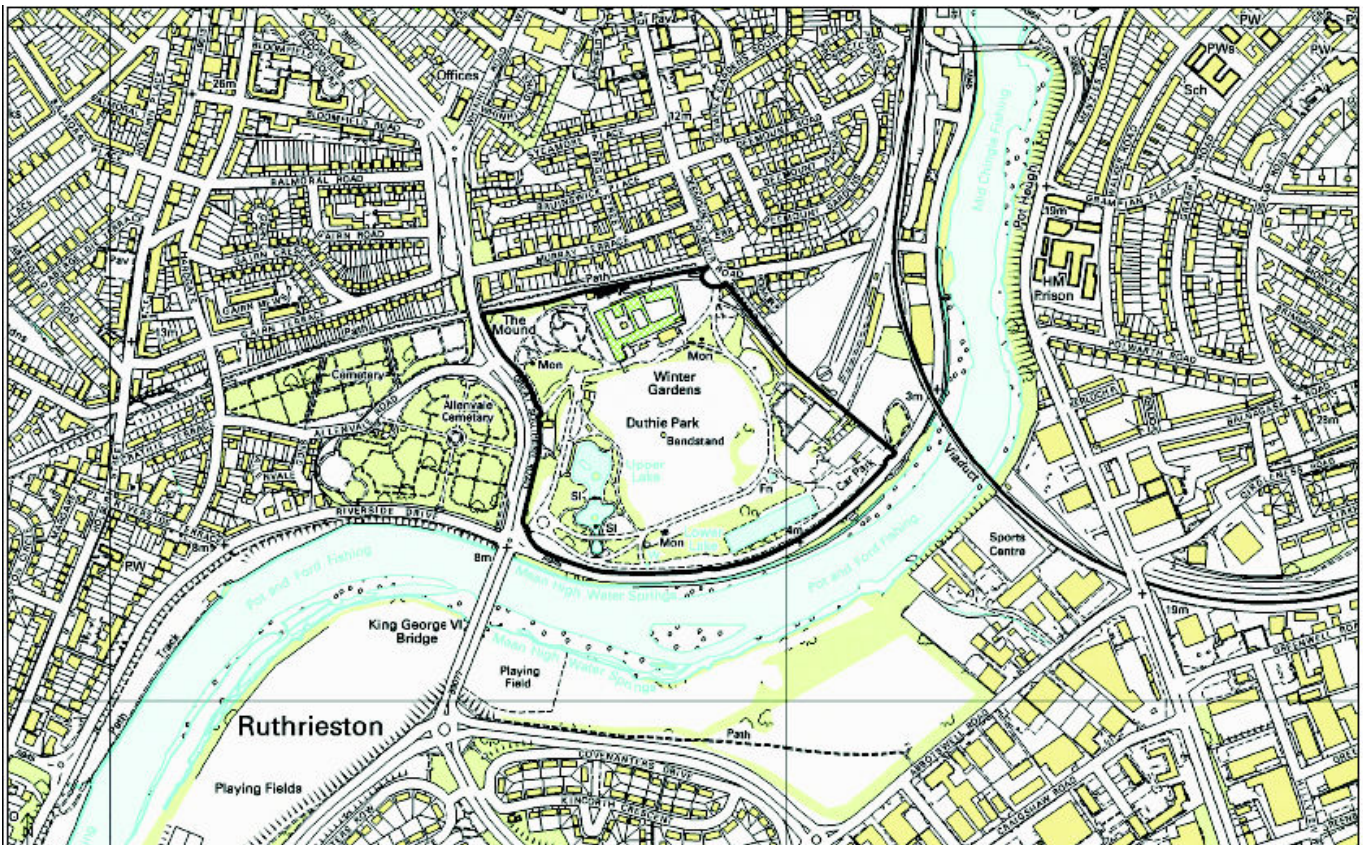
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Map 4 Townscapes 'The Green'



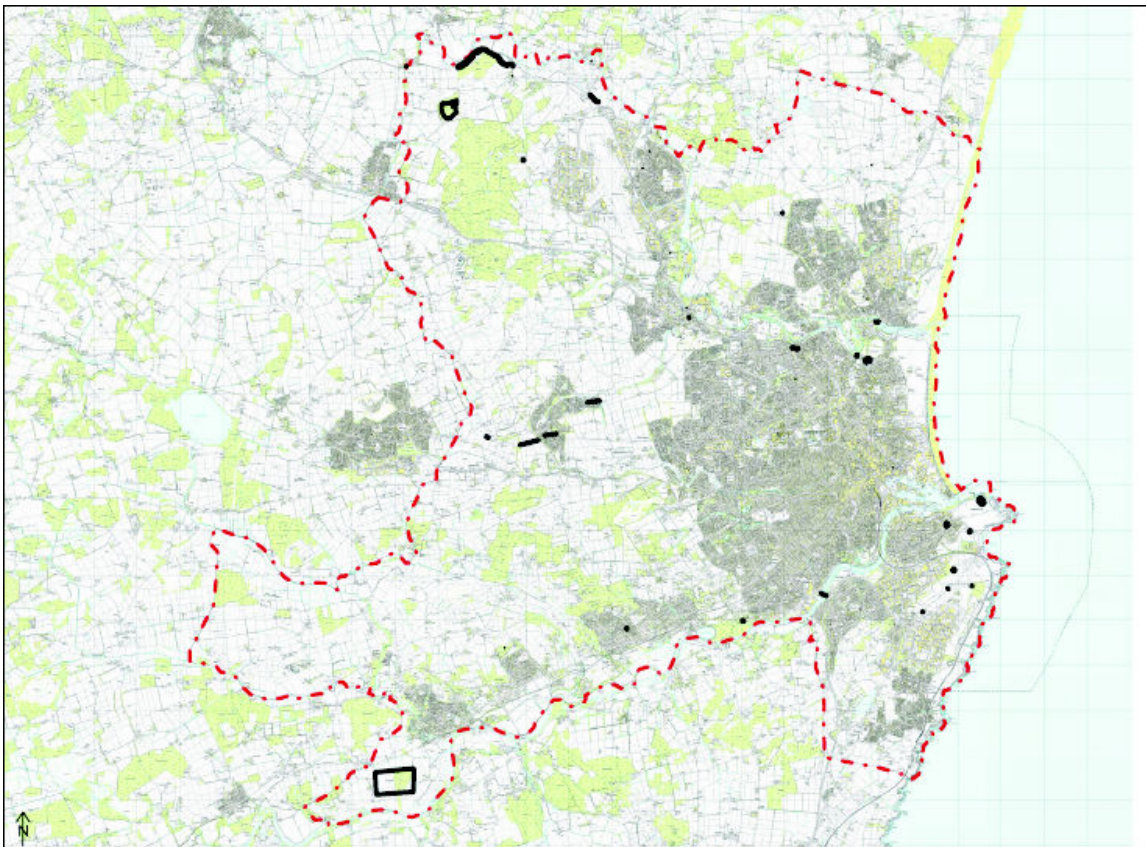
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Map 5 Designated Landscapes and Gardens 'Duthie Park'

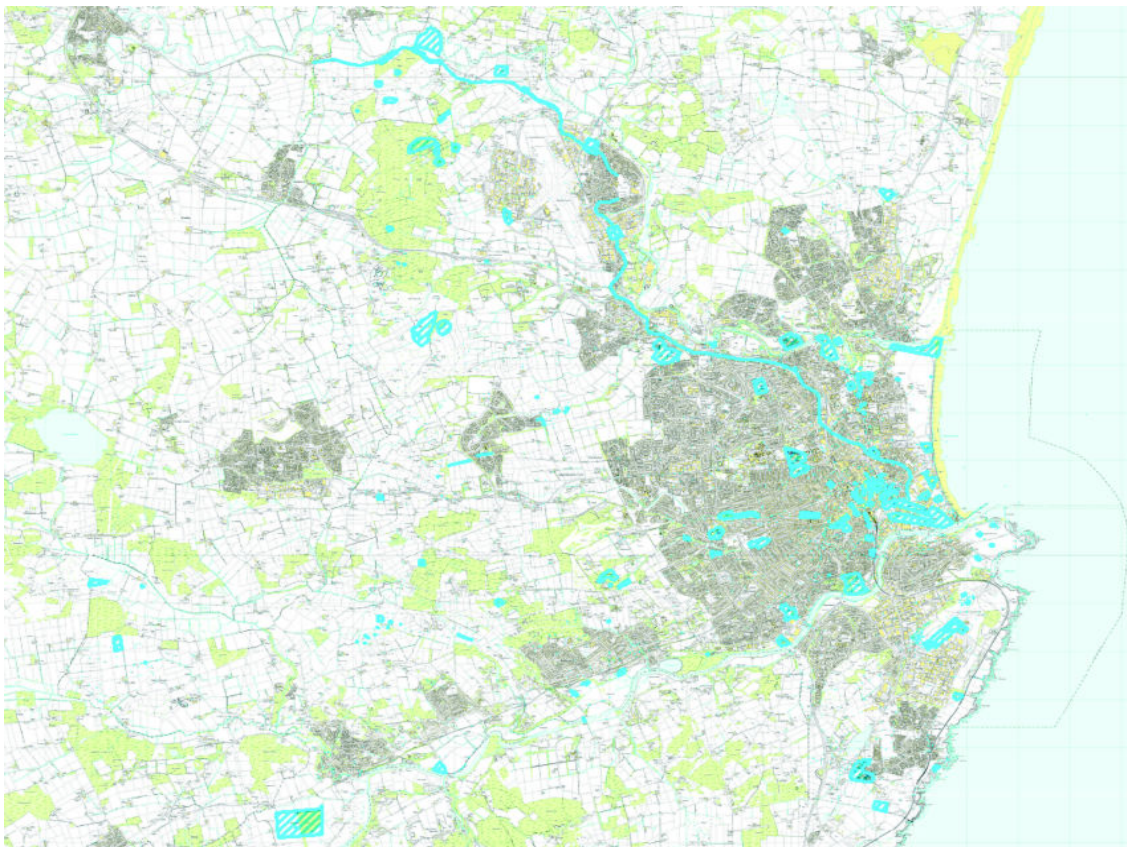


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Map 6 Scheduled Ancient Monuments

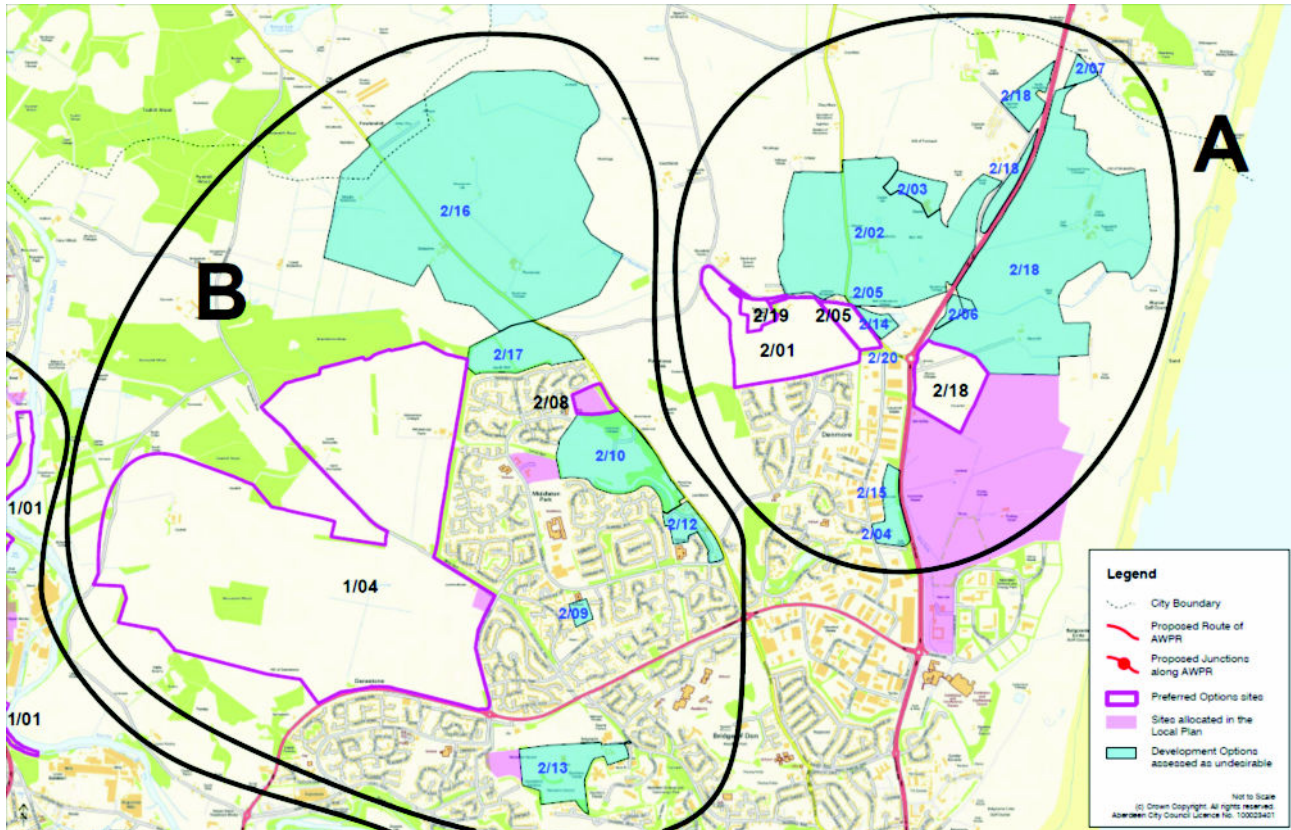


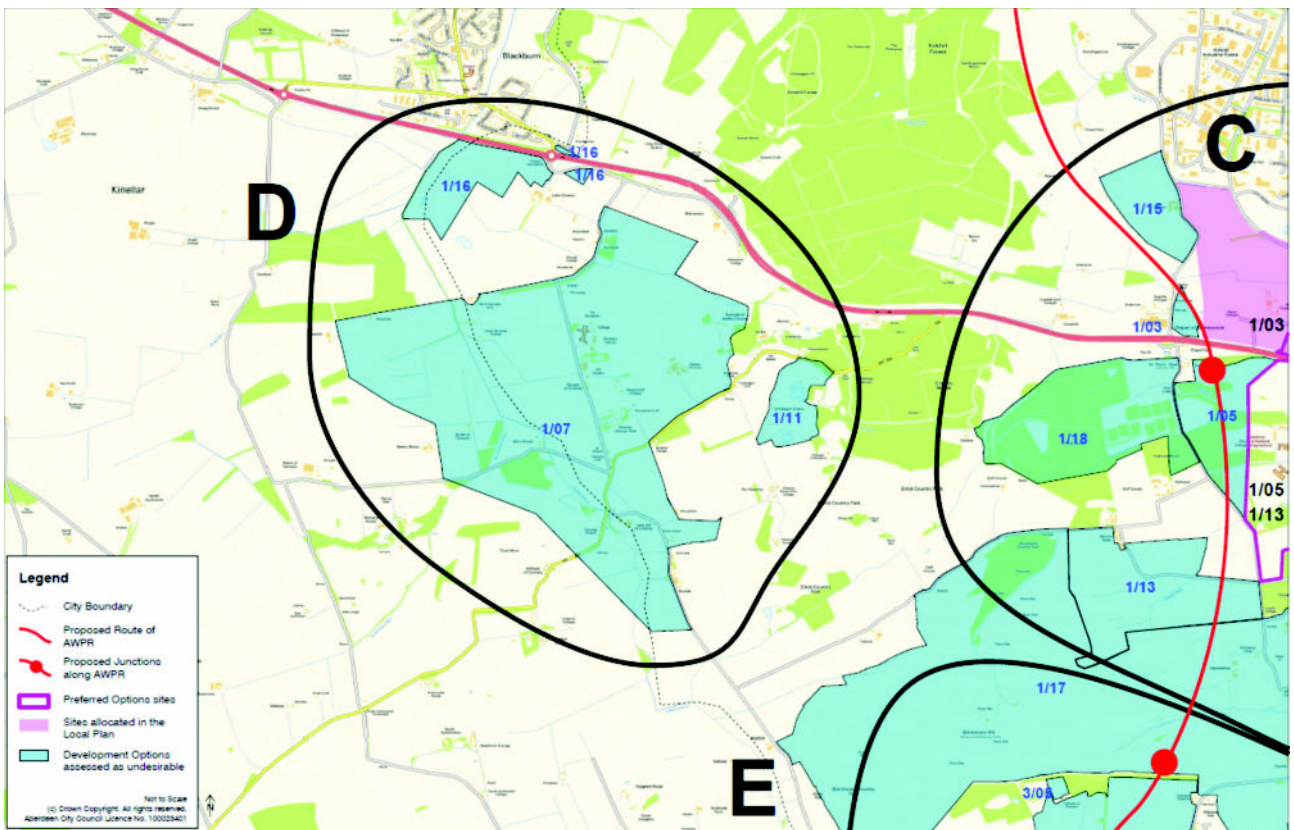
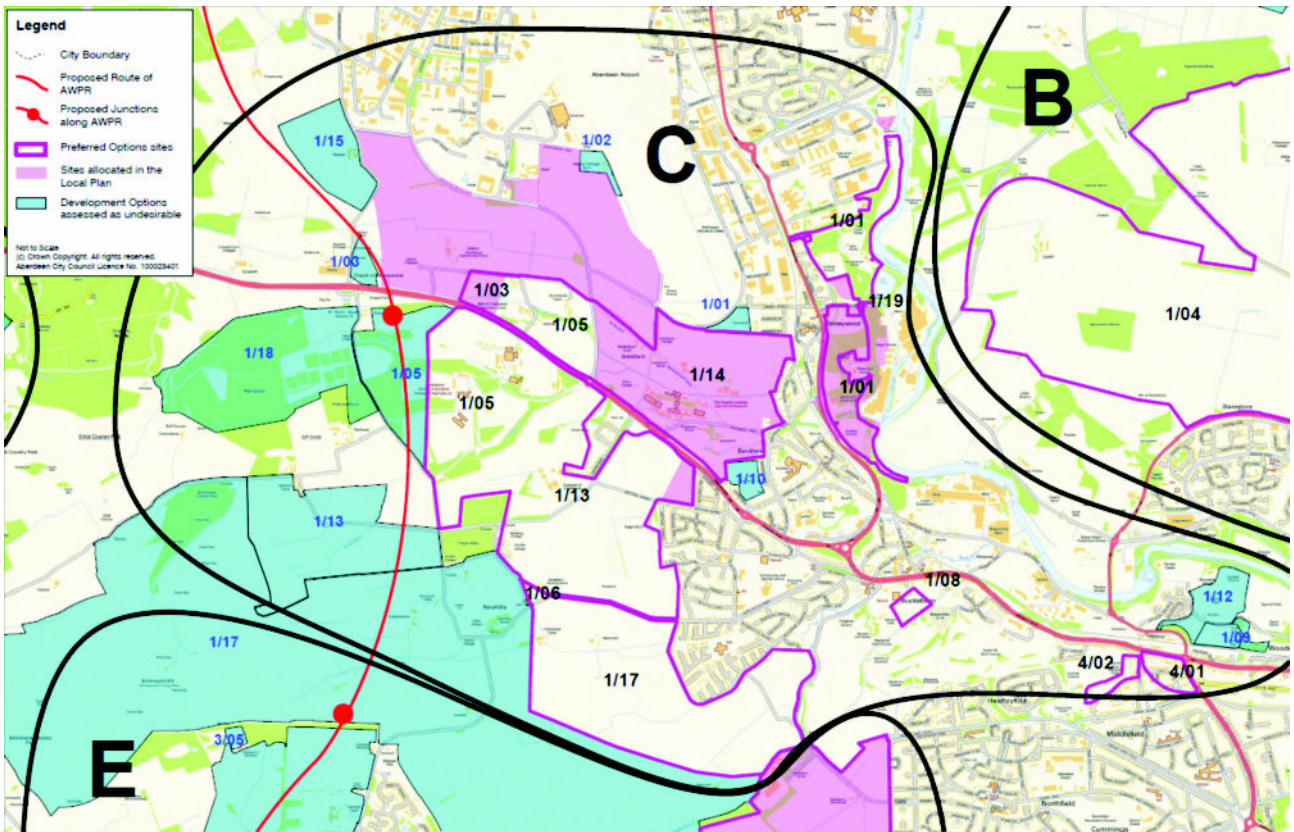
Map 7 Sites and Monuments Record

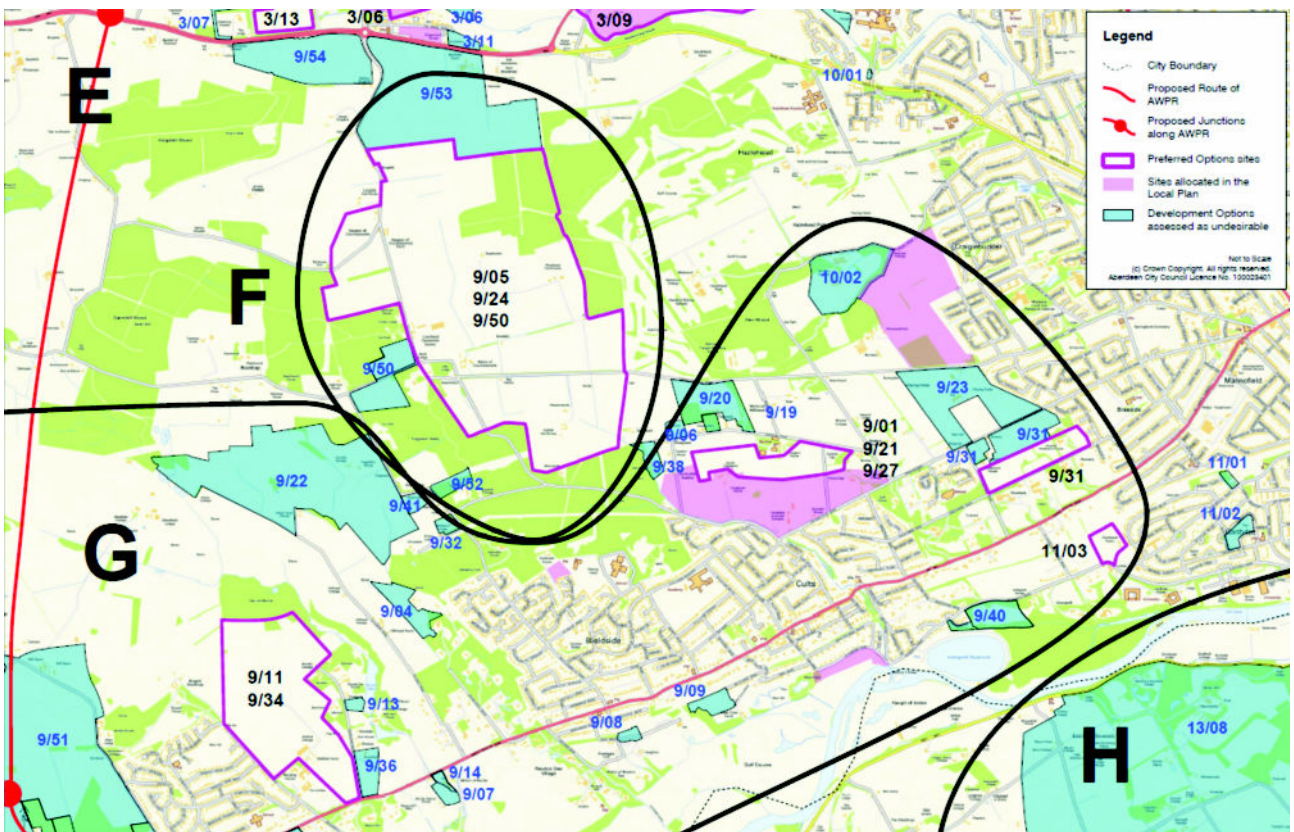
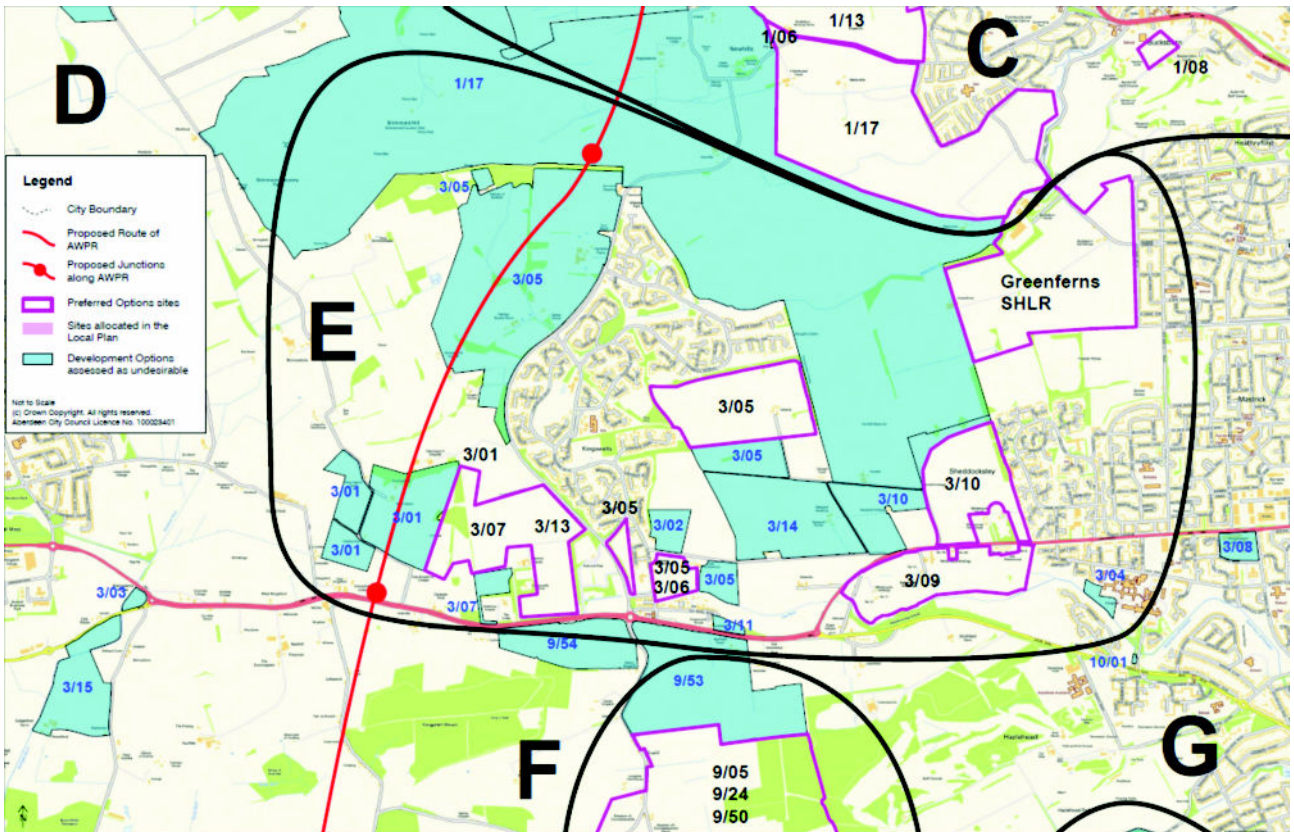


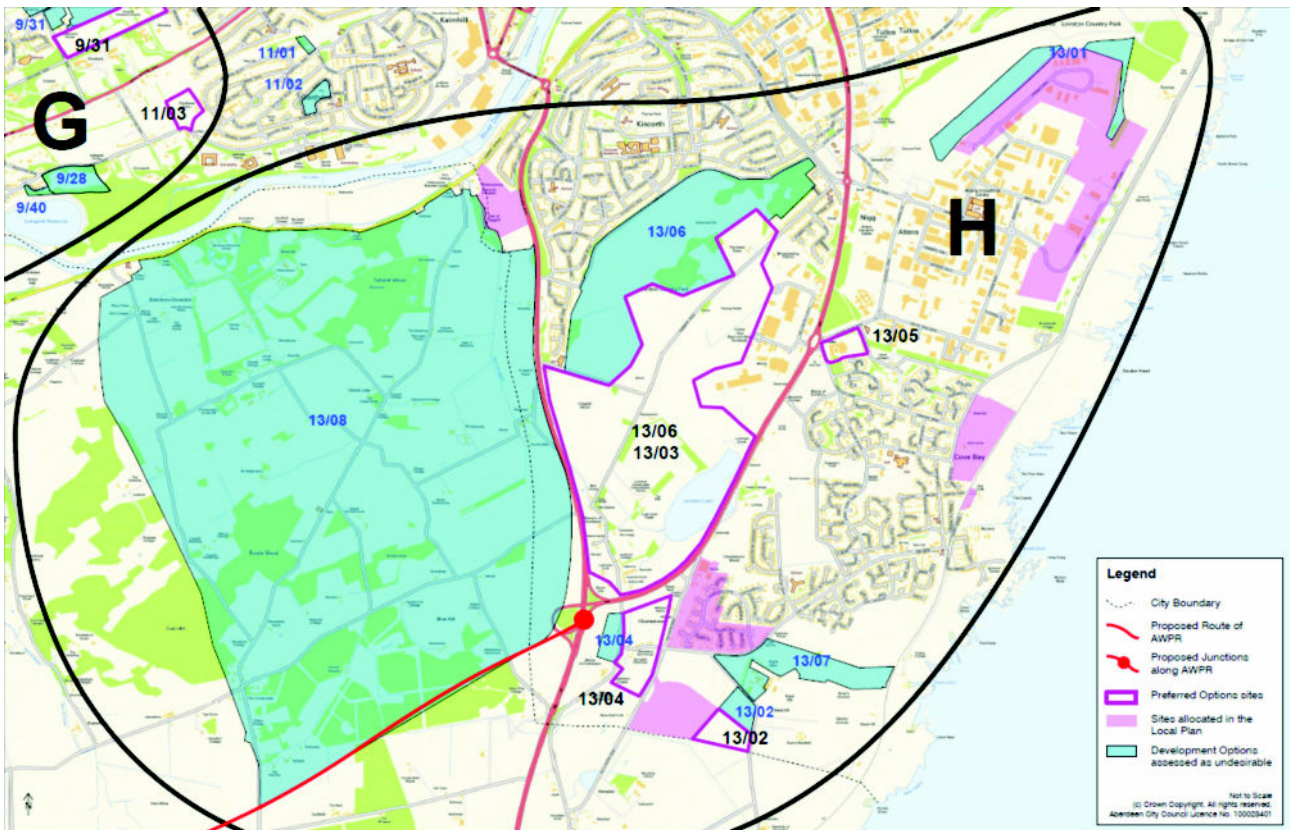
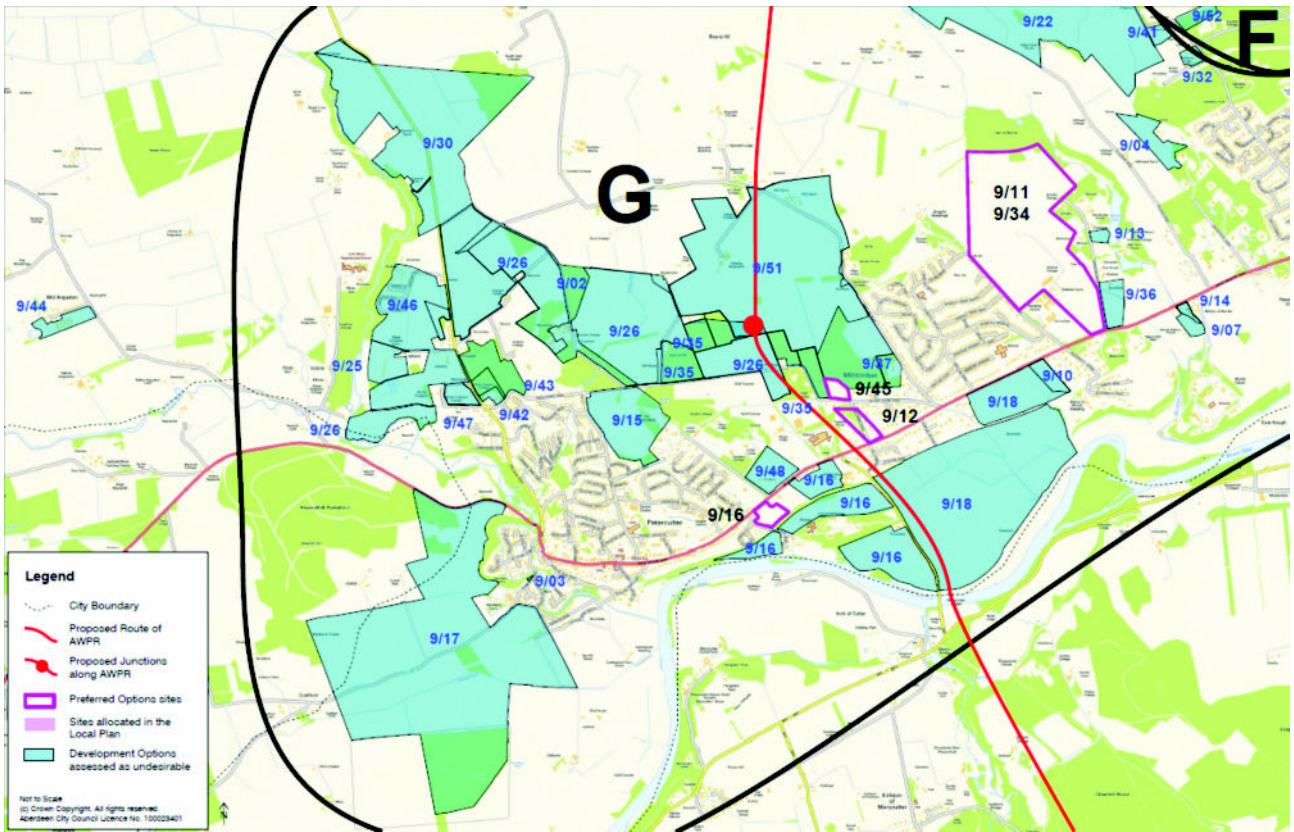
Map 8 Development Options

Please refer to the Proposed Aberdeen Local Development Plan for the maps of the preferred option. These maps indicate the location of the alternative sites assessed within Appendix 8.f.

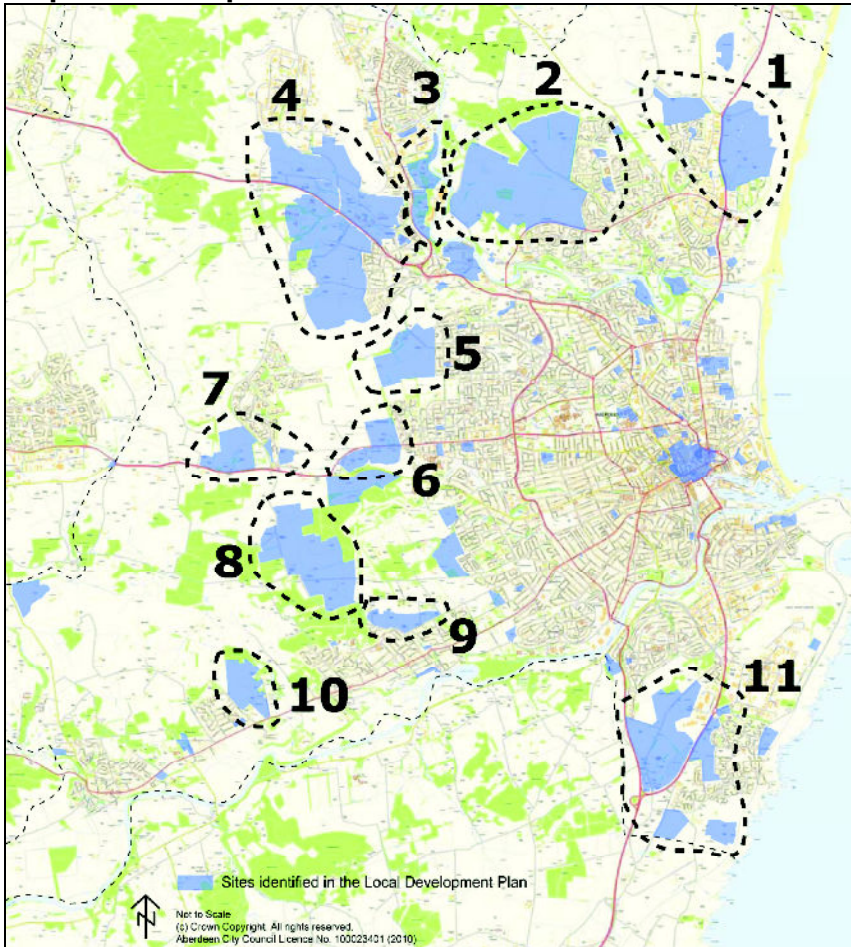






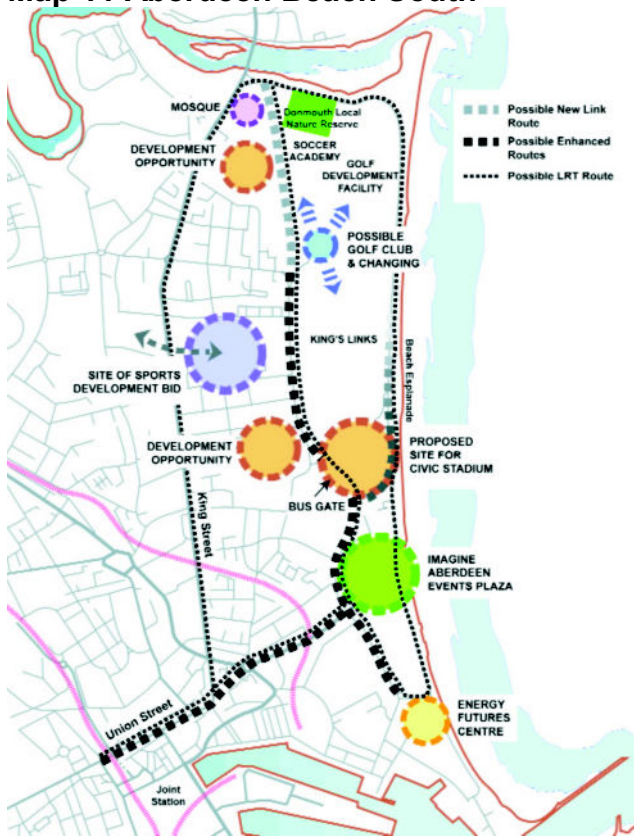


Map 10 Masterplan Zones

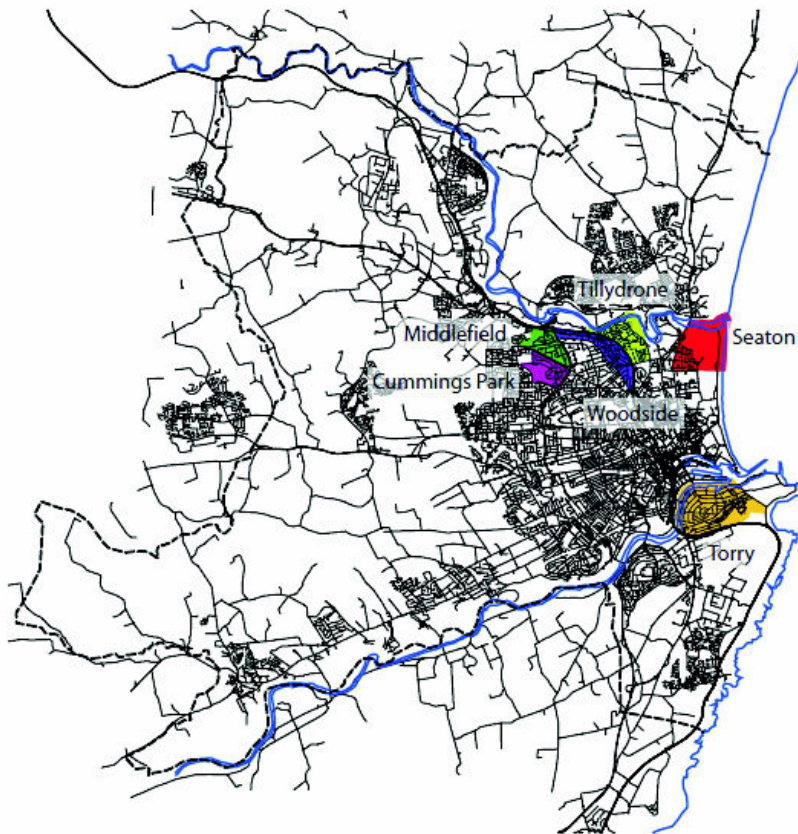


Masterplan Zone	Sites included
1 – Dubford & Murcar	OP25 Dubford OP2 Murcar
2 – Grandhome	OP12 Grandhome OP10 East Woodcroft
3 – Stoneywood	OP24 Stoneywood
4 – Newhills Expansion & Dyce Drive	OP26 Walton Farm & Craibstone North OP29 Craibstone South OP27 Land near Bucksburn School OP30 Rowett South OP28 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 OP76 Souter Head Road OP77 Loirston

Map 11 Aberdeen Beach South



Map 12 Regeneration Priority Areas



ABERDEEN CITY COUNCIL

COMMITTEE	Council
DATE	18 th August 2010
CORPORATE DIRECTOR	Pete Leonard
TITLE OF REPORT	National Housing Trust Initiative
REPORT NUMBER	H&E/10/099

1. PURPOSE OF REPORT

To advise Council on proposals by the Scottish Futures Trust (SFT) to deliver the National Housing Trust (NHT) initiative to enable the development of short term affordable housing and to seek agreement to continue the Council's interest in participating in the OJEU procurement exercise. In supporting the initiative the Council can help the delivery of additional affordable housing in the city and support employment in the house development industry.

2. RECOMMENDATION(S)

It is recommended that Council agrees

1. to participate in the National Housing Trust procurement as developed by the Scottish Futures Trust subject to the Directors of Corporate Governance and Housing & Environment being satisfied that the legal and financial elements of the initiative do not expose the Council to undue risk;
2. that borrowing through the Council's Loan Fund for the scheme be agreed in principle, subject to a maximum of 50 units;
3. and instruct officers to report to future Committee meetings as further decisions are required.

3. FINANCIAL IMPLICATIONS

If the NHT were to deliver affordable housing in Aberdeen the City Council would be required to borrow money to meet its 65% share of the costs. This would be done through the Council's Loans Fund. The repayment of the borrowing would be serviced from the rental income from the properties. The remaining 35% of the capital costs would be financed by the private sector developer, with 30% as

equity and a 5% loan. The Council's borrowing would be a General Fund activity as the properties would not be owned nor operated by the Council.

It is anticipated that an average of £96,000 may have to be borrowed for each property procured. If the 50 unit target were to be achieved this would potentially require £4.8m of borrowing. It is however more likely that around 10 units may come forward which would require funding of around £960,000.

The Scottish Government has previously stated that they will underwrite the loans provided by local authorities. This means that if there is a shortfall from the rental income and future sale of the properties the Government will cover these losses meaning there are no financial risks for the Council. Recent information from the SFT has indicated that the guarantee is not now watertight. Finance and Legal officers are considering the draft legal documents which have only recently been received. Finance officers are also discussing the initiative with External Audit. Legal officers are reviewing the legal documents to ensure they provide an appropriate legal framework for the Council to sign up to. Any issues identified will be brought to the attention of the Council meeting.

4. SERVICE & COMMUNITY IMPACT

The Community Plan sets out our vision for the future of the city. Our vision is a city which is vibrant dynamic and forward looking an even better place to live and work, where people can expect high quality services that meet their needs.

The delivery of the new affordable housing aims to provide our citizens with an increased supply of affordable rented homes which would support the following challenge in the community plan:

- ◆ Homes Challenge – improving the quality of housing and environment for individuals and the community and eradicating homelessness by 2011.

The provision of affordable housing also aims to fulfill the following Vibrant Dynamic & Forward Looking objectives:

- Work with Registered Social Landlords to develop affordable housing including 2,000 new affordable houses

5. OTHER IMPLICATIONS

Any increased provision of good quality affordable housing may make a contribution towards improving availability of housing for homeless households and make a contribution to meeting the needs and demands of our citizens and help stem the flow of households from the city to Aberdeenshire and elsewhere.

The procurement through the NHT may influence developers considerations on whether to start construction on a particular site. If it does then it could be argued that the initiative will help sustain employment in the construction and associated industries.

6. REPORT

At their meeting on 29 January 2010 CoSLA leaders agreed their support for the NHT initiative and were content for interested authorities to engage further with the Scottish Government and SFT in working towards its implementation.

The Housing & Environment Committee on 13th April 2010 agreed to continue with an interest in the NHT proposals as developed by the SFT.

NATIONAL HOUSING TRUST – NATIONAL PERSPECTIVE FROM SFT

The Scottish Futures Trust has developed the proposal for the National Housing Trust.

A summary of the NHT scheme is provided below, this is based on the information supplied by the SFT.

- The aim would be to deliver up to 2,000 houses suitable for mid market (intermediate) rent in areas where there is a high demand for such housing across Scotland;
- Target groups would be households on low to moderate incomes who cannot afford market rents, but are not currently in a priority group for accessing social rented housing (e.g. because they do not have children) and are unlikely to be able to afford owner occupation even with the aid of existing public subsidies;
- The houses would remain available for affordable rent for between five and ten years;
- Funding would likely be split 65% public and 35% private sector;
- Public funding would be secured through the Public Works Loan Board (PWLB), or any other source an authority can access and utilise the prudential borrowing powers of participating local authorities to fund sites in their area;
- Private funding would come from developers and other site owners, and would likely to be split 5% loan and 30% equity investment;
- The PWLB interest costs are fully serviced by the mid-market rents;
- On exit, the houses would be sold with PWLB borrowing capital repaid in priority to private sector debt and equity.

The proposed NHT scheme aims to meet housing need in particular areas and to help to reduce waiting lists. Rent levels would be set initially at 80% of the relevant Local Housing Allowance levels. This would currently provide a rent in Aberdeen of up to £99.23 and £124.62 per week for 1 and 2 bed properties respectively.

This should make rents affordable to households on low to moderate incomes (generally earning between £15,000 and £25,000 a year, although this would vary depending on area and household size) who would struggle to afford private renting or to buy a home, but who are unlikely to be able to access social

housing in the near future. Rents would also be accessible to those qualifying for Housing Benefit. The scheme could offer a choice to those on housing waiting lists or be adaptable to house some homeless households (where appropriate for the individuals concerned) – thereby giving local authorities more flexibility in discharging their homelessness duties as they move to 2012.

Initially it would be for local authorities to:

- determine whether there would be sufficient demand for mid market renting in different locations in their area;
- if so, determine the type and quality of properties that would be suitable for mid market renting in these locations;
- decide on the target groups for properties;
- agree a methodology for allocating properties;
- as required, borrow funds from the PWLB to facilitate property purchases (local authorities would only be borrowing funds for sites in their area).

The NHT scheme would potentially consist of a number of Special Purpose Vehicles (SPV), one for each of the developers involved in the City. Each SPV would be set up as a Limited Liability Partnership. The SPVs would be companies limited by shares, whose shareholders would be the local authorities, the SFT and the developer. Completed properties would be acquired by the SPVs.

Capital spending through the NHT scheme would inject a short to medium term stimulus into the economy – boosting jobs and securing economic activity. As a result, the scheme could both directly and indirectly support workers' jobs.

Properties would be managed and maintained by a managing agent. The developers submitting bids are required to take the agent forward as part of their bid. The agent could be a registered social landlord or a letting agent.

The SPV would pay the site owner 65% of an agreed purchase price when it acquired the properties. This money would come from the local authority through PWLB borrowing. The Scottish Government would be willing to offer a guarantee to participating local authorities to underwrite the repayment of any borrowing in the event that rental or sales income was insufficient to repay the PWLB.

The remaining balance of funding (35%) would come from the private sector. Based on current economic assumptions, the private sector monies would be split between a loan (5%) and equity (30%).

The proposed financing structure is predicated on the core principle that private sector investment in the scheme would be structurally subordinated to the public sector monies.

From the modeling completed to date by the SFT, interest on the PWLB lending would be serviced by the cash flow generated by the mid market rental income. The residual cash flow would service the private sector loan interest.

The Local Government (Scotland) Act 1975 does not confer borrowing powers on local authorities to borrow to lend to third parties. The Act confers powers on Scottish Ministers to consent to a local authority borrowing for expenses not otherwise permissible but only if they consider that such costs should be met from borrowing. Any such consent for the NHT scheme would:

- require to be issued on a site by site basis and on standardised terms;
- need to have a condition attached requiring local authorities to make the on-lending rate the same as the rate at which the funds were borrowed;
- have any other conditions attached which the Scottish Ministers considered appropriate.

The NHT scheme would be intended to last for between five and ten years. It would be the private sector developer who determined when a sale could take place between years five and ten after completion of the homes. Five years would be the minimum period of time that private sector stakeholders would be required to retain their loan note/ equity investment. This would not preclude a private sector investor selling their stake during this period provided the overall funding and contract structure was maintained.

The intention would be to complete an exit by year ten. The exit from the scheme relies on sales of the NHT stock and forward planning will be required to ensure that units are sold prior to the termination date of the NHT scheme. The Council's borrowing will be repaid before the repayment of the private sector debt and equity. It is anticipated that the sitting tenants, local authority or RSL could buy the property at an open market value. If there is not interest in purchase from these parties then the properties would be sold on the open market. The public sector will take a share of any proceeds from the sale of the homes above a threshold level (a pre-set Internal Rate of Return figure).

LOCAL PERSPECTIVE

Contact has been made with several local developers and the developers who responded to the PIN published by the SFT who had indicated an interest in delivering in Aberdeen City. The feedback received indicates that there is not likely to be a significant number of properties delivered in the city through this round of the NHT initiative. Officers are however keen to take forward the opportunity the initiative provides.

Officers indicated to the SFT that Aberdeen City Council was interested in participating in the NHT subject to Council approval. This was confirmed on 2nd July to Alex Neil, Minister for Housing and Communities.

In moving our considerations forward we were in discussions with Aberdeenshire Council on the potential interest and needs. We would ultimately be committing funding to properties within our boundary but given the housing market area we operate in this discussions were positive. Aberdeenshire Council have now decided not to pursue their interest primarily due to a lack of developer interest.

Ultimately whatever Aberdeen City Council's interest is it can only be delivered if developers are willing to engage and deliver properties through the NHT.

There are very limited sites in Aberdeen with planning permission which could be developed in the timeframe which have been proposed. The land values associated with some locations in Aberdeen also make the delivery at the purchase values required unlikely. At this stage we want to see what options the development industry can take forward and not rule any potential location out. We have stated that up to 50 units could be accommodated from borrowing and await to see what interest the development industry has locally expressed through the procurement process.

The timeframe for delivery of the initiative is very tight. The Scottish Government have asked that local authorities confirm by the end August that they can commit, subject to Committee approval and to sufficient tenders coming forward that meet our procurement criteria, that the Council will agree to lend the required amount to finance the Council's contribution to purchasing this number of NHT homes.

The intention is then for the Government to commence the procurement with an OJEU notice in September 2010 with contracts in place by February / March 2011.

In taking forward interest local authorities were asked to consider a number of further issues which will feed into the procurement process.

These include

- the minimum building standards which this Council would be willing to fund;

We should require the properties to be built to the building standards required at the time the contract is entered in to.

- which groups we might want to target (eg waiting list, incoming workers, existing tenants etc)

The properties should be available to existing tenants of or applicants to the Council or RSL who have an exiting housing need. This will therefore include homeless households as potential tenants.

- The OJEU documents will need to include information on the Council's position on whether or not NHT homes can count towards a section 75 affordable housing contribution.

Officers from legal, planning and housing services have considered this issue. The view taken at this stage is that properties delivered through the National Housing Trust fall within the affordable housing category as currently used. The specific question is whether delivery for 5 – 10 years is acceptable as our normal approach is to try and secure the delivery of affordable housing over the long term. Given the current low level of construction it is considered that such development could be acceptable in

terms of a section 75 agreement if this helps developments progress to site and thus assist the economic and employment issues in the city.

The SFT are planning to publish a Prior Information Notices in the OJEU in September. The PIN will set out the requirements of the NHT. This will not commit the Council to proceed with it's interest but it will be expected to if suitable opportunities come forward from developers which meet our requirements.

7. AUTHORISED SIGNATURE

Pete Leonard, Director of Housing & Environment
ph. (52)3899
E-mail – pleonard@aberdeencity.gov.uk

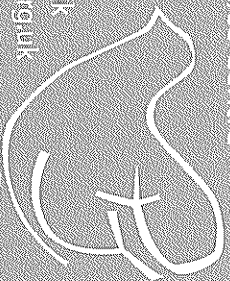
8. REPORT AUTHOR DETAILS

Graeme Stuart (Strategist - Policy & Planning Housing)
ph. (52)3043
E-mail – gstuart@aberdeencity.gov.uk

9. BACKGROUND PAPERS

None.

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19th July 2010

Dear Councillor Peter Stephen

On 21st September 2009, to mark the day designated by UN as International Peace Day, Scotland's for Peace wrote to all the leaders of Scottish local authorities suggesting that they join up to Mayors for Peace, and adopt the 20:20 Vision of a world free of all nuclear weapons by the year 2020, and add their voices to calls for the UK government to play a greater role in international disarmament initiatives. We asked them to do this within one year, and promised to make a public statement on 21st September 2010 of the result.

Scotland's for Peace was formed in 2004, bringing together campaigning and civic organisations to promote nuclear disarmament and to develop a positive peacemaking role. One of its objectives is to establish a day for Peace that would be part of our national calendar, with significant events towards making Scotland known for its contribution to world peace.

Mayors for Peace is a non-party organisation, with members from all the main political parties. Local councils who decide to give their support to Mayors for Peace do so to show a cross-party commitment to peaceful relations at all levels: from local to global. This is very much in line with the aspirations of most local councils - and indeed, Scotland as a nation and almost half of our local authorities responded by making the commitment and joining this exciting international movement. Over 4,000 mayors have already declared themselves Mayors for Peace in 144 countries worldwide, and in the UK provosts and mayors from over 60 local authorities have joined the network, and become part of a truly global initiative.

We hope that you will join this movement before the 21st September, and we include a briefing for your attention. You can find further details on the Mayors for Peace website at www.mayorsforpeace.org.

This year, on International Peace Day, and following the recent Non Proliferation Treaty Five Yearly Review Conference, we are launching our next step towards global nuclear disarmament, with an event in the Scottish Parliament to promote a Nuclear Weapons Convention which would consign nuclear weapons to the past, along with landmines, chemical weapons and other inhumane weapons of mass destruction. I have included information about this important work, and the launch event at which speakers will include Alyn Ware, global Coordinator of PNND and former New Zealand minister for disarmament, Marian Hobbs.

All Scottish Mayors for Peace will be invited, along with MSPs and other important figures from Scottish Civic life.

Please let me know if you would like any further information.

In friendship
(On behalf of Scotland's for Peace)

Jane Fenton
Coordinator

Mayors for Peace



Mayors for Peace

Hiroshima and Nagasaki have consistently sought to persuade the world that nuclear weapons are inhumane, continually calling for their total abolition. In 1982, the cities of Hiroshima and Nagasaki established "Mayors for Peace" to ensure that the atomic tragedy is never repeated anywhere on earth. The Conference was registered as a NGO in Special Consultative Status with the United Nations Economic and Social Council in May 1991.

1 Member Cities (July 1, 2010)

Area	Member
Asia	29 countries & regions 1,171 Cities
Oceania	9 countries & regions 111 Cities
Africa	39 countries & regions 210 Cities
Europe (CIS)	43 countries & regions 1,984 Cities
North America	3 countries & regions 248 Cities
Latin America and Caribbean	21 countries & regions 313 Cities
Total	144 countries & regions 4,037 Cities

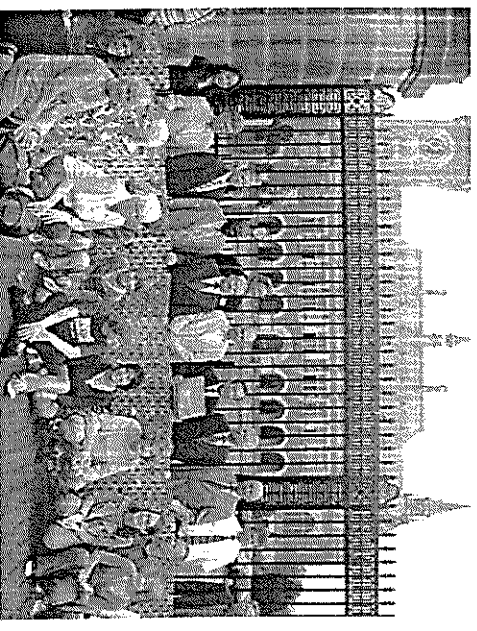
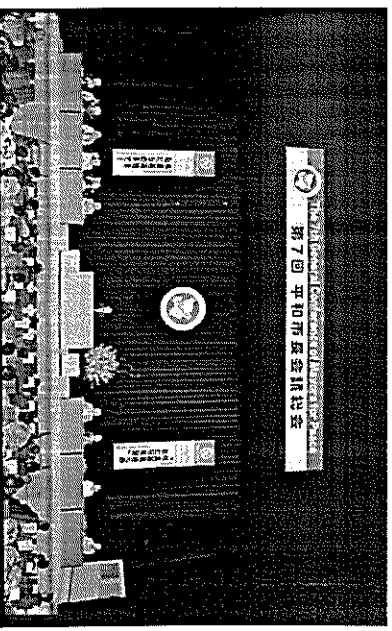
Regions : Taiwan, Palestine, Northern Cyprus (Asia), Solomon Islands, French Polynesia (Oceania), Somaliland (Africa), Greenland (North America)

CIS : Commonwealth of Independent States

2 Activities

Mayors for Peace conducts the following activities

- Calls worldwide for solidarity among cities
- Holds a general conference once every four years to facilitate efforts to eliminate nuclear weapons and solve the other problems that obstruct peace
- Holds executive meeting as the need arises
- Sends the Hiroshima and Nagasaki Peace Declarations to member cities and allies
- Presents appeals to the United Nations and other organizations regarding the elimination of nuclear weapons, promotion of disarmament, solutions to human rights and refugee problems, alleviation of starvation and poverty, and protection of the environment
- Implements projects that contribute to solving these problems, publicizes the results of such projects and promotes exchanges of information
- Loans Hiroshima-Nagasaki A-bomb Photo Posters
- Publishes a newsletter
- Since November 2003 has been conducting a 2020 Vision Campaign to eliminate nuclear weapons by the year 2020
- Cities Are Not Targets (CANT) Project Petition Drive



Mayors for Peace Secretariat

c/o : Peace and International Solidarity Promotion Division,

Hiroshima Peace Culture Foundation

TEL : +81-82-242-7821 FAX : +81-82-242-7452

E-mail : mayorcom@pcf.city.hiroshima.jp

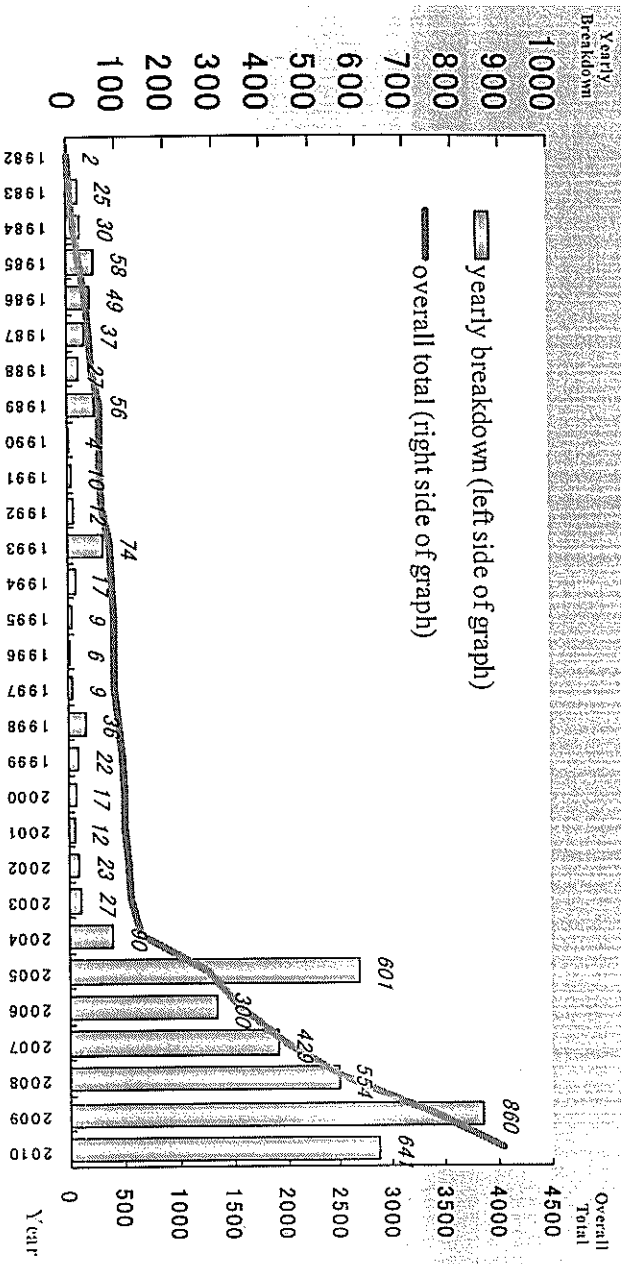
URL : <http://www.mayorsforpeace.org/english/index.html>



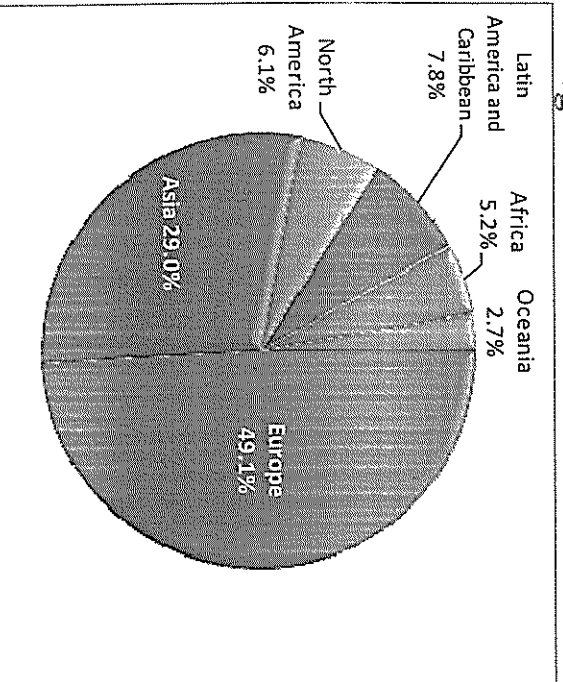
Mayors for Peace Member Cities

Member Cities : 4,037 member cities in 144 countries and regions
(As of July 1, 2010)

1 New city membership by year



2 Regional breakdown



3 Member cities ranking Top 10

Rank	Countries	Cities
1	Japan	772
2	Belgium	352
3	Germany	345
4	Italy	318
5	Spain	294
6	U.S.A.	159
7	Nicaragua	155
8	Iraq	128
9	France	121
10	Canada	88



The 2020 Vision

(CAN Emergency Campaign to Ban Nuclear Weapons)

1 Outline

U.S. President Obama called for a “world without nuclear weapons” in Prague in April 2009. A unanimous UN Security Council resolution calls for the abolition of nuclear weapons. The United States and Russia have committed themselves to a new START.

Momentum is building, and much of it can be attributed to Mayors for Peace. In 2003, we launched an “Emergency Campaign to Ban Nuclear Weapons” that quickly became our “2020 Vision,” a program to eliminate all nuclear weapons by the year 2020, the 75th anniversary of the atomic bombings in Hiroshima and Nagasaki. Mayors for Peace, other associations of local authorities, Parliamentarians, NGOs, like-minded national governments, and concerned citizens around the world have been working together to promote this campaign.



The 2020 Vision Campaign has received support from numerous prestigious organizations, including the EU Parliament, U.S. Conference of Mayors (USCM), International Physicians for the Prevention of Nuclear War (IPPNW), National Conference of Black Mayors, Japan Association of City Mayors, Japan Council of Nuclear-Free Local Authorities, and United Cities and Local Governments (UCLG).

2 Major Activities

(1) “The Hiroshima-Nagasaki Protocol”

Mayors for Peace announced the Hiroshima-Nagasaki Protocol, a roadmap to a nuclear-weapon-free world by 2020, at the NPT PrepCom in Geneva in April 2008. For two years we asked governments to support the Protocol, with over 1,600 mayors’ petitions to this effect. Although the Protocol was not adopted at the NPT Review Conference last May as originally intended, the final documents adopted at the Review mention the necessity of the legal framework and a clear timeframe towards the total abolition of nuclear weapons. We believe international momentum worked effectively to reach these outcomes. We believe that the steps stipulated in the Protocol are the best way to achieve a nuclear-weapon-free world by 2020.



(2) *Cities Are Not Targets (CAN)*

Cities have sent a powerful message to nuclear-weapon states. We are no longer willing to be held hostage to international political machinations. Nuclear weapons are inhumane, illegal weapons, and cities around the world need assurances from nuclear-weapon states that they are not and will not be targeted for annihilation. Based on these ideas, we collected over one million signatures to that end. Working closely with other NGOs, we will develop new campaign tactics.



CANT project online petition

<https://www.ssl-hirojins.city.hiroshima.jp/gcf/en/form.htm>

Please visit this site and join our petition



Outline of the Hiroshima-Nagasaki Protocol

- a roadmap to a nuclear-weapon-free world by 2020 -

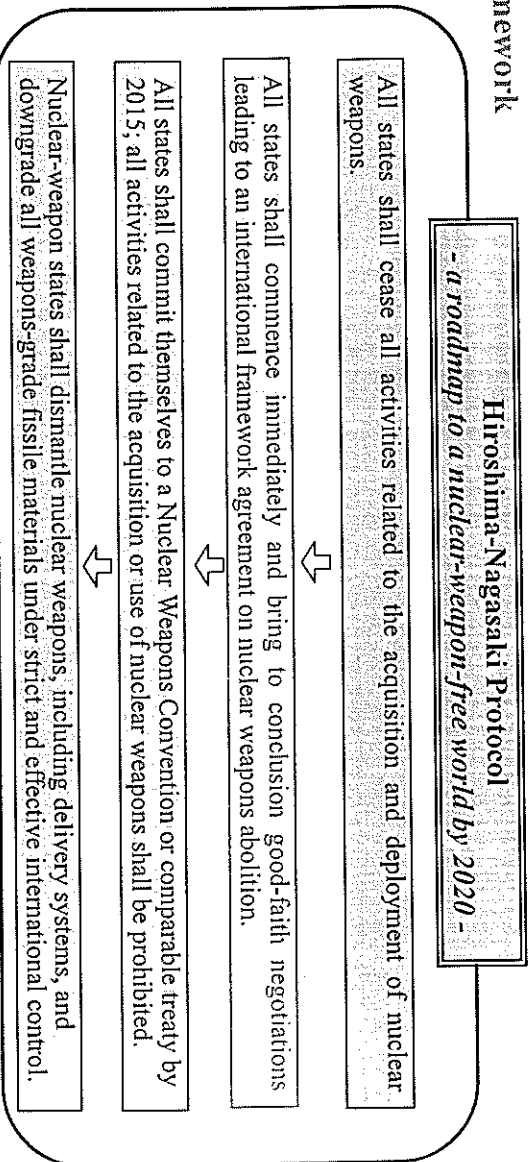
1 Purpose

The 2020 Vision Campaign (Emergency Campaign to Ban Nuclear Weapons) seeks the abolition of nuclear weapons by 2020. The “Hiroshima-Nagasaki Protocol” proposed in April 2008 presents an outline of actions leading to that goal.

The Mayors for Peace campaign sought adoption of this protocol at the NPT Review Conference in 2010. Unfortunately, our goal was not achieved.

Nevertheless, at the Review Conference, the representative of Japanese delegation mentioned some ingredients of the Protocol in his speech, and Secretary-General Ban Ki-moon also gave his assessment. We recognize the huge influence of international public opinion generated by NGOs, such as Mayors for Peace, in including legal and time frameworks to abolish nuclear weapons in the final documents adopted at the Review Conference. We continue to work to establish effective measures to use extracts from this Protocol, to realize a world without nuclear weapons at the earliest possible date.

2 Framework



3 Timetable

Period	Content
April 2008	[NPT Preparatory Committee in Geneva] Announced the Hiroshima-Nagasaki Protocol
June 2008	Launched Cities Appeal at the city (elected official) level supporting the Hiroshima-Nagasaki Protocol; text supporting the protocol added to the CANT petition
May 2009	[NPT Preparatory Committee in New York] * Lobby governments for support of a resolution commending the Protocol to the NPTReview Conference
August 2009	Adopted Action Plan at 7th General Conference of Mayors for Peace in Nagasaki, including promotion of Hiroshima-Nagasaki Protocol for adoption at 2010 NPT Review Conference
May 2010	[NPT Review Conference in New York] Submitted over 1500 mayoral petitions and over one million grassroots petitions supporting the Hiroshima-Nagasaki Protocol and the CANT project to the president of the NPT Review Conference.





Mayors for Peace

Secretariat

C/O Hiroshima Peace Culture Foundation, 1-5 Nakajima-cho Naka-ku Hiroshima 730-0811 Japan
Phone: 81-82-242-7821 Fax: 81-82-242-7452 E-mail: mayorcon@pcf.city.hiroshima.jp

July 2010

Dear Fellow Mayor,

I trust this letter finds you well.

I am writing today to invite you to join Mayors for Peace, a conference of cities led by Hiroshima and Nagasaki.

As you know, Hiroshima and Nagasaki were instantly obliterated by atomic bombings in August 1945. Hundreds of thousands of precious lives were lost. To avoid any repetition of this horrifying tragedy, the A-bombed cities have worked continuously to communicate to the world the inhumanity of the atomic bombings and the need to abolish nuclear weapons.

Mayors for Peace was founded in 1982 by the mayors of Hiroshima and Nagasaki to promote the total elimination of nuclear weapons as a vital step toward genuine and lasting world peace. In 2003 with 500 member cities, we launched a 2020 Vision Campaign aiming at the total abolition of nuclear weapons by 2020. Today, our 4,000 members in 144 countries and regions are engaged in a wide variety of peace activities across the globe.

U.S. President Obama's call for a "world without nuclear weapons" in Prague in April 2009 raised expectations throughout the international community. Later in 2009, with President Obama presiding, the UN Security Council unanimously adopted a resolution for the abolition of nuclear weapons. In 2010, the United States and Russia committed themselves to a new START. Mayors for Peace has been an integral part of this movement, demonstrating conclusively that cities around the world are united in demanding that the nuclear-weapon states change their nuclear policies and lead us to the nuclear-weapon-free world they have promised for so long.

Mayors for Peace has been raising international public awareness through a broad spectrum of activities of the 2020 Vision. We proposed the Hiroshima-Nagasaki Protocol, a roadmap governments should follow to achieve a nuclear-weapon-free world. We have also been gathering signatures on a grassroots petition asserting that Cities Are Not Targets. Through this project, we are demanding assurances that no populated areas are targeted for annihilation by nuclear weapons. This past May, we formed a mayoral delegation that attended the NPT (Nuclear Non-Proliferation Treaty) Review Conference to directly urge national representatives to abolish nuclear weapons at the earliest possible date.

Because we are so determined to eliminate nuclear weapons by 2020, we are now studying the feasibility of hosting the 2020 Olympic Games in Hiroshima. We would do so as a "festival of peace" celebrating our planet's liberation from nuclear weapons. We have been amazed by the vocal public support this idea has received from cities around Japan, and endorsements continue to flow in as the idea spreads around the world. By joining Mayors for Peace, you can greatly strengthen our bid for the Olympics and, most importantly, our bid to eliminate nuclear weapons before they eliminate us.

To help abolish nuclear weapons and bequeath to our children a cleaner, safer, more peaceful and sustainable world, please join Mayors for Peace and take an active role in our campaign.

I close with my best wishes for your continued good health and sound growth for your city.

Sincerely yours,

Tadatoshi Akiba
Mayor of Hiroshima
President
Mayors for Peace



Mayors for Peace Registration Form

To Dr: Tadatoshi Akiba
Mayor of Hiroshima
President of Mayors for Peace

I hereby express my city/municipality's support for the abolition of nuclear weapons and desire to join
Mayors for Peace.*

Name of your country: _____

Name of your city/municipality: _____

Mayor's name: _____ Gender: Male Female

Address: _____

TEL: _____

FAX: _____

E-mail: _____

Contact person

Name: _____ Gender: Male Female

Position: _____

E-mail: _____

Website: _____

Population: _____

Date: _____

Mayor's Signature: _____

*This registration form implies your city/municipality's decision to join Mayors for Peace. If your city/municipality requires specific procedures, including approval from your city/municipal council, please submit this form after such procedures are completed.

Please send this form to:
Mayors for Peace Secretariat
FAX : +81-82-242-7452
E-mail : mayorcon@pcf.city.hiroshima.jp

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THE CASE FOR A NUCLEAR WEAPONS CONVENTION?



SCOTLAND'S
FOR PEACE



They said it couldn't be done! But landmines, chemical weapons and biological weapons have already been outlawed. Now we need to ban the worst weapons of all. Already progress has been made. Nuclear weapons stockpiles have gone down from some 70,000 warheads at the height of the Cold War to around 23,000. But we haven't stopped the nuclear arms race and most nuclear weapons states - including Britain - are planning to modernise their existing weapons. That's why getting rid of the remaining weapons and establishing a negotiated, legally binding and verifiable ban on these weapons is so urgent.

There are approximately 23,000 nuclear weapons in the world today, posing a direct and constant threat to global security and human survival. Thousands are kept on hair-trigger alert - ready to be launched within minutes. They divert funds from health care, education and other services. The United States alone spends enough on its nuclear weapons to end world poverty by 2030.

Unless we get rid of all nuclear weapons, it is likely that they will be used again - by accident or design - and the effects would be catastrophic. The two nuclear bombs dropped on Japan in 1945 killed hundreds of thousands of innocent people. Today nine countries have nuclear weapons, and five more have US nuclear weapons on their soil. The overwhelming majority of the world's people and governments want them abolished, and support for a global ban is growing rapidly across the world. *Scotland's for Peace* is working to build a campaign in Scotland for the abolition of nuclear weapons.

A Convention to Abolish Nuclear Weapons

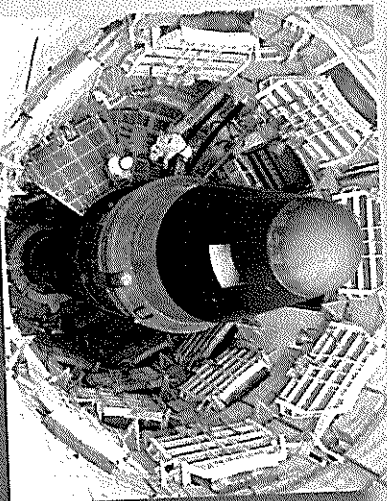
Scotland's for Peace supports the call for all nations to negotiate a Nuclear Weapons Convention (NWC) to ban nuclear weapons and ensure their elimination. There exists a legal obligation to negotiate such a treaty, and experts have already produced a draft text. A NWC is more likely to succeed than a series of fragmented and piecemeal approaches to nuclear disarmament. Incremental steps such as the new START Treaty between Russia and the United States are, of course, welcome, but they are not enough. Without a comprehensive approach drawing in all nuclear weapons states, with a clear end point of nuclear weapons abolition, a timetable and built-in verification procedures, such steps would quickly lose momentum. The draft treaty is modelled on similar conventions outlawing chemical weapons, biological weapons and anti-personnel landmines. It would complement existing nuclear weapons treaties, such as the Non-Proliferation Treaty (NPT) and the Comprehensive Test Ban Treaty (CTBT). Indeed, it would provide the means of achieving the crucial Article VI of the NPT which deals with nuclear disarmament. It is feasible, necessary and long overdue.

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WHAT IS IT?

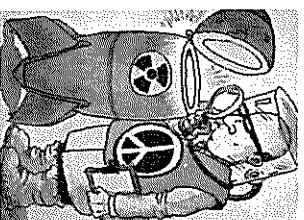
A Nuclear Weapons Convention is a **global and permanent ban** on the possession of Nuclear Weapons. It would prohibit the development, testing, production, use and threat of use of nuclear weapons, as well as the production of fissile material suitable for making them (highly enriched uranium and/or separated plutonium). It would require all nuclear-armed countries to destroy their nuclear weapons in stages:

1. **Take nuclear weapons off hair-trigger alert**
2. **Remove nuclear weapons from deployment**
3. **Remove the warheads from their delivery vehicles**
4. **Disable the warheads by removing the explosive "pits"**
5. **Place the fissile material under United Nations control.**



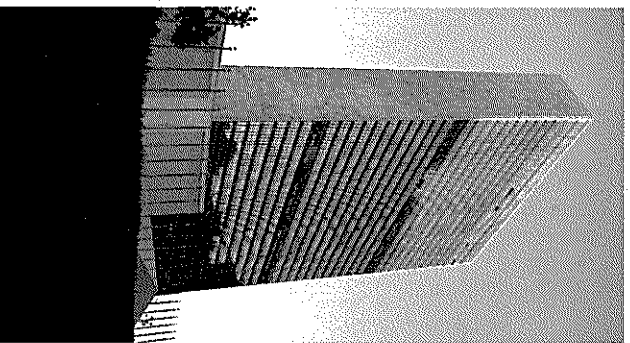
HOW WOULD IT BE VERIFIED?

The NWC would establish an agency to ensure that countries comply with the terms of the treaty. This body would receive progress reports from nuclear-armed states, conduct inspections of weapons facilities, acquire data via satellite photography and remote sensors, and monitor the production and transfer of nuclear materials. Additional plans would protect whistleblowers and deal with countries which attempt to cheat.



WHO SUPPORTS A NUCLEAR WEAPONS CONVENTION?

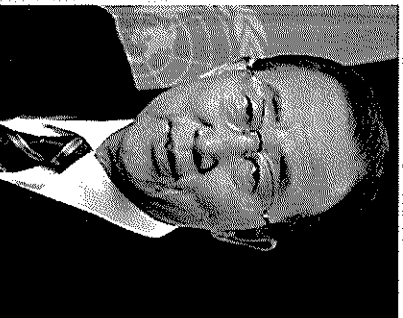
At the UN General Assembly on 5th December 2007 a resolution calling for a Nuclear Weapons Convention was adopted by 127 countries voting 'yes', 27 abstaining and 27 voting against. Those voting for a NWC included several nuclear weapons states - China, India, Pakistan and North Korea. In addition a Nuclear Weapons Convention is supported by the 116-strong Non-Aligned Movement and the New Agenda Coalition comprising Brazil, Egypt, Ireland, New Zealand, Mexico, South Africa, and Sweden.



UN Building, New York

Those who oppose a NWC include four of the original five nuclear weapons states - namely Britain, the United States, Russia and France. Almost all the other votes against the 2007 resolution were NATO member states. NATO is an exclusive military alliance committed to the first use of nuclear weapons.

Of the states that possess nuclear weapons, the US, France, Russia and Israel have all argued that even thinking about an NWC is premature. They are unwilling to provide a time reference for beginning, let alone concluding, a NWC. Instead they want to retain their nuclear weapons arsenals indefinitely and are planning replacement and modernisation programmes to ensure long-term possession. The governments of India, China and Pakistan support the commencement of negotiations on a NWC, but have taken no action to advance such negotiations. The



UN General Secretary Ban Ki-Moon

UK government has undertaken some preparatory work on verification requirements. But it argues that a NWC is 'idealistic and premature' and that it is too early to start any negotiations. It is also planning to replace its Trident nuclear weapons system.

NUCLEAR DETERRENCE 'UNSTABLE'

Robert MacNamara, US Secretary of Defence during the Cuban Missile Crisis, says that nuclear deterrence is inherently unstable and it is only good luck that has prevented a nuclear disaster to date. The British Government continues to argue that nuclear weapons bring security and deter aggressors, despite clear evidence to the contrary. And if we insist that nuclear weapons are essential for our security, then other countries are likely to follow our example, causing nuclear proliferation. Nuclear disarmament and stopping nuclear proliferation are inseparably linked.

MSPS ENDORSE NUCLEAR ABOLITION

On 7 January 2010 Marlyn Glen MSP lodged a motion in the Scottish Parliament encouraging parliamentarians to endorse the Parliamentary Declaration Supporting a Nuclear Weapons Convention. The motion was co-sponsored by MSPs Bill Butler, Elaine Smith, Jamie Hepburn, Bill Kidd, Patrick Harvie, Hugh O'Donnell, Robin Harper, Malcolm Chisholm, Trish Goodman, Christina McKelvie, Dave Thompson, Cathy Peattie and Cathy Jamieson.



MAYORS FOR PEACE TAKES OFF!

Over 4,000 towns and cities in 144 countries have now signed up to Mayors for Peace making it the world's fastest growing peace organisation and now enjoying the support of a majority of the world's population. A key demand is the **2020 Vision** campaign calling for global nuclear disarmament within 10 years. On 21st September 2009 *Scotland's for Peace* launched an effort to increase the number of Scottish council provosts who are Mayors for Peace. This campaign has led to another nine provosts signing up to join the original three of Glasgow, Edinburgh and Shetland Islands. There are thirty two Scottish local authorities so we are well on the way to a majority supporting the campaign for global disarmament by 2020. The Scottish local authorities that are now part of this campaign are:

Dundee, East Dumbarton, East Lothian, Edinburgh, Falkirk, Fife, Glasgow, Perth and Kinross, Renfrewshire, Shetland, South Ayrshire, Midlothian.



OTHER PARLIAMENTS WHO SUPPORT A NWC

In the past few months parliamentary resolutions supporting a Nuclear Weapons Convention (or the UN Secretary-General's Five-Point Plan for Nuclear Disarmament which promotes a Nuclear Weapons Convention) have been adopted by national parliaments in Austria, Bangladesh, Costa Rica, Germany, Italy, New Zealand, and the European Union.

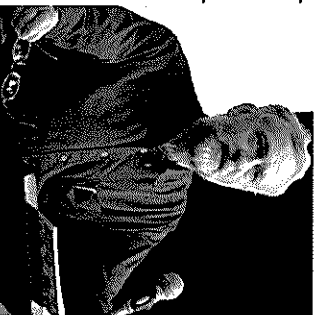


On April 9 the 120th Assembly of the Inter-Parliamentary Union (IPIU), which represents over 150 parliaments, adopted a resolution on the role of parliamentarians

to advance the Comprehensive Test Ban Treaty (CTBT) and promote nuclear disarmament. The resolution calls on parliaments and parliamentarians to ensure universal ratification of the CTBT, and also to promote the UN Secretary-General's five-point plan for nuclear disarmament. It also calls for support for a number of concurrent steps such as reductions in nuclear stockpiles, establishment of nuclear-weapon-free zones, and commencement of negotiations on a fissile materials treaty.

UK PARLIAMENT

On 19 November, Jeremy Corbyn MP submitted Early Day Motion 144 to the UK Parliament, supported by 103 Members of Parliament, which: "notes the forthcoming



Jeremy Corbyn MP

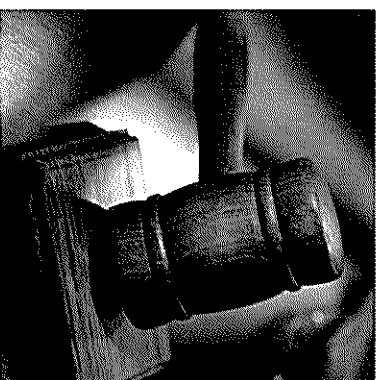
ing nuclear Non-Proliferation Treaty (NPT) Review Conference in May 2010 and the opportunities it presents for progress on nuclear disarmament and non-proliferation; further notes growing international support for negotiation of a Nuclear Weapons Convention to outlaw all nuclear weapons; and calls on the Government to give full support to negotiating a Nuclear Weapons Convention and to make this position absolutely clear at the NPT Review Conference."

THE LEGAL FRAMEWORK

The highest court in the world on general questions of international law is the International Court of Justice (ICJ), the judicial branch of the UN. In 1996, the ICJ applied international law to nuclear weapons, and determined unambiguously that the threat or use of nuclear weapons is generally illegal, and that there exists an obligation to pursue and conclude negotiations leading to complete nuclear disarmament.

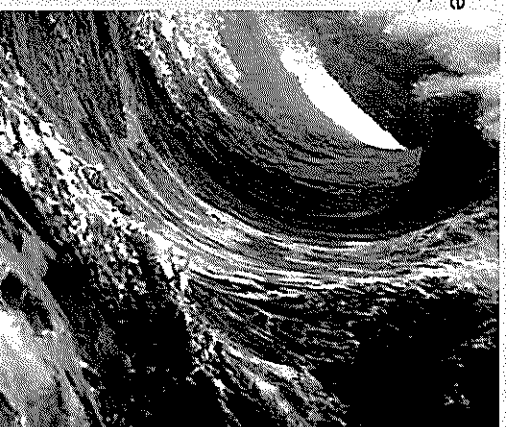
The judges unanimously found that not only were states required by law to begin negotiations on disarmament, but also they must achieve complete nuclear disarmament through good faith negotiation. The court insisted that talking is not enough, the talk must lead to achievement of a successful outcome. The Court also de-linked the obligation to achieve nuclear disarmament from the objective of comprehensive demilitarization (general and complete disarmament) and insisted that the obligation to achieve nuclear disarmament applies universally to all states, not just the states with nuclear weapons.

In arriving at this conclusion, the ICJ took into consideration the "dictates of public conscience", which are mentioned in the Hague and Geneva Conventions as an important indication of the legal status of particular weapons systems for which there is no specific treaty prohibition. The ICJ was presented with nearly four million "declarations of public conscience" in 40 different languages, along with evidence of widespread public condemnation of nuclear weapons.



INVEST IN SCOTLAND'S FUTURE

Today all Britain's nuclear weapons are based in Scotland. Yet Scotland's people and parliament have spoken out against them. We now spend over £2 billion a year on Trident at a time when millions are being cut from spending on health, education and local authority services. That money could be used instead to tackle the real problems we face - poverty, unemployment and climate change. Scotland is ideally situated to harness the enormous potential of wind, wave and tidal energy. Without Trident we could create more jobs, invest in renewable energy and make Scotland and the rest of the world a safer place.



ABOUT SCOTLAND'S FOR PEACE

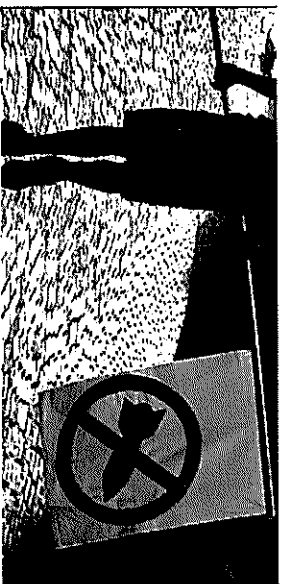
This folder was compiled by *Scotland's for Peace*. Scotland's for Peace is a broadly based campaign intended to project Scotland as a force for peace and international justice rather than a launch pad for war.

For further information on a Nuclear Weapons Convention contact: The International Campaign to Abolish Nuclear Weapons (ICAN) www.icanw.org; Reaching Critical Will www.reachingcriticalwill.org; Acronym Institute for Disarmament Diplomacy www.acronym.org.uk; Women's International League for Peace and Freedom (WILPF) www.wilpf.org.uk



CONVENTIONAL WEAPONS AND MISSILE DEFENCE

The huge expansion of missile defence systems which are now being exported across the world by the United States is likely to destabilise the existing strategic balance and could make further agreements on nuclear weapons reductions more difficult. Developing sophisticated missile defence systems is expensive and the technology is unproven. But it will, in the short term, produce a response from other nuclear states who will develop measures to deceive or overwhelm the new systems thus restoring the strategic balance.



WHAT THEY SAY

"Nuclear weapons are expensive, dangerous and unnecessary. A global ban makes so much sense and should be supported by all right thinking people. The British government could take a lead by scrapping Trident."

Elaine C Smith



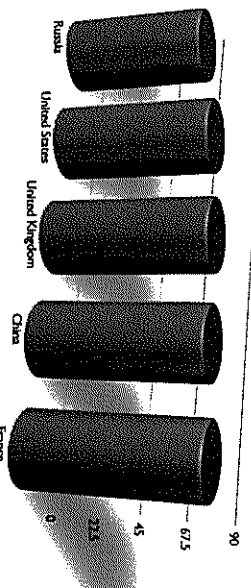
"Nuclear weapons are capable of destroying all life on earth, and their use or threatened use is morally reprehensible. Policies of 'nuclear deterrence' are a moral failure, and the only viable policy on nuclear weapons has to be one which leads to their complete elimination. To attain this end all unilateral, bilateral and multilateral actions to eliminate nuclear weapons must be pursued: a binding Nuclear Weapons Convention will provide the most comprehensive means of achieving this aim."

Cardinal Keith O'Brien

PUBLIC OPINION SUPPORTS NUCLEAR ABOLITION

Public opinion solidly supports the abolition of nuclear weapons. Opinion polls conducted in 21 countries in 2008 revealed that, on average, 76% of people would be happy for their government to sign up to a Nuclear Weapons Convention, with just 16% opposed to the idea. An absolute majority of respondents in all of the nuclear-armed states expressed support for a convention, except in Pakistan, which had a plurality of people in favour. In the United States, 77% endorsed the idea; in Russia, 69%; in the United Kingdom, 81%; in France, 86%; and in China, 83%.

Opinion Poll support for a Nuclear Weapons Convention by country - 2008



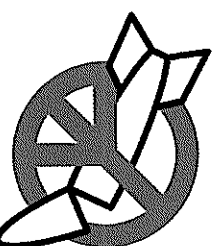
4 COUNTRIES HAVE GIVEN UP NUCLEAR WEAPONS

These include South Africa, Kazakhstan, Belarus and Ukraine. More than a dozen other countries have abandoned nuclear weapons programs.

RESULTS OF THE NON-PROLIFERATION TREATY REVIEW CONFERENCE 2010

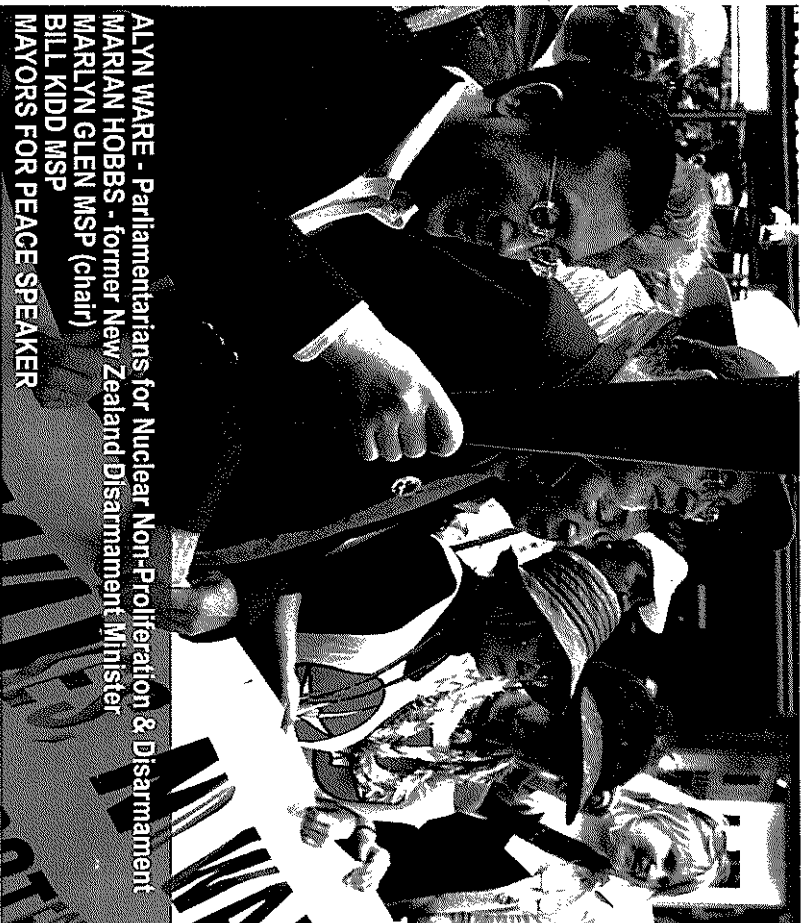
Hopes were high for the NPT Review Conference in May 2010. Buoyed by President Obama's vision of a nuclear free world, the recent START agreement between Russia and the US and growing support across the world for nuclear abolition, many delegates and campaigners thought that a breakthrough on nuclear disarmament was possible. For almost a month representatives of almost every country were locked in negotiation, but the signs were not good. Four of the nuclear weapons states (NWS) - the US, UK, Russia and France - had dug in their heels and were refusing to attach timeliness to nuclear disarmament obligations. Last minute concessions did mean that we got a final document, but the key idea of a Nuclear Weapons Convention with binding obligations on nuclear weapons states was not part of it. The idea of a NWC was, however, referred to twice in the document in the context of the UN Secretary General's five point plan for nuclear disarmament - a sign of the strength of opinion on the subject. The NWS did agree to 'accelerate concrete progress' towards nuclear disarmament and the proposal for a conference on a Nuclear-Free Middle East in 2012 was agreed. Clearly the nuclear weapons states are still not willing to relinquish their nuclear monopoly 40 years after the Treaty came into force. The most positive thing that came out of the conference was clear evidence that the idea of a Nuclear Weapons Convention now has, for the first time, overwhelming support among the great majority of nations. In addition to the support of the 116-strong Non-Aligned Movement, 28 nations also called for a NWC in their statements. They include:

Algeria, Austria, Brazil, Chile, China, Colombia, Costa Rica, Cuba, Egypt, Holy See, Indonesia, Iran, Kenya, Lebanon, Libya, Liechtenstein, Malaysia, Mexico, Mongolia, Morocco, Norway, Philippines, Qatar, Senegal, Switzerland, Thailand, Tunisia and Yemen.



JOIN THE GLOBAL CAMPAIGN TO ABOLISH NUCLEAR WEAPONS SCOTLAND CAN!

Launch of a Scottish campaign for a Nuclear Weapons Convention
at the Scottish Parliament on International Peace Day



ALYN WARE - Parliamentarians for Nuclear Non-Proliferation & Disarmament
MARIAN HOBBS - former New Zealand Disarmament Minister
MARLYN GLEN MSP (chair)
BILL KIDD MSP
MAYORS FOR PEACE SPEAKER

TUESDAY 21 SEPTEMBER ● 6PM
SCOTTISH PARLIAMENT, EDINBURGH

Access will be limited to invitees. To request an invitation to this event, please contact
jane@scotland4peace@yahoo.co.uk or phone 0131 229 0993.

Organised by Scotland's for Peace & the Cross Party Group on
Nuclear Disarmament www.scotland4peace.org



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ABERDEEN CITY COUNCIL

6th August 2010

Dear Lord Provost

This is to notify you that from 18th August there will be two Conservative groups on the Council. The new group will be called Aberdeen Conservatives.

Councillor Allan Donnelly will be group leader and Councillor Jillian Wisely will be group Chairman.

As a consequence of this, I would request that Council suspend Standing Orders to allow for the reconsideration of the Vice Convenership of the Audit and Risk Committee.

In the first instance, I hope Council might agree to permit the Members concerned to allocate the remaining committee places among themselves.

Yours sincerely

Councillor Jillian Wisely

Councillor Wisely has subsequently provided the following information:-

A spokesman for the Scottish Conservative Party says:

The Scottish Conservative Party understands the justification for Councillors Wisely and Donnelly forming a separate Conservative Group in Aberdeen City Council. This is a matter internal to the Council and the Party recognises that Councillors Wisely and Donnelly will continue to be Conservative Councillors as they were elected.

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Councillor Young

- (1) To ask the Convener for Finance and Resources if he is aware of the regulations regarding Allowances and Expenses for Councillors and if so does he recognise the words of an anonymous Administration Councillor who said in the Press and Journal on 2nd July 2010 “he had been given an envelope of cash for a trip abroad and there were no instructions about how to hand any change back” regardless of his awareness of the regulations can he confirm or otherwise if giving an envelope to a Councillor full of cash meets the requirements of any Act or Regulation laid down by statute and will he refer the matter to the Audit and Risk Committee for scrutiny for them to investigate this and other matters relating to Councillors receiving cash in envelopes?
- (2) To ask the Convener for Finance and Resources what instructions if any has been given by him, his predecessor or by Council officers in relation to ensuring that cash given to Councillors to spend on trips abroad or within the UK given in an envelope or otherwise but unused is returned to the Council?
- (3) To ask the Convener for Finance and Resources to provide Council with a detailed breakdown of all monies given to Councillors for trips abroad or within the UK and the amount returned by Councillors from these trips either within or without the envelope given to them at the start of the trip from May 2007 to present.
- (4) To ask the Chief Executive if she can confirm or otherwise if this Council fully conforms to the regulations laid down by Scottish Ministers in relation to the reimbursement of expenditure incurred on approved duties by Councillors?
- (5) To ask the Chief Executive to confirm or otherwise if Councillor Fletcher’s claim published in the Press and Journal’s letter page on Wednesday 24th June 2010 and the Evening Express letter page on the same day which states and I quote “I will finally admit that I, too, have waived a significant amount of salary, over £33,000, and not submitted one claim form for councillor expenses, since 2007” is either incredulous or incredible given the fact that the STATEMENT OF ALLOWANCES & EXPENSES FOR ABERDEEN CITY COUNCIL PAID TO AND ON BEHALF OF ELECTED MEMBERS FOR THE YEAR 1st April 2009 to 31st March 2010 confirms that Councillor Fletcher has claimed a significant amount of expenses. Will the Chief Executive confirm the amount of claim forms submitted by Councillor Fletcher since 2007 and also the amounts claimed?

Answers:-

- (1) I am aware of the Allowances and Expenses regulations, but can relate to the quote in the Press and Journal as no information about returning unspent money was given to me on the first of the three overseas trips I have made on behalf of the Council in my eleven years as a Councillor. I asked for that to be rectified on my return from Ireland. I received the relevant advice the second time I went away.

It does not require me to refer the matter to Audit and Risk as the Convener of Audit and Risk can ask for reports on matters of concern and I would be quite happy for the Audit and Risk Committee to look at all matters regarding overseas trips since the inception of this Council in 1996.

Councillor Young seems to be alleging other suspect activities in his line of questioning. If Councillor Young has any knowledge of any wrongdoing then I would urge him to contact the Police and the Monitoring Officer.

- (2) I refer Councillor Young to the answer I gave to question 1. I cannot answer for any other Councillors who have held the Finance Convener'ship in the past.
- (3) I refer Councillor Young to the spreadsheet attached.
- (4) The City Council complies with the guidelines set down by the Scottish Local Authority Remuneration Committee.
- (5) Details relating to Councillors' Allowances and Expenses are available on the City Council's website at:

http://www.aberdeencity.gov.uk/CouncilTax/fin/ctx_FinInfo_Home.asp

It is not for the Chief Executive comment on the content of Councillor Fletcher's letter to the Press and Journal.

Councillor Young has stated that he is unhappy with the answers to questions 1, 2 and 3 as it appears that Councillor Kevin Stewart does not fully understand his brief as the Convener for Finance and Resources and Depute Leader of the Council therefore he requires proper answers to his questions which only the Convener can answer.

In relation to questions 4 and 5, Councillor Young has stated that he is unhappy with the answers and requires further information to be provided by the Chief Executive.

Councillor	Date	Destination	Meal Rate	24 Hour Rate	Money Given	Money Returned
Clark Ronald	19/09/2007	Canada	680 Canadian Dollars		680 Canadian Dollars	300 Canadian Dollars
	06/02/2008	Canada	835 Canadian Dollars		835 Canadian Dollars	None
Dean Katharine	19/06/2007	Sandefjord	2400 Norweigen Kroner		2400 Norweigen Kroner	£29.37
	13/09/2007	Brussels		360 Euros	360 Euros	None
	15/10/2007	Florence	465 Euros		465 Euros	None
	14/11/2007	Lille	155 Euros		155 Euros	None
	16/12/2007	Brussels	195 Euros		195 Euros	None
	01/02/2008	Brussels	130 Euros		130 Euros	None
	03/04/2008	Gothenburg	1680 Swedish Kroner		1680 Swedish Kroner	None
	19/06/2007	Sandefjord	2400 Norweigen Kroner		2400 Norweigen Kroner	None
Reynolds John	04/10/2007	Ireland	255 Euros		255 Euros	88.92 Euros
Stewart Kevin	11/01/2008	Stavanger	1800 Norweigen Kroner		1800 Norweigen Kroner	366 Norweigen Kroner

Councillor	Date	Destination	Meal Rate	24 Hour Rate	Money Given	Money Returned
Dean Katharine	02/05/2008	Houston	624 US Dollars		624 US Dollars	None
	30/09/2008	Biarritz	390 Euros		390 Euros	None
	25/08/2008	Stavanger	4200 Norweigen Kroner		4200 Norweigen Kroner	4200 Norweigen Kroner
	22/10/2008	Gothenburg	2550 Swedish Kroner		2550 Swedish Kroner	None
	26/03/2009	Krishansand	1500 Norweigen Kroner		1500 Norweigen Kroner	None
Stephen Peter	02/05/2008	Houston	624 US Dollars		624 US Dollars	None
	25/08/2008	Stavanger	4200 Norweigen Kroner		4200 Norweigen Kroner	416 Norweigen Kroner
	09/09/2008	Clermont Ferrand	321 Euros		321 Euros	180 Euros
Stewart Jennifer	05/10/2008	Kazakhstan	748 US Dollars		748 US Dollars	100 US Dollars
	05/09/2008	Stavanger	950 Norweigen Kroner		950 Norweigen Kroner	None

Councillor	Date	Destination	Meal Rate	24 Hour Rate	Money Given	Money Returned
Clark Ronald	29/09/2009	Canada	725 Canadian Dollars		725 Canadian Dollars	None
Corall John	08/10/2009	Amsterdam	150 Euros		150 Euros	125 Euros
Dean Katharine	30/04/2009	Houston	702 US Dollars		702 US Dollars	None
	14/06/2009	Stavanger	1950 Norweigen Kroner		1950 Norweigen Kroner	None
	25/06/2009	Amsterdam	130 Euros		130 Euros	None
	30/09/2009	Gothenburg	3420 Swedish Kroner		3420 Swedish Kroner	None
	11/11/2009	Bremen	190 Euros		190 Euros	None
	30/11/2009	Kiel	125 Euros		125 Euros	None
Malone Aileen	01/10/2009	Stavanger	1350 Norweigen Kroner		1350 Norweigen Kroner	None
May Andrew	20/08/2009	Gothenburg	2553 Swedish Kroner		2553 Swedish Kroner	1120 Swedish Kroner
Stephen Peter	01/05/2009	Houston	624 US Dollars		624 US Dollars	91 Dollars
	05/10/2009	Calgary	1140 Canadian Dollars		1140 Canadian Dollars	None

Councillor	Date	Destination	Meal Rate	24 Hour Rate	Money Given	Money Returned
Dean Katharine	26/04/2010	Billund	900 Swedish Kroner		900 Swedish Kroner	None
	16/06/2010	Stavanger	2950 Norweigen Kroner		2950 Norweigen Krone	None
Stephen Peter	30/04/2010	Houston	624 US Dollars		624 US Dollars	None
Stewart John	01/05/2010	Houston	624 US Dollars		624 US Dollars	None