

Aberdeen City Council
Local Development Plan 2022

Delivery Programme

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1. Introduction

This Delivery Programme sets out how Aberdeen City Council proposes to implement the Aberdeen Local Development Plan 2022.

The Delivery Programme sets out, where possible:

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

Section 11 of the Planning Act Scotland 2019 amends section 21 of the 1997 Act so that references to "action" are replaced with "delivery". The Town and Country Planning (Development Planning) (Scotland) Regulations 2008 do not specify that what delivery should be included, though it may be expected to include the delivery of key infrastructure. Importantly, the delivery of infrastructure or components of the Plan are not limited to those by the planning authority and the Council will have to work collaboratively with other agencies.

Our intention is for this Delivery Programme to be a working document that can be continually updated to reflect progress with each proposal and action. More detail will be added as we move forward and as delivery requirements are identified. It will be formally published every two years as required by current planning regulations.

From an early stage in the preparation of the Local Development Plan, Aberdeen City Council has worked in close partnership with a wide range of agencies – through the Future Infrastructure Requirements for Services Group (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 and Sport, Development Management and the Planning Gain Team;
- Transport Scotland;
- Nestrans;
- 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 Local Development Plan and in this document.

Through Monitoring the Plan information will be gathered on how the policies of the Plan, Supplementary Guidance and Aberdeen Planning Guidance are performing. This information accompanied with a report on Developer Obligations, required by the Planning (Scotland) Act 2019 will feed into the annual City Progress Report. The City Progress Report will in turn inform the Delivery Programme and the Council's Capital Plan.

The housing figures used within the document are taken from the published Housing Land Audit 2019.

1. Land Allocation Actions

1.1 Master Plan Zones

The following tables identify the forecast phasing of the developments located within the seven Masterplan Zones and identifies actions required to assist in the delivery of the development programme. To identify the phasing of development we consulted with developers and landowners on their plans to bring sites forward and what technical work had been undertaken to date and identify where there were additional constraints to delivering the development. This is a working document and as constraints come to light new actions will be included to remove these and avoid any delay through the planning process.

For each of the seven Masterplan Zones the most up-to-date infrastructure requirements have been identified. The list is not the definitive list of infrastructure requirements and 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. There is no longer a requirement to contribute towards strategic transport improvements, through the Strategic Transport Fund.

Actions to assist in the delivery of the forecast development and the required infrastructure have been identified in the following tables. The actions have been attributed to a lead agency or developer (identified in the Legend) and an indication of the timing for the action identified. More detailed actions relating to the delivery of infrastructure will be able to be defined once the Masterplan and Delivery Statement have been agreed with the Council and any key agencies.

Legend

| Organisation Name | Abbreviation |
|--|-----------------|
| NESTRANS | NESTRANS |
| Public Transport Operators | PTO |
| Education | E |
| Transport Strategy | T |
| Roads Authority | R |
| Public Transport Unit | PTU |
| Development Management | DM |
| Environmental Services | ES |
| Transport Scotland | TSc |
| Development Plan | DP |
| Masterplanning | M |
| Scottish Water | SW |
| NHS Grampian | NHS |
| Scottish Natural Heritage | SNH |
| Scottish Environment Protection Agency | SEPA |
| Historic Environment Scotland | HES |
| Developer | DV |
| Developer Obligations | DO |
| Key contacts for these organisations are provided in <i>Chapter 4.3 Key Contacts for Agencies and Infrastructure Providers</i> | |

Excel Sheets

Masterplan Zone 1 - Dubford & Murcar

Masterplan Zone 2 - Grandhome

Masterplan Zone 3 - Newhills

Masterplan Zone 4 - Greenferns

Masterplan Zone 5 - Maidencraig

Masterplan Zone 6 - Countesswells

Masterplan Zone 7 - Loirston

1.2 Housing Outwith Masterplan Zones

1.3 Other Employment Sites

1.4 Other Opportunity Sites

1.5 City Centre Masterplan Sites

2.0 Key Infrastructure

3.0 Policy Actions

| MPZ1 - DUBFORD AND MURCAR | | | | | | | | | | | | | | | |
|--|-------|------|-------|------|------|------|------|------|------|-----------------|------|------|------|-------|--|
| | <2014 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2025+ | Notes |
| OP1 Murcar (employment) | | | | | | | | | | | | | | 27.8 | 27.8 ha- employment land – strategic reserve and not programmed. Private landowner Site is partially covered by the Murcar Development Framework which was adopted in 2008 as Local Planning Advice, however any development will be required to be accompanied by a masterplan for that site. Flood risk assessment required. Tree Survey Required. Application A7/1464 falls within this land also. 141018 – plot by plot development - approved conditionally – 5 September 2014. 181947/PREAPP submitted November 2018. 190136/PAN - major residential-led development of 500-600 units, community facilities, recycling centre and local shops/services. Further consultaion required - February 2019. |
| OP2 Cloverhill and Berryhill (Residential Areas H1) / The Core | | | 12 | 8 | 4 | 5.5 | | | | | | | | | 0 |
| OP3 Findlay Farm (employment) | | | start | | | | | | | | | | | | 16.4 ha employment land - Opportunity to extend the Aberdeen Energy Park. Site is covered by the Murcar Development Framework which was adopted in 2008 as Local Planning Advice, however any development will be required to be accompanied by a masterplan for that site. Outline Planning Permission - A5/2196. Tree Survey was required as part of the application. 131483 – Planning Permission in Principle - Extension to Aberdeen Energy Park to provide 48,000sqm2 of office/industrial/warehouse floor space - approved conditionally November 2014 141640 – DPP - extension to existing building and yard area – approved conditionally – 09 March 2015 160107 – Section 42 Variation – Vary condition 9 and delete 10 of PP131483 to allow Class 6 independent of Class 4 and Class - approved conditionally – 29 April 2016 160191 - MSC for 131483 – Phasing, Landscaping, Transport, Flooding – validated 19 February 2016 - withdrawn by applicant 19 September 2017 181987 - MSC for 160107 - Vary condition 1 and removal of condition 7 - validated 21 November 2018 - approved conditionally March 2019. |
| OP10 Dubford (residential) | | 64 | 126 | 119 | 88 | 88 | 44 | 51 | 36 | 22 (completion) | 0 | 0 | 0 | 0 | 35.2 ha residential land originally allocated with only 4.2 remaining undeveloped. Allocation of 550 homes. Dubford Development Framework was adopted as SG in ALDP 2017. Tree Survey has been undertaken as part of the application. Proposal of application notice received October 2011, ref 111564. DM: 120723 – PPIP approved with legal agreement for 550 units in September 2013 DM: 120722 - DPP - approved with legal agreement for 109 homes in September 2012. 121387 – DPP - approved with legal agreement for 191 dwellings on 19 September 2013 121422 - DPP - approved with legal agreement 27 September 2013 for 41 residential units and 5 commercial units 131851 – DPP – 99 homes – pending – validated 18 December 2013 (legal agreement pending) 131614 – Erection of 65 dwellings, 11 flatted development – approved with legal agreement – 5 June 2014 140713: Modification – unconditional approval – 11 December 2014 140302 – variation of Section 75 agreement - approved unconditionally – 22 July 2014 141506 – DPP - 71 houses & 44 flats – approved with Legal Agreement - 20 June 2016 141706 – DPP - 20 houses (substitution of 13 houses approved under application 121387 – conditional approval – 01 May 2015 160434 – DPP - 14 terrace houses – approved with legal agreement - 17 June 2016 160630 - DPP - 18 residential units, food retail unit, conversion of steading to form commercial units - approved conditionally - 09 June 2017 161091 - variation of Section 75 agreement - approved - 24 January 2017 180415 - variation of Section 75 agreement for 141506 - approved - 18 July 2018 180418 - variaiton of Section 75 agreement for 120722, 120723, 121422, 121387, 141506 regarding STF - approved - 18 July 2018 |
| Actions to Deliver | | | | | | | | | | | | | | | Infrastructure Requirements |

| | <2014 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2025+ | Notes |
|---------------------|-------|---------------------|------|------|------|------|------|------|------|------|------|------|------|-------|---|
| Walking and Cycling | | T R DV TSc | | | | | | | | | | | | | <p>Completed</p> <ol style="list-style-type: none"> 1. Transport Assessment was agreed prior to planning permission being granted and this should be complied to. 2. A ramp connecting Third Don infrastructure to Balgownie Drive was completed in late 2017. 3. Section of dual use pavement on the west side of A90 Ellon Road has been upgraded from Balgownie Road to the Murcar roundabout. 4. Section of dual use pavement on the south side of the A90 Parkway has been completed up until Balgownie Road with the section Gordon Brae completed in 2017/18. <p>Delivery pipeline</p> <ol style="list-style-type: none"> 1. Route on the east side from Murcar to Blackdog has been designed and implementation is due to commence. <p>Ongoing</p> <ol style="list-style-type: none"> 1. Discharge conditions and implement improvements agreed through planning consents.. 2. Strategic east-west link through site connecting to strategic routes. 3. Upgrade Core Path 12 to formal route and extend past Grandhome Village (south) to Grandhome Bridge. 4. Links into the industrial estate from A90 Ellon Road being designed and implemented in 2017/18. 5. The existing footway on the north side of the A90 Parkway (Whitestripes Road to Whitestripes Avenue) is being reviewed in 2017/18. |
| Public Transport | | PTU PTO DV | | | | | | | | | | | | | <p>Completed</p> <p>The public transport unit were involved in discussions on Transport Assessment from an early stage. Bus route from OP25 Dubford through Denmore has been established. A bus gate is operational on Dubford Road.</p> <p>Ongoing</p> <p>Discharge conditions and implement improvements agreed through planning on approved applications.</p> |
| Roads | | T R DV | | | | | | | | | | | | | <p>Ongoing</p> <p>Discharge conditions and implement improvements agreed through planning on approved applications.</p> <p>OP10</p> <p>Direct road access from OP10 Dubford onto local road connecting to B999 with potential new intersection. New Spur from OP2 Murcar to A90 Murcar roundabout. A minimum of 2 accesses should be provided onto Shielhill Road and these should be located at no closer than 100m and provide adequate visibility of 4.5m x 120m If access is to be provided onto the B999 through the adjoining land only one access will be permitted. The junction at Shielhill Road and B999 requires to be upgraded in agreement with the Roads Department Junction improvements at Shielhill Road and B997 required.</p> <p>OP3</p> <p>Measures to improve infrastructure at North Donside and Ellon Road roundabouts. Subject to change depending on future developments at Berryhill and completion of the AWPR. Scottish Enterprise initial transport assessments 2007.</p> |

| | <2014 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2025+ | Notes |
|------------------|---------|------------------|-----------------|-----------------|-----------------|-----------------|----------------|-----------------|----------------|----------------|------|------|------|-------|--|
| Water | | DV SEPA SW | | | | | | | | | | | | | <p>Site OP2 and OP25 (or part of) is at risk of flooding. Developers will be required to provide a Flood Risk Assessment (FRA) in support of any development proposals for this site. Flood Risk Discharge conditions and implement improvements agreed through planning. Assessment to be agreed prior to planning permission being granted.</p> <p>Water– Sites OP1, OP2 and OP3 will all come off the Cairnfield DSR (District Service Reservoir); this will be main-d out from the Scotstown DSR and therefore there will be no requirement for a new reservoir. In regard to the development at OP10, this will be served from the 18" AC main from Craigue DSR.</p> <p>Wastewater - New sewer infrastructure will be required. These sites will potentially need one or more pumping stations due to the gradients of the landscape. There will be a significant effect on up to three existing pumping stations downstream. A model is being built by Scottish Water as part of the Aberdeen Wastewater Strategy. This will help to identify where in the network investment is required. Foul drainage will be required to conform to "Scottish Water's current design standards.</p> <p>For Scottish Water's standards for the specification, construction and design of sewerage infrastructure, Scottish Water would refer to 'Sewers for Scotland 4th Edition' which is available on the Scottish Water website: https://www.scottishwater.co.uk/-/media/business/files/connections-documents/developer-services/surfacewaterguidancedoc8ppa4pageshires.pdf?la=en.</p> <p>It should not be assumed that SEPA will grant a CAR licence for private discharge if there is insufficient main sewer capacity. SEPA would expect any development within the city to be close enough to a mains network for mains sewerage. Note should be taken of SEPA's policy against private sewerage proliferation.</p> <p>All proposed development must be drained by Sustainable Drainage Systems (SUDS) designed in accordance with the CIRIA SUDS Manual (C753) and developers must submit a Drainage Assessment/Drainage Strategy for any development proposals coming forward in line with PAN 61, Policy NE6 of the Local Development Plan and Supplementary Guidance on Drainage Assessments.</p> <p>Developers should look for opportunities to protect and improve the water environment by taking account of the water features within and close to their sites.</p> |
| Education | E | | | | | | | | | | | | | | This area was rezoned into Greenbrae School zone in March 2014 following the review of the Primary School estate. Bridge of Don Academy and Oldmarcher Academy currently both have capacity. |
| | DV E | | | | | | | | | | | | | | Discharge conditions and implement improvements agreed through planning. Committed Sum to be paid in 11 instalments based on the completion of tranches of 50 housing units. |
| Health | | 131 patients | 259 patients | 244 patients | 180 patients | 180 patients | 90 patients | 105 patients | 74 patients | 45 patients | | | | | "Planning Gain Contributions and Land (where identified) are required to support extension to Oldmarcher Medical Practice at Jesmond Road for an additional 2 GP's, to support the General Medical Services. Additional Community Pharmacy (including land) to support the additional patients within the Dubford Development. Note: these figures include site OP08 East Woodcroft North_(2025+ provision)" |
| | | NHS | | | | | | | | | | | | | Early engagement required with NHS on the planning application. Independent Joint Board Strategy Group OP10 should be included in Masterplan Zone 1. |
| | | NHS | | | | | | | | | | | | | Prepare detailed brief of requirements Consult with Scotstown, Danestone and Oldmarcher Medical Practices as necessary. Consult with Dental and Pharmacy Contractors and Independent Joint Board on requirements and present to Planning Gain Team and Developers |
| | | NHS DO | | | | | | | | | | | | | Agree funding, legal and programme for contributions. Consult with 3DP Owner of the Jesmond Surgery to determine legals and ownership issues |
| | | | | | | | | | NHS | | | | | | Appoint Design Consultants to take forward agreed proposals. |
| | | | | | NHS | | | | | | | | | | Commission pharmacy |
| | | | | | | | | | | | NHS | | | | Commission extension to health centre 2020 |

| MPZ2 - GRANDHOME | | | | | | | | | | | | | |
|---|-------|------|------|------|------|------|------|------|------|------|------|-------|--|
| | <2014 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | >2023 | Notes |
| OP8 East Woodcroft North (residential) | | | | | | | | | | | | 60 | Council owned site. 2.2ha Allocated for 60 units - all are constrained and not programmed. Tree survey required. 151034 – PPIP – residential development of 56 units – pending – validated 02 July 2015. Awaiting S75. |
| OP9 Grandhome (residential) | | | | | | 32 | 90 | 100 | 120 | 150 | 175 | 3683 | Under construction 323 ha – 4700 homes and 5ha of employment land. Additional 2300 units - strategic reserve and not programmed. Development Framework adopted for 7000 units as SG. Tree survey was and is required for this development 131535 – PPIP – mixed use development of 4700 homes, commercial, residential, leisure, hotel use, 5ha employment land, community facilities, energy centre, open/space landscaping and supporting infrastructure. Approved with Legal Agreement February 2015 2015 – number of MSC applications approved 150698 – MSC - Phasing – approved unconditionally – 19 June 2015 150703 – MSC - Layout, siting, design of all non-residential properties – approved unconditionally – 22 July 2015 161702 - MSC - Siting and Design etc - 70 residential properties - approved conditionally June 2017 171056 /MSC - Landscaping, tree/shrub locations, schedule of plants and hard landscaping. Approved Conditionally November 2017. 171436/MSC - Siting & Design, SUDS, Env Mgmt Plan. Approved Conditionally April 2018. 181167/PREAPP received July 2018; 180593/PREAPP received April 2018. 181800/MPO - modification of planning applications associated with P131535. Approved March 2019. 181965/MSC - Siting, Design & Landscape. Approved February 2019. 190099/MSC - Drainage, Site levels, Water supplies, waste management. Approved March 2019. 190421/PREAPP received March 2019 |
| OP9 Grandhome (employment) | | | | | | | | | | | | 5 | Employment use is expected to be delivered as demand requires and is likely to coincide with development of Phase 3 as set out in the DF. |

| | <2014 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | >2023 | Notes |
|----------------------------|-------|-----------------|------|------|------|------|------|------|------|------|------|-------|---|
| Actions to Deliver | | | | | | | | | | | | | Infrastructure Requirements |
| Walking and Cycling | | DV | | | | | | | | | | | <p>Completed Section of dual use pavement on the south side of the A90 Parkway has been completed up until Balgownie Road with the section Gordon Brae completed in 2017/18. Identify requirements for walking and cycling in the Transport Assessment. Transport Assessment to be agreed prior to planning permission being granted.</p> <p>Ongoing 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 and cycling bridge over River Don. Initial design work is considering a relocation of the bridge further west than the currently identified location. Ground investigation and detailed design work of bridge to be undertaken in 2017/18. Link north/east to Denmore routes and Bridge of Don. Link south to National Cycle Network Route 1 to Bannatynes Health Club. The existing footway on the north side of the A90 Parkway (Whitestripes Road to Whitestripes Avenue) is also being reviewed in 2017/18. A ramp connecting Third Don infrastructure to Balgownie Drive will be completed by October 2017. Officers are investigating link along Scotstown Road in 2017/18.</p> |
| Public Transport | | PT DV PTO | | | | | | | | | | | <p>Completed Transport Assessment to be agreed prior to various planning permissions being granted.</p> <p>Ongoing Frequent public transport services to serve the whole masterplan area which may include extensions to existing services. This is likely to be in a phased approach as development comes forward.</p> |

| | <2014 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | >2023 | Notes |
|-------|-------|---------------------|------|------|------|------|------|------|------|------|------|-------|---|
| Roads | | T R TSc DV | | | | | | | | | | | <p>Transport Assessment to be agreed prior to planning permission being granted Transport Scotland issued TR/NPA/2 24/1/14.</p> <p>New road access from OP9 Grandhome onto Parkway with new or improved major junction post AWPR. 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).</p> <p>The proposed development shall be limited to Phase 1, comprising 650 residential units and ancillary uses, for the period prior to the Aberdeen Western Peripheral Route being open to traffic, and the consequent removal of trunk road status for the A90 Parkway. For the period whilst it remains a trunk road, there shall be no means of direct access to the A90 Parkway for either vehicles or pedestrians.</p> <p>Infrastructure thresholds are outlined within the Officers Report for planning application 131535, and further information is provided within the legal agreement.</p> <p><u>Inception up to 500 Households</u> - Provision of access junctions onto Whitestripes Avenue and signalised pedestrian/cycle crossings (Direct Works)</p> <p><u>From 500 Households</u> - Minor flaring of Parkway East approach at existing Buckie Farm roundabout (Direct Works), Provision of new Parkway signalised junction (Direct Works)</p> <p><u>From About 1250 Households</u> - Funding of signalisation of Balgowrie Road junction (Contributions), Funding of replacement signalised junction at Buckie Farm (Contributions)</p> <p><u>From About 2500 Households</u> - Dulling of Parkway between new access junction and upgraded Buckie Farm junction (Contributions), Signalisation of Whitestripes Road junction with Whitestripes Avenue (Contributions), Progressive upgrading of Whitestripes Road through the development site (including provision of additional site access junctions) (Direct Works), Contribution towards signalisation of Scotstown Road junction (Contribution)</p> <p><u>From About 3500 Households</u> - Signalisation of Laurel Drive junction with the Parkway (Direct Works), Implementation of recommendations arising from Whitestripes Road Route Investigation Study</p> |

| | <2014 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | >2023 | Notes |
|-----------|-------|------------------|------|------|------|------|------|------|------|------|------|-------|---|
| Water | | SW DV SEPA | | | | | | | | | | | <p>Flood Risk Assessment to be agreed prior to planning permission being granted. Site OP9 (or part of) is at risk of flooding. Developers will be required to provide a Flood Risk Assessment (FRA) in support of any development proposals for this site.</p> <p>A separate application should be submitted to Scottish Water for connection to infrastructure after full planning has been granted. Invercannie Water Treatment Works currently has capacity to service this proposed development.</p> <p>Water – OP6 Balgownie Primary School – Small development, no real impact.</p> <p>Water– A Water Impact Assessment has been completed by the developer. Development to be fed from Fernhill District Service Reservoir. It will require a new off-site main and local service reservoir.</p> <p>Wastewater - Significant new infrastructure would be required. New pumping stations may also be required if any of the flow needs to be transferred into the Nigg PFI catchment. Ideally, treatment would be at Persley PFI. A model is being built by Scottish Water as part of the Aberdeen Wastewater Strategy. This will help to identify where in the network investment is required. Foul drainage will be required to conform to "Scottish Water's current design standards.</p> <p>It should not be assumed that SEPA will grant a CAR licence for private discharge if there is insufficient main sewer capacity. SEPA would expect any development within the city to be close enough to a mains network for mains sewerage. Note should be taken of SEPA's policy against private sewerage proliferation.</p> <p>All proposed development must be drained by Sustainable Drainage Systems (SUDS) designed in accordance with the CIRIA SUDS Manual (C753) and developers must submit a Drainage Assessment/Drainage Strategy for any development proposals coming forward in line with PAN 61, Policy NE6 of the Local Development Plan and Supplementary Guidance on Drainage Assessments.</p> <p>For Scottish Water's standards for the specification, construction and design of sewerage infrastructure, Scottish Water would refer to 'Sewers for Scotland 4th Edition' which is available on the Scottish Water website: https://www.scottishwater.co.uk/-/media/business/files/connections-documents/developer-services/surfacewaterguidancedoc8ppa4pageshires.pdf?la=en.</p> <p>Developers should look for opportunities to protect and improve the water environment by taking account of the water features within and close to their sites.</p> |
| Education | | E | | | | | | | | | | | <p>MP: primary school provision in phase 2, 3-4, and 6, Academy phase 7. The timing of new educational facilities will be determined in negotiation with developers, with the numbers of school aged children residing in the area to be monitored on a regular basis.</p> <p>Pupil roll projections indicate that additional capacity equivalent to up to 3 New Primary Schools (including land) are required. Additional secondary school capacity equivalent to one new Secondary School with community facilities is also required.</p> |

| | <2014 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | >2023 | Notes | |
|--------|-------|-----------------|------|------|------|-------------|--------------|--------------|--------------|--------------|--------------|----------------|--|---|
| Health | | | | | | 66 patients | 185 patients | 205 patients | 246 patients | 308 patients | 359 patients | 7,673 patients | Number of patients based on programming of development. The provision of health for site OP8 East Woodcroft North is phased with developments in masterplan zone 1 Dubford and Murcar. | |
| | | NHS | | | | | | | | | | | Planning Gain Contributions and Land (where identified) will be required to support a new GP practice along with dental and community pharmacy facilities. 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 OP9 Grandhome. Two new 6 Chair Dental Surgery (including land) in the vicinity to support the additional patients from the OP9 Grandhome Development. 4 new Community Pharmacy (including land) to support the additional patients from the OP9 Grandhome Development. | |
| | | NHS | | | | | | | | | | | Consult with Independent Joint Board Strategy Group on how best to deliver additional facilities. Strategy Group agreed to support these proposals, however it was agreed that OP10 should be moved to Masterplan Zone 1. | |
| | | NHS | | | | | | | | | | | Prepare detailed brief of requirements. Consult with Scotstown, Danestone and Oldmachar Medical Practices as necessary. Consult with Dental and Pharmacy Contractors and Independent Joint Board on requirements and present to Planning Gain Team and Developers | |
| | | NHS DV DO | | | | | | | | | | | | Agree funding, legal and programme for contributions. Agree with the Developer on value of contribution and if Danestone included agree a funding route |
| | | | | | | | | | NHS | | | | | Appoint Design Consultants to take forward agreed proposals. Could be delivered by developer. |
| | | | | | | | | | | | NHS | NHS | | Commission new Health Centre in 2023. The correct timing for Health Centre provision would be when the first 600 Units are built. Capacity to accommodate Danestone and the new development patients. A staged approach for a future expansion once 4,000 patients from the development has been reached. Phase two of the development is proposed post 2023+ |
| | | | | | | | | | | | | | NHS | Commission new dental surgery. A staged approach for a future Dental Surgery to be provided once 6,000 patients from the development has been reached. |
| | | | | | | | | | | | | | NHS | Commission new pharmacy. A staged approach for a future pharmacy unit to be provided once 4,000 patients from the development has been reached and continuing thereafter for the third and fourth pharmacies |

| MPZ3 - NEWHILLS | | | | | | | | | | | | | |
|--|-------|------|------|------|------|------|------|------|------|------|------|-------|---|
| | <2014 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | >2023 | Notes |
| OP18: Craibstone North and Walton Farm (employment) | | | | | | | | | | | | | <p>Opportunity for development of 1.5ha of employment and 18.5 hectares of Strategic Reserve employment land or a higher education and research institute in the 2033-40 period. Masterplan required. A Flood Risk Assessment will be required to accompany any future development proposals for this site.</p> <p>To deliver development in this area in line with the strategy it is important that all interested parties in this zone work together to produce a development framework. Tree survey required.</p> |
| OP19: Rowett North (employment) | | | | | | | | | | | | | <p>Under construction 63.9ha - 34.5ha of employment land Masterplan has been adopted as SG. Tree Survey was required as part of the application. DM: PPIIP – 150826 – demolition of existing buildings, erection of exhibition and conference centre, energy centre, hotels, offices, leisure, café/restaurants – approved conditionally - 20 February 2017 DM: 151390 - Demolition of existing buildings, erection of exhibition and conference centre including subterranean and public space, energy centre, hotel and associated access – approved conditionally – 07 March 2016 The Events Centre Aberdeen (TECA) opened in summer 2019.</p> |
| OP20: Craibstone South A & B (residential) | | | | | | | 30 | 60 | 60 | 30 | 30 | 730 | <p>Under construction 42.6ha - 1000 homes - 300 of those are contained and not programmed. Masterplan has been approved as part of the planning application. Site capacity is reduced as SAC wish to retain facilities on-site. Tree survey was required as part of the application. DM: 140470 – PPIIP received for mixed use development, education research and approx. 600 homes and associated works – approved conditionally - 31 May 2017 To deliver development in this area in line with the strategy it is important that all interested parties in this zone work together to produce a development framework. CS: 6 - 10 CALA (130 dwellings) 170621/MSC - flooding, watercourses, air quality, contamination, archaeology, recording of buildings, noise, bats, barn owls, badgers, birds, bird hazard management, surface water, waste water, tree survey, design and layout, radar, water efficiency, landscaping, public transport strategy, A96 frontage, external lighting, travel plan, phasing - approved February 2018 180711/MSC - 16 units. Refused August 2018. Appeal allowed. 181365/MSC - Approval of Matters Specified in conditions 15 (surface water); 16 (waste water); 17 (trees); 18 (design & layout); 19 (radar); 20 (water efficiency); 21 (landscaping); 24 (trunk road frontage); 25 (external lighting) of 140470 in relation to Craibstone Flats Block 1 - approved 5 November 2018. 181994/MSC - condition 7 (noise) in relation to Phase 1. Approved unconditionally March 2019. CS 23 - 25 CALA (80 dwellings) 190311/MSC - Layout etc. Approved 22 January 2020. 190767/MSC - technical condition. Approved 9 January 2020 191500/MSC (CEMP) - decision pending</p> |

| | <2014 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | >2023 | Notes |
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| OP21: Rowett South (residential) | | | | | | | 124 | 212 | 130 | 122 | 135 | 877 | <p>Under construction 106.85ha 1700 homes with additional 240 units in strategic reserve (not programmed). 140844 - PPIp - residential-led mixed use development including approx.1700 homes and associated works – approved conditionally with legal agreement - September 2016 Masterplan has been approved as part of the planning application. Tree survey was required as part of the application. DM: 160646 - DPP- Erection 3 dwellings houses - Approved conditionally - 31 May 2017 170621/MSC - 114 houses and various conditions. Approved conditionally February 2018 DM: 170733 - PPIp - Convert 2 steadings to form 4 units - validated 23 June 2017 - pending 180836/MPO - approve modification discharge June 2018. 180650/S42 - Variation of condition 17 (noise mitigation). Approved conditionally & legal agreement June 2018. RS: 2 - 8 Bancon (288 units) 171502/MSC (Layout etc) - approved 15 May 2018 RS: 23-24 Barratt (94 units) 191121/MSC (Layout etc) - approved 15 January 2020 191192/MSC (Technical conditions) - approved 16 January 2020 RS: 28-32 Pre application Q4 2019</p> |
| OP22: Greenferns Landward (residential) | | | | | | | | | | | | | <p>69.9ha 1000 homes - all of which are constrained and not programmed. Additional 500 units in strategic reserve and not programmed. Tree survey required. M: Development Framework for OP20/21/22 Newhills site Council owned site Greenferns Landward. The Council will appoint consultants to investigate taking this site forward. To deliver development in this area in line with the strategy it is important that all interested parties in this zone work produce phased site specific masterplans as part of their planning applications.</p> |

| | <2014 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | >2023 | Notes |
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| Actions to Deliver | | | | | | | | | | | | | Infrastructure Requirements |
| Walking and Cycling | | | T DV | | | | | | | | | | <p>Complete</p> <p>Strategic East West formal route through the site along the A96 forming a continuation of the cycle route. A96 north side cycle route currently stops at Dyce Drive and detailed designs to extend this to Blackburn were undertaken in 2017/18. Work completed on Dyce Drive Link road with dual use pavement connecting from A96 to Aberdeen Airport. Work also commenced on Dyce Drive to extend the cycle route from Dyce Avenue to Kirkhill Place. Complete by June 2017. New Park and Ride has cycle route through the site with short and long stay cycle parking, as well as changing and showering facilities - complete.</p> <p>Ongoing</p> <p>Transportation are responsible for the delivery of cycle route, but additional contributions are required to complete project. Walking and cycling routes outlined in the draft development framework. Aberdeenshire working on section between Blackburn and Inverurie. 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. New and upgraded links through site connecting to strategic routes and connection to site Stoneywood. Contribution towards provision of new bridge across the River Don as identified in the River Don Corridor Framework. Contribution towards provision of cycle route from Blackburn to Aberdeen along A96 with connections into Dyce.</p> |
| | | | T DV M | | | | | | | | | | <p>Determine level of contribution and the timing of contributions.</p> <p>Transport Assessment to be agreed prior to planning permission being granted</p> |

| | <2014 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | >2023 | Notes |
|------------------|-------|------|-----------------------|------|------|------|------|------|------|------|------|-------|---|
| Public Transport | | | PTU PTO | | | | | | | | | | Public transport provision and services outlined in the development framework. Transport Assessment to be agreed prior to planning permission being granted. Frequent public transport services to serve the whole masterplan area which may include extensions to existing services. |
| Roads | | | T DV PTO TSc | | | | | | | | | | <p>Transport Assessment to be agreed prior to planning permission being granted. Access from employment sites onto new Dyce Drive link road. Road connection from existing roundabout at A96 / Dyce Drive through masterplan area and to Kepplehills Road.</p> <p>Study has been completed to identify infrastructure requirements. All studies in the area should take cognisance of the new AECC (TECA).</p> <p>OP21: Rowett South</p> <p>Local Transport Interventions as per Part 4A of Legal Agreement</p> <p>A96 Grade Separated Junction, Dyce Drive Dualling-A96 to Airport Junction, Dyce Drive junction upgrades-A96 to Airport junction (includes upgrades on Wellheads Drive), A947 Goval junction, Dual Dyce Drive to A974 link-upgrade junctions at either end, Bus gate on A974-north of Farburn Terrace, Junction improvements-Farburn Terrace A947/Riverside Drive, Kirkhill/AWPR Grade separated junction, Dyce Drive Duelling-Airport junction to north of Marshall Trailers junction, Dyce Drive junction upgrades-Airport junction to north of Marshall Trailers junction, A974-2 lanes southbound between Goval junction and Dyce Drive link (widening Parkhill Bridge), A96/Bankhead Avenue Traffic Signals.</p> |
| Water | | | | | | | | | | | | | <p>OP18 Craibstone North and Walton Farm Water – This site (or part of) is at risk of flooding. Developers will be required to provide a Flood Risk Assessment (FRA) in support of any development proposals for this site.</p> <p>Water - This development has been taken into account for the mains upgrade from Fernhill District Service Reservoir (DSR) to Dyce. The original main from Fernhill DSR to Dyce was upsized to accommodate the Craibstone, Rowett and Greenferns developments, including the new AECC.</p> <p>Wastewater - This development will have an impact on the sewers and pumping stations downstream, all the way down to the WWTW. A DIA will be required to identify possible mitigation. A model is being built by Scottish Water as part of the Aberdeen Wastewater Strategy. This will help to identify where in the network investment is required. Foul drainage will be required to conform to "Scottish Water's current design standards.</p> <p>It should not be assumed that SEPA will grant a CAR licence for private discharge if there is insufficient main sewer capacity. SEPA would expect any development within the city to be close enough to a mains network for mains sewerage. Note should be taken of SEPA's policy against private sewerage proliferation. It should be noted that soil conditions in this area, together with severe and prolonged rainfall, can lead to difficulties in successfully ensuring site drainage water is clean when it leaves the site, as required by General Binding Rule 10 of CAR. It should be noted that soil conditions in this area, together with severe and prolonged rainfall, can lead to difficulties in successfully ensuring site drainage water is clean when it leaves the site, as required by General Binding Rule 10 of CAR.</p> <p>Any masterplan should take account of the existing water features within the site, the pressures which apply to these features and should direct developers to look for opportunities to protect and improve the water environment.</p> |

| | <2014 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | >2023 | Notes |
|--|-------|------|------------------|------|------|------|------|------|------|------|------|-------|---|
| | | | DV SEPA SW | | | | | | | | | | <p>OP18: Craibstone North emp & OP20: Craibstone South Housing DIA and Scottish Water Development Impact Assessments to be commission and submitted with applications.</p> <p>Water - This development has been taken into account for the mains upgrade from Fernhill District Service Reservoir (DSR) to Dyce. The original main from Fernhill DSR to Dyce was upsized to accommodate the Craibstone, Rowatt and Greenferns developments, including the new AECC.</p> <p>Wastewater - This development will have an impact on the sewers and pumping stations downstream, all the way down to the WWTW. A DIA will be required to identify possible mitigation. A model is being built by Scottish Water as part of the Aberdeen Wastewater Strategy. This will help to identify where in the network investment is required.</p> <p>It should not be assumed that SEPA will grant a CAR licence for private discharge if there is insufficient main sewer capacity. SEPA would expect any development within the city to be close enough to a mains network for mains sewerage. Note should be taken of SEPA's policy against private sewerage proliferation. It should be noted that soil conditions in this area, together with severe and prolonged rainfall, can lead to difficulties in successfully ensuring site drainage water is clean when it leaves the site, as required by General Binding Rule 10 of CAR.</p> <p>Any masterplan should take account of the existing water features within the site, the pressures which apply to these features and should direct developers to look for opportunities to protect and improve the water environment.</p> <p>For Scottish Water's standards for the specification, construction and design of sewerage infrastructure, Scottish Water would refer to 'Sewers for Scotland 4th</p> |
| | | | | | | | | | | | | | <p>OP19: Rowett North This site (or part of) is at risk of flooding. Developers submitted a Flood Risk Assessment (FRA) in support of the current development proposals for the site.</p> <p>Water - This development has been taken into account for the mains upgrade from Fernhill District Service Reservoir (DSR) to Dyce. The original main from Fernhill DSR to Dyce was upsized to accommodate the Craibstone, Rowett and Greenferns developments, including the new AECC.</p> <p>Wastewater - This development will have an impact on the sewers and pumping stations downstream, all the way down to the WWTW. A DIA was submitted to identify possible mitigation. A model is being built by Scottish Water as part of the Aberdeen Wastewater Strategy. This will help to identify where in the network investment is required.</p> <p>It should not be assumed that SEPA will grant a CAR licence for private discharge if there is insufficient main sewer capacity. SEPA would expect any development within the city to be close enough to a mains network for mains sewerage. Note should be taken of SEPA's policy against private sewerage proliferation. It should be noted that soil conditions in this area, together with severe and prolonged rainfall, can lead to difficulties in successfully ensuring site drainage water is clean when it leaves the site, as required by General Binding Rule 10 of CAR.</p> |

| | <2014 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | >2023 | Notes |
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| | | | | DV SEPA SW | | | | | | | | | <p>OP22: Greenferns Landward DIA and Scottish Water Development Impact Assessments to be commissioned and submitted with applications.</p> <p>Water – This development has been taken into account for the mains upgrade from Fernhill District Service Reservoir (DSR) to Dyce. The original main from Fernhill DSR to Dyce was upsized to accommodate the Craibstone, Rowett and Greenferns developments, including the new AECC.</p> <p>Wastewater - There is no existing infrastructure within this area. This development will have an impact on the sewers and pumping stations downstream, all the way down to the WWTW. A DIA will be required to identify possible mitigation. A model is being built by Scottish Water as part of the Aberdeen Wastewater Strategy. This will help to identify where in the network investment is required.</p> <p>It should not be assumed that SEPA will grant a CAR licence for private discharge if there is insufficient main sewer capacity. SEPA would expect any development within the city to be close enough to a mains network for mains sewerage. Note should be taken of SEPA's policy against private sewerage proliferation. It should be noted that soil conditions in this area, together with severe and prolonged rainfall, can lead to difficulties in successfully ensuring site drainage water is clean when it leaves the site, as required by General Binding Rule 10 of CAR.</p> <p>All proposed development must be drained by Sustainable Drainage Systems (SUDS) designed in accordance with the CIRIA SUDS Manual (C753) and developers must submit a Drainage Assessment/Drainage Strategy for any development proposals coming forward in line with PAN 61, Policy NE6 of the Local Development Plan and Supplementary Guidance on Drainage Assessments.</p> <p>Developers should look for opportunities to protect and improve the water environment by taking account of the water features within and close to their sites.</p> <p>For Scottish Water's standards for the specification, construction and design of sewerage infrastructure, Scottish Water would refer to 'Sewers for Scotland 4th Edition' which is available on the Scottish Water website</p> |
| Education | | | | | E | | | | | | | | The timing of new educational facilities will be determined in negotiation with developers, with the numbers of school aged children residing in the area to be monitored on a regular basis |
| Health | | | | | | | 316 patients | 558 patients | 390 patients | 312 patients | 338 patients | 3294 patients | Number of patients based on programming of development. |
| | NHS DV DO | | | | | | | | | | | | <p>Planning Gain Contributions and Land (where identified) will be required to support the provision of a new Health Centre (including land) to accommodate a 15GP Unit for 6 existing GP's with 9 extra GP's to support the developments.</p> <p>New 6 Chair Dental Surgery - This facility could however be included as part of the required new Health Centre for the area.</p> <p>3 new Community Pharmacies in the Bucksburn area.</p> |

| | <2014 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | >2023 | Notes |
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| | | NHS DO | | | | | | | | | | | Agree funding, legal and programme for contributions Agree with the Developer on value of contribution and if all 1 Practice or all 3 Practices are included and agree a funding route |
| | | | | NHS | | | | | | | | | Consult with Independent Joint Board Strategy Group and practices |
| | | | | | | | NHS | | | | | | Prepare detailed brief of requirements. Consult with Medical, Dental and Pharmacy Contractors and Independent Joint Board on requirements and present to Developers |
| | | | | | | | | NHS | | | | | Appoint Design Consultants to take forward agreed proposals. |
| | | | | | | | | | | NHS | | | Commission new Health Centre. The correct timing for provision would be early in the development with land made available |
| | | | | | | | | | | NHS | | | Commission new dental surgery. The correct timing for provision would be as the First set of Units is built. This should be supported by contributions to be provided within the Health Centre. |
| | | | | | | | | | | NHS | | | Commission new Pharmacy The correct timing for provision would be 4 facilities staged approach starting with 1 as the First set of Units are build, with the other 3 developed throughout the house building programme. |

| MPZ4 - GREENFERNS | | | | | | | | | | | | | |
|---|------------------------------------|------|------|------|--------|------|------|------|------|------|------|-------|--|
| | <2014 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | >2023 | Notes |
| OP28: Greenferns (residential) | | | | | | | | | | | | 120 | 13.7ha 120 homes - 120 homes. Development Framework has been produced and is awaiting adoption. Tree survey will be required for the development. Site is constrained in the Draft 2019 HLA P150300 – Detailed Planning Permission – new school for children with additional support needs – approved conditionally – 22 July 2015 - completed. Tree survey was submitted for this application. |
| OP33: Greenferns (residential) | | | | | | | | | | | | 950 | 60.4ha 950 homes with an additional 400 units in strategic reserve. Constrained and programmed in 2018 HLA. Site is part of the new Greenferns Development Framework that has been produced and is awaiting adoption. Tree survey required P150647 – EIA Scoping opinion request – Proposed mixed use development. Opinion issued July 2015. Current ongoing pre-application discussions regarding the replacement of Denburn Medical Centre to the west of the 2no schools. Exact location of the centre would be in accordance with the DF. |
| OP28 and OP33: Strategic Infrastructure Plan Affordable Housing Programme | | | | | | | | | | | | | Part of Strategic Infrastructure Plan Affordable Housing Programme. |
| OP33: Greenferns (employment) | | | | | | | | | | | | | 10ha of employment land - constrained and not programmed. Local Development Plan seeks developers to service the employment land (10ha) alongside the housing development. |
| Actions to Deliver Development | Infrastructure Requirements | | | | | | | | | | | | |
| Walking and Cycling | | | | | R T | | | | | | | | Through the masterplan process and transport assessment to determine the requirements for development. Strategic east west link through site connecting Howes Road to Kingswells path network + strategic North South route linking to OP32 Maidencraig North. East West link connecting OP32 Maidencraig North to Northfield (Core Path 45 upgrade). Links to Westhill/Aberdeen cycle route. Study underway to review A944 cycle route for consistency from Kingswells to Westhill. Study also considering connections to Aberdeen City Centre along the length of the A944. |
| Public Transport | | | | | PTU | | | | | | | | Through the masterplan process and transport assessment to determine the requirements for development. 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 OP33 Greenferns and OP32 Maidencraig North. |
| Roads | | | | | R T | | | | | | | | Through the masterplan process and transport assessment to determine the requirements for development. Road access from OP33 Greenferns to Provost Rust Drive and Provost Fraser Drive. Investigate the potential for a bus hub connecting the existing bus services on Provost Fraser Drive, Provost Rust Drive and potential connection to Newhills South. |

| | <2014 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | >2023 | Notes |
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| Water | | | | | | | | | | | | | <p>Water - This site is service by Fernhill Water Supply Zone. A Water Impact Assessment is required to confirm capacity in the off-site main to Grandhome. Development on higher contour levels may require pumping.</p> <p>Wastewater - This development will have an impact on the sewers and pumping stations downstream, all the way down to the WWTW. A DIA will be required to identify possible mitigation. A model is being built by Scottish Water as part of the Aberdeen Wastewater Strategy. This will help to identify where in the network investment is required. Foul drainage will be required to conform to "Scottish Water's current design standards.</p> <p>It should not be assumed that SEPA will grant a CAR licence for private discharge if there is insufficient main sewer capacity. SEPA would expect any development within the city to be close enough to a mains network for mains sewerage. Note should be taken of SEPA's policy against private sewerage proliferation.</p> <p>All proposed development must be drained by Sustainable Drainage Systems (SUDS) designed in accordance with the CIRIA SUDS Manual (C753) and developers must submit a Drainage Assessment/Drainage Strategy for any development proposals coming forward in line with PAN 61, Policy NE6 of the Local Development Plan and Supplementary Guidance on Drainage Assessments.</p> <p>Developers should look for opportunities to protect and improve the water environment by taking account of the water features within and close to their sites.</p> <p>Site OP33 (or part of) is at risk of flooding. Developers will be required to provide a Flood Risk Assessment (FRA) in support of any development proposals for this site.</p> <p>Any masterplan should take account of the existing water features within the site, the pressures which apply to these features and should direct developers to look for opportunities to protect and improve the water environment.</p> <p>For Scottish Water's standards for the specification, construction and design of sewerage infrastructure, Scottish Water would refer to 'Sewers for Scotland 4th Edition' which is available on the Scottish Water website: https://www.scottishwater.co.uk/-/media/business/files/connections-documents/developer-services/surfacewaterguidancedoc8ppa4pageshires.pdf?1a=en.</p> |
| Education | | | | | E DM DO | | | | | | | | <p>The timing of new and extended educational facilities will be determined in negotiation with developers, with the numbers of school aged children residing in the area to be monitored on a regular basis.</p> <p>One new Primary School (including land) and including Nursery & Community Learning and Development Facilities is required. An extension to Heathryburn Primary School may also be required.</p> <p>Additional capacity is likely to be required, and provided by the developer, at Northfield Academy to accommodate pupils generated by this development.</p> |

| | <2014 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | >2023 | Notes |
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| Health | NHS | | | | | | | | | | | 2194 Patients | Number of patients based on programming of development. Planning Gain Contributions and Land (where identified) will be required to support the provision a new Health Centre (including land already identified) in the Greenferns area to support the General Medical Services for the additional patients from the OP33 Greenferns development. Will require to accommodate a 7 GP Unit for 4 existing GP's with 3 extra GP's to support the developments. 3 additional Dental Chairs in the recommended new Health Centre at OP33 Greenferns. |
| | | | | | | NHS | | | | | | | Consult with Independent Joint Board Strategy Group and practices |
| | | | | | | NHS | | | | | | | Prepare detailed brief of requirements. Consult with Medical, Dental and Pharmacy Contractors and IJB on requirements and present to Developer |
| | | | | | | | | | | | | NHS | Agree funding, legal and programme for contributions Agree with the Developer on value of contribution and agree a funding route |
| | | | | | | | NHS | | | | | | Appoint Design Consultants to take forward agreed proposals. Could be delivered by developer |
| | | | | | | | | | NHS | | | | |

| MPZ5 - MAIDENCRAIG | | | | | | | | | | | | | |
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| | <2014 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | >2023 | Notes |
| OP31: Maidencraig South & OP32: Maidencraig North (residential) | | | 5 | 19 | 36 | 32 | 51 | 50 | 50 | 50 | 50 | 482 | <p>Under construction 52.6ha 750 homes - 450 homes on OP31. 300 homes on OP32. Tree survey required Masterplan adopted. 130265 - PPIp – mixed use development incorporating residential, commercial uses, community facilities, open space landscaping and associated infrastructure received February 2013 - pending P130491 – DPP – 92 dwellings – approved conditionally 6 June 2014 2015 – number of Section 42 Variations to PP130491 P131827 – DPP erect 36 affordable houses – received 13 December 2014 – pending 170447/MPO - Modification of Planning Obligation 130491 - validated 24 April 2017 - Approved June 2017. 180383/S42 - Variations of Conditions 6, 7 and 8 (altered junction) - Approved Conditionally with legal agreement January 2019. 181453/MPO - to allow additional variations to P130265 - Approved November 2018. 190043/S42 - Variation of Condition 9 - Valid 10 January 2019 - Pending 190044/MSC - Conditions 4, 5, 8, 10, 11 and 13 - Valid 10 January 2019 - 25 April 2019</p> |
| Actions to Deliver Development | | | | | | | | | | | | | Infrastructure Requirements |
| Walking and Cycling | | T D V R | | | | | | | | | | | <p>Transport Assessment was agreed prior to planning permission being granted. North South link through site connecting to Langstracht cycle route and OP33 Greenferns. Links to and extensions of Westhill/Aberdeen cycle route.</p> <p>Study underway to review A944 cycle route for consistency from Kingswells to Westhill. Study also considering connections to Aberdeen City Centre along the length of the A944. East West link connecting OP32 Maidencraig North to Northfield.</p> |
| Public Transport | | PTU | | | | | | | | | | | <p>Transport Assessment was agreed prior to planning permission being granted. Frequent public transport services to serve the whole masterplan area which may include extensions to existing services.</p> <p>Potential for public transport only link connecting OP33 Greenferns and OP32 Maidencraig North.</p> |
| Roads | | T R | | | | | | | | | | | <p>Transport Assessment was agreed prior to planning permission being granted - consideration was given to major junctions to access sites OP31 Maidencraig South and OP32 Maidencraig North from A944 and the potential impact on North Anderson Drive.</p> |

| | <2014 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | >2023 | Notes |
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| Water | | SW SEPA | | | | | | | | | | | <p>Drainage Impact Assessment was agreed prior to planning permission being granted. Site OP31 (or part of) is at risk of flooding. Developers submitted a Flood Risk Assessment (FRA) in support of the development proposals for this site</p> <p>A separate application has been submitted to Scottish Water for connection to infrastructure once planning has been granted.</p> <p>Water - A Water Impact Assessment has been completed. This area to be served from Fernhill District Service Reservoir. There are 2 trunk water mains running through the west side of the site.</p> <p>Wastewater - There is a 600mm gravity sewer within this site which drains along the Lang Stracht and ends up at Nigg PFI. This development doesn't cause too many concerns. This development will have an impact on the sewers and pumping stations downstream, all the way down to the WWTW. A DIA will be required to identify possible mitigation. A model is being built by Scottish Water as part of the Aberdeen Wastewater Strategy. This will help to identify where in the network investment is required.</p> <p>It should not be assumed that SEPA will grant a CAR licence for private discharge if there is insufficient main sewer capacity. SEPA would expect any development within the city to be close enough to a mains network for mains sewerage. Note should be taken of SEPA's policy against private sewerage proliferation.</p> <p>All proposed development must be drained by Sustainable Drainage Systems (SUDS) designed in accordance with the CIRIA SUDS Manual (C753) and developers must submit a Drainage Assessment/Drainage Strategy for any development proposals coming forward in line with PAN 61, Policy NE6 of the Local Development Plan and Supplementary Guidance on Drainage Assessments. Foul drainage will be required to conform to "Scottish Water's current design standards.</p> <p>Developers should look for opportunities to protect and improve the water environment by taking account of the water features within and close to their sites.</p> <p>For Scottish Water's standards for the specification, construction and design of sewerage infrastructure, Scottish Water would refer to 'Sewers for Scotland 4th Edition' which is available on the Scottish Water website: https://www.scottishwater.co.uk/-/media/business/files/connections-documents/developer-services/surfacewaterguidancedoc8ppa4pageshires.pdf?la=en.</p> |
| Education | | DV | | | | | | | | | | | <p>OP31 Maidencraig South is zoned to Fernielea PS, which is forecast to have some spare capacity to accommodate the pupils generated, but an extension or temporary accommodation may be required. The development is 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. Community facilities including Learning & Development facilities may also be required.</p> <p>OP32 Maidencraig North Zoned to Kingsford PS which has spare capacity can accommodate development at this scale. Additional capacity is likely to be required at Northfield Academy to accommodate pupils generated by this development.</p> |

| | <2014 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | >2023 | Notes |
|--------|-------|------|-------------|-------------|-------------|-------------|--------------|--------------|--------------|--------------|--------------|--------------|---|
| Health | NHS | | 11 patients | 39 patients | 74 patients | 66 patients | 105 patients | 103 patients | 103 patients | 103 patients | 103 patients | 988 patients | Number of patients based on programming of development. Refer to MPZ4 - Greenferns |
| | NHS | | | | | | | | | | | | Consult with Independent Joint Board Strategy Group and practices. |

| MPZ6 - COUNTESWELLS | | | | | | | | | | | | | Notes |
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| | <2014 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | >2023 | |
| OP38: Countesswells (employment) | | | | | | 10ha | | | | | | | The timing of delivery of the employment land will be addressed through the masterplan and subsequent planning applications. Tree survey required. The Lead agency for the development of this site is the Countesswells Consortium MP: Countesswell Development Framework and Phase 1 Masterplan |
| OP38: Countesswells (residential) | | | 0 | 4 | 150 | 150 | 150 | 175 | 175 | 175 | 175 | 1846 | Under construction 165.1ha 3000 homes and 10ha of employment Tree survey required. The Lead agency for the development of this site is the Countesswells Consortium MP: Countesswell Development Framework and Phase 1 Masterplan DM: 121171 – PAN received August 2012 – determined DM: 140438 – PPIp residential led mixed use development (3000 homes, employment, education, and other associated uses – approved with Legal Agreement – 01 April 2016 P140435 – DPP provide infrastructure including access, internal road layout, landscaping and drainage provision for Phase 1 of residential led mixed use development (blocks C1/C2 of 188 units, block N10 of 215 units, C3/C4 of 139 units plus small office, retail and commercial property, C5 of Hotel, office and small business units) – received 27 March 2014 – approved conditionally P140730 – DPP - Residential development comprising 124 units & Associated New and Upgraded Access Roads, Landscaping & Ancillary Engineering Works – received 20 May 2014 – pending P141110 – DPP – residential development of 107 units and associated new and upgrades access roads, landscaping, and ancillary engineering works – received 31 July – application withdrawn – December 2015 P141888 – PPIp – Upgrade of Jessiefield junction, construction of all vehicle eastern access, footpaths and cyclepath. Approved conditionally – September 2015 P141889 - PPIp - Upgrade of Kingswells junction on teh A944 and construction of all vehicle western access road, footpaths and cycle paths - approved conditionally - September 2015 160420/MSC of 140438 – sitting and design, landscaping, street design, 239 residential units – approved conditionally 06 July 2016 161205/MSC of 140438 - phasing, Travel Plan , Water Supply, Water Environment Protection Plan - approved unconditionally July 2017 |
| Actions to Deliver Development | | | | | | | | | | | | | Infrastructure Requirements |
| Walking and Cycling | | | R T | | | | | | | | | | Through the masterplan process and transport assessment to determine the requirements for development Transport Assessment was agreed prior to planning permission being granted. Links to Westhill/Aberdeen cycle route. Study underway to review A944 cycle route for consistency from Kingswells to Westhill. Study also considering connections to Aberdeen City Centre along the length of the A944. New junction at switchback roundabout will need to consider active travel connections and how these can be improved within the junction layout. North South strategic route connecting A944 cycle route to Cults (can utilise B Roads if minimal traffic) and contributions towards Aspirational Path 10 in the Core Paths Plan. East West strategic route along Countesswells Road. Links to Hazelhead Park and Countesswells Woods. |

| | <2014 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | >2023 | Notes |
|-------------------------|-------|------|--------|------|------|------|------|------|------|------|------|-------|--|
| Public Transport | | | PTU | | | | | | | | | | <p>Through the masterplan process and transport assessment to determine the requirements for development. Transport Assessment was agreed prior to planning permission being granted.</p> <p>Frequent public transport services to serve the whole masterplan area which may include extensions to existing services.</p> <p>Potential for bus-only link using Countesswells Road.</p> |
| Roads | | | R T | | | | | | | | | | <p>Through the masterplan process and transport assessment to determine the requirements for development.</p> <p>It has been agreed that 2 junctions will be accessed on to the A944. one at Jessiefield and 1 at Kingswells - these are triggered by housing numbers. Upgrades to the local road network with appropriate design standards to accommodate forecasted traffic volumes. The detail is to be determined through the traffic assessment process. New junction at switchback roundabout will need to consider active travel connections and how these can be improved within the junction layout. Development was limited to 1000 houses pre-AWPR.</p> <p>Investigate the road standards to be applied to internal roads.</p> <p>A number of road and access conditions are outlined within PPiP 140438 and the subsequent Legal Agreement:</p> <p>P140438 - connection to the Jessiefield junction, the provision of the bus-gate to the Kingswells roundabout leg of Kirk Brae, and limitations on dwelling completions prior to their installation, Lang Stracht/Springhill Road Works, North Deeside Road/Kirk Brae upgrade, Friarsfiel Road/Kirk Brae junction works - approved with legal agreement April 2016.</p> <p>P141888 - upgrade of Jessiefield Junction on A944 and construction of all vehicle eastern access road, footpaths and cycle paths from the A944 to the Proposed Countesswells Development - approved conditionally September 2015</p> <p>P141889 - Upgrade of Kingswells Junction on the A944 and construction of all vehicle access road, footpaths and cycle paths to the Proposed Countesswells Development - approved conditionally September 2015</p> |

| | <2014 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | >2023 | Notes |
|-------|-------|------|------------|------|------|------|------|------|------|------|------|-------|---|
| Water | | | SW SEPA | | | | | | | | | | <p>Draft Development Framework and Masterplan - A Water Impact Assessment has been undertaken.</p> <p>A Full Water Impact Assessments and Drainage Impact Assessments have been carried out by Scottish Water and the full extent of upgrades are understood by the developers.</p> <p>Flood Risk Assessment was agreed prior to planning permission being granted.</p> <p>Water - These developments are on the outskirts of Hazelhead Park. A Water Impact Assessment has been completed for this site. An off-site mains upgrade will be required once development exceed 300 HU. Also additional capacity will be required at Kingshill District Service Reservoir and potentially Pitfodels Treated Water Pumping Station.</p> <p>Wastewater - Waste will drain down Countesswells Rd and Springfield Rd to Garth Dee Siphon. A Drainage Impact Assessment has been carried out by the Developer. Foul drainage will be required to conform to "Scottish Water's current design standards.</p> <p>It should not be assumed that SEPA will grant a CAR licence for private discharge if there is insufficient main sewer capacity. SEPA would expect any development within the city to be close enough to a mains network for mains sewerage. Note should be taken of SEPA's policy against private sewerage proliferation. It should be noted that soil conditions in this area, together with severe and prolonged rainfall, can lead to difficulties in successfully ensuring site drainage water is clean when it leaves the site, as required by General Binding Rule 10 of CAR.</p> <p>All proposed development must be drained by Sustainable Drainage Systems (SUDS) designed in accordance with the CIRIA SUDS Manual (C753) and developers must submit a Drainage Assessment/Drainage Strategy for any development proposals coming forward in line with PAN 61, Policy NE6 of the Local Development Plan and Supplementary Guidance on Drainage Assessments.</p> <p>Developers should look for opportunities to protect and improve the water environment by taking account of the water features within and close to their sites.</p> <p>For Scottish Water's standards for the specification, construction and design of sewerage infrastructure, Scottish Water would refer to 'Sewers for Scotland 4th Edition' which is available on the Scottish Water website: https://www.scottishwater.co.uk/-/media/business/files/connections-documents/developer-services/surfacewaterguidancedoc8ppa4pageshires.pdf?la=en.</p> |

| | <2014 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | >2023 | Notes |
|------------------|-------|------|--------|------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|---------------|--|
| Education | | E | | | | | | | | | | | <p>Education provision requirements have been assessed and the timing of the new facilities will be determined in negotiation with developers, dependent on the numbers of school aged children residing in the area. The numbers of pupils arising from the development will be monitored on a regular basis agreed with the developer.</p> <p>Two new Primary Schools (including land) with community facilities are required, with the first being a 2 stream school and the second being a two/three stream school.</p> <p>A new secondary school (including land) is required to accommodate pupils from this new development, and the building may include a community learning hub.</p> |
| Health | | | | 8 patients | 308 patients | 308 patients | 308 patients | 359 patients | 359 patients | 359 patients | 359 patients | 3784 patients | <p>Planning Gain Contributions and Land (where identified) will be required to support New Health Centre (including land) to support General Medical Services for an interim solution with a new health centre later in the development capable of holding 7 GP's, for the population in this new settlement at OP38 Countesswells. The provision of a new 4 Chair Dental Surgery (including land) to support the population in this new settlement at OP38 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.</p> |
| | | | NHS DO | | | | | | | | | | Agree funding, legal and programme for contributions Agree with the Developer on value of contribution |
| | | | | NHS | | | | | | | | | Prepare detailed brief of requirements Consult with Medical, Dental and Pharmacy Contractors and Independent Joint Board on requirements and present to Developer |
| | | | | | NHS | | | | | | | | Consult with Medical, Dental and Pharmacy Contractors and Independent Joint Board on requirements and present to Developer |
| | | | | | | | | NHS | | | | NHS | Commission Health Centre 2023+. The correct timing for interim solution would be early when the 500th unit is built in 2019. Accommodation to be provided by developer. Land and contributions made availability for a new Health Centre supported by contribution as the development reached mid way to completion |
| | | | | | | | | | | | | | NHS Commission dental chairs 2023+. The correct timing for provision would be 3 years into the Development. This should be supported by contributions and could be provided as an extension to the new Health Centre. |
| | | | | | | | | NHS | | | | | NHS Commission Pharmacy 2023+. The correct timing for provision would be 2 facilities staged approach starting with 1 Unit 4 years into development and the other nearing the end of the development |
| Other | | | ES | | | | | | | | | | Small areas of the site sit within the Radon Gas Action Level. Any potential constraints to be investigated as the proposals progress. |

| MPZ7 - LORISTON | | | | | | | | | | | | | |
|-------------------------------|-------|------|------|------|------|------|------|------|------|------|------|-------|--|
| | <2014 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | >2023 | Notes |
| OP59: Loirston (employment) | | | | | | | | 4 | 4 | 3 | | | 119.2 ha 1600 homes and 11ha of employment land. Tree survey required for the planning applications. |
| OP59: Loirston (residential) | | | | | | | | | 50 | 100 | 150 | 1300 | Development framework curently being updated to be be readopted as SG. P120668 - PoAN: mixed use urban community - further consultation not required May 2012. P130892 - PPIP: 1067 residential houses, 8ha of employment land, neighbourhood centre, community facilities, primary school, landscaping, open space and recreational facilities – approved conditionally – 01 July 2015 P141171 – PoAN: Erection of unrestricted Class 1 Retail Development incorporating supermarket – determined P141441 – DPP – Gypsy/Traveller transit site of 6 pitches and supporting facilities - approved conditionally – 03 December 2015 P141754 – PPIP: Retail development comprising Class 1 Supermarket (5800 Sqm) – refused – June 2015 P151073 – MSC – phasing, siting, layout etc – approved conditionally – July 2015. P151583 – MSC – access junction - approved unconditionally - June 2016 P160371 – residential developments of 44 units. Withdrawn by applicant October 2017 |
| OP60: Charleston (employment) | | | | | | | | | | | | | 20.5ha employment land – strategic reserve and not programmed. Tree survey required. |
| OP61: Calder Park | | | | | | | | | | | | | Secondary School with sports facilities Completed 15ha P111193 - Cove Rangers football stadium approved conditionally 13 January 2012. P141441 - formation of a gypsy traveller transit site comprising 6 pitches and supporting facilities. Approved conditionally December 2015. Through the masterplanning process for OP59 there is scope to consider sharing facilities for education and community use. This should be investigated through the masterplanning process P151082 – Proposed 3 Storey Secondary School with sports facilities – approved conditionally January 2016 P151365 – Proposed car park for secondary school – approved conditionally February 2016 P160246 – Proposed football stadium (312 capacity) – approved conditionally August 2016 |

| | <2014 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | >2023 | Notes |
|---------------------------------------|------------------|------|------|------|------|------|------|------|------|------|------|-------|--|
| Actions to Deliver Development | | | | | | | | | | | | | Infrastructure Requirements |
| Walking and Cycling | DV | | | | | | | | | | | | <p>Through the masterplan process and transport assessment to determine the requirements for development. Improvements being made to NCN Route 1 along the Coast Road as part of Nigg Harbour Development. Aberdeenshire Council investigating options for improving access from the south for cyclists.</p> <p>Links through site to National Cycle Network and Core paths.</p> <p>Upgrade Core Path 82 and 79. Creation of strategic East West route through site linking to AP3 and AP9</p> <p>New pedestrian/cycle bridge across River Dee.</p> <p>Links to Kincorth and Den of Leggart and River Dee, which could include path currently identified as Aspirational Path 9 in the Core Paths Plan.</p> <p>Connection to and implementation of path currently identified as Aspirational Path 3 in the Core Paths Plan</p> |
| Public Transport | PTU PTO DV | | | | | | | | | | | | <p>Through the masterplan process and transport assessment to determine the requirements for development.</p> <p>Frequent public transport services to serve the whole masterplan area which may include extensions to existing services.</p> <p>Access to other bus services along A956.</p> |
| Roads | T R | | | | | | | | | | | | <p>Through the masterplan process and transport assessment to determine the requirements for development.</p> <p>Local road connections from OP59 Loirston to A956 at appropriate locations.</p> <p>Application 130892 Legal Agreement - to mitigate the impact of development a contribution is required towards the cost of provision of a third lane on Wellington Road leading from the north junction of the application site with Wellington Road northeastwards to the existing Souterhead Roundabout and improvements to such roundabout.</p> |
| | | TSc | | | | | | | | | | | <p>Transport Scotland issued TR/NPA/2</p> <p>No conditions relating to AWPR</p> |

| | <2014 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | >2023 | Notes |
|------------------|-------|------|---------|------|------|------|------|------|------|------|------|-------|---|
| Water | | | SW | | | | | | | | | | <p>Assessments to be submitted by developer to Scottish Water for consideration.</p> <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. Foul drainage will be required to conform to "Scottish Water's current design standards."</p> <p>It should not be assumed that SEPA will grant a CAR licence for private discharge if there is insufficient main sewer capacity. SEPA would expect any development within the city to be close enough to a mains network for mains sewerage. Note should be taken of SEPA's policy against private sewerage proliferation.</p> <p>All proposed development must be drained by Sustainable Drainage Systems (SUDS) designed in accordance with the CIRIA SUDS Manual (C753) and developers must submit a Drainage Assessment/Drainage Strategy for any development proposals coming forward in line with PAN 61, Policy NE6 of the Local Development Plan and Supplementary Guidance on Drainage Assessments.</p> <p>Developers should look for opportunities to protect and improve the water environment by taking account of the water features within and close to their sites.</p> <p>For Scottish Water's standards for the specification, construction and design of sewerage infrastructure, Scottish Water would refer to 'Sewers for Scotland 4th Edition' which is available on the Scottish Water website: https://www.scottishwater.co.uk/-/media/business/files/connections-documents/developer-services/surfacewaterguidancedoc8ppa4pageshires.pdf?la=en.</p> |
| Education | | | E DV | | | | | | | | | | <p>This development will increase the number of secondary aged pupils attending the new Academy and negotiations will be required with the developer to accommodate the additional pupils.</p> |

| | <2014 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | >2023 | Notes | | |
|---------------|-------|------|------|------|------|------|------|------|--------------|--------------|--------------|----------------|---|--|---|
| Health | | | | | | | | | 103 patients | 205 patients | 308 patients | 2,665 patients | To be involved at the early masterplanning stage to identify requirements and how best this can be provided. 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. | | |
| | | | | | | | | | NHS | | | | Consult with Independent Joint Board Strategy Group. Consultation with Kincorth Medical Practice if necessary and Dental services. | | |
| | | | | | | | | | | NHS | | | Prepare detailed brief of requirements. Consult with Medical, Dental and Pharmacy Contractors and Independent Joint Board on requirements and present to Developer. | | |
| | | | | | | | | | | | NHS | | Agree funding, legals and programme. Consult with 3DP Owner of the Cove Health Centre to determine legals and ownership issues. | | |
| | | | | | | | | | | | | NHS | Appoint Design Consultants to take forward agreed proposals. | | |
| | | | | | | | | | | | | | NHS | Commission Pharmacy. The correct timing for provision would be as the second set of units are built. | |
| | | | | | | | | | | | | | | NHS | The correct timing for provision would be as the third set of units are built. |
| | | | | | | | | | | | | | | NHS | Commission extension to Health Centre The correct timing for provision would be as the third set of units are built. |
| Other | | | | | | | | | | | | | Requirement for one Gypsy and Traveller site, this should be identified through the masterplanning process. | | |

| OP41 - FRIARSFIELD | | | | | | | | | | | | | |
|---------------------------------------|------------------|------|------|------|------|------|------|------|------|------|------|-------|---|
| | <2014 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | >2023 | Notes |
| OP41:Friarsfield (residential) | | | 29 | 25 | 26 | 34 | 26 | 26 | 26 | 24 | 24 | 47 | <p>Under construction 29.2Ha 280 homes Development Framework adopted as SG. Tree survey was required as part of the planning application. P110559 - 10 units - approved subject to conditions - January 2012 P120340 – 81 Units - approved with a legal agreement – November 2013 P130663 - 72 residential dwellings – application withdrawn May 2014 P140272 – 98 dwellings, 12 affordable apartments in addition to ancillary works – approved conditionally with legal agreement - October 2016 P170307 - Proposal for the construction of the Friarsfield Link Road, development of 26 residential units (incl. affordable housing) and associated ancillary works - pending - validated 24 March 2017 170882/MPO - Modification of planning obligation associated with P140272 to allow offsite affordable housing provision - approved March 2018 171169/PAN - Major residential development - further consultation not required, January 2018 190093/S42 - Variation of condition 3 (pedestrian crossing / footpath link) - validated 21 January 2019 - pending.</p> |
| Actions to Deliver Development | | | | | | | | | | | | | Infrastructure Requirements |
| Walking and Cycling | DV | | | | | | | | | | | | <p>Paths implementation identified in masterplan. Discharge conditions and implement improvements agreed through planning on approved applications. Transport Assessment was agreed prior to planning permission being granted. Implementation of path currently identified as Aspirational Path 10 in the Core Paths Plan. Links between Cults and Garthdee. Upgrades to Deeside Way. Additional improvements have been made to the Deeside Way to improve access. Diversions were in place at B979 as part of the AWPR construction. Anticipated to be in place indefinitely as no separate ped/ cycle bridge provided across AWPR.</p> |
| Public Transport | DV PTO PTU | | | | | | | | | | | | <p>Discharge conditions and implement improvements agreed through planning on approved applications. Transport Assessment was agreed prior to planning permission being granted. Frequent public transport services to serve the whole masterplan area which may include extensions to existing services.</p> |
| Roads | T R DV | | | | | | | | | | | | <p>Discharge conditions and implement improvements agreed through planning on approved applications. Transport Assessment was agreed prior to planning permission being granted. Upgrades to the local road network with appropriate design standards to accommodate forecasted traffic volumes. Investigate the delivery of the link road between Kirk Brae and Craigton Road which is outlined within the masterplan. The link road is discussed in the officers report for application 120340 and Legal Agreement. Until the Link Road is completed only 160 residential units may be completed.</p> |

| | <2014 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | >2023 | Notes |
|------------------|------------------|------|------|------|------|------|------|------|------|------|------|-------|--|
| Water | SW SEPA DV | | | | | | | | | | | | <p>Discharge conditions and implement improvements agreed through planning on approved applications.</p> <p>Site (or part of) is at risk of flooding. Developers will be required to provide a Flood Risk Assessment (FRA) in support of development proposals for this site</p> <p>Water - A Water Impact Assessment will be required.</p> <p>Wastewater - This development will have an impact on the western trunk sewer which goes to Leggart Terrace. A model is being built by Scottish Water as part of the Aberdeen Wastewater Strategy. This will help to identify where in the network investment is required. Foul drainage will be required to conform to "Scottish Water's current design standards</p> <p>It should not be assumed that SEPA will grant a CAR licence for private discharge if there is insufficient main sewer capacity. SEPA would expect any development within the city to be close enough to a mains network for mains sewerage. Note should be taken of SEPA's policy against private sewerage proliferation.</p> <p>All proposed development must be drained by Sustainable Drainage Systems (SUDS) designed in accordance with the CIRIA SUDS Manual (C753) and developers must submit a Drainage Assessment/Drainage Strategy for any development proposals coming forward in line with PAN 61, Policy NE6 of the Local Development Plan and Supplementary Guidance on Drainage Assessments.</p> <p>Developers should look for opportunities to protect and improve the water environment by taking account of the water features within and close to their sites.</p> <p>For Scottish Water's standards for the specification, construction and design of sewerage infrastructure, Scottish Water would refer to 'Sewers for Scotland 4th Edition' which is available on the Scottish Water website: https://www.scottishwater.co.uk/-/media/business/files/connections-documents/developer-services/surfacewaterguidancedoc8ppa4pageshires.pdf?la=en.</p> |
| Education | E DV | | | | | | | | | | | | <p>An assessment on the number of pupils arising from this development will determine where there is sufficient capacity to accommodate them or identify what works are necessary to extend exiting provision.</p> <p>Discharge conditions and implement improvements agreed through planning on approved applications. Commuted Sum to be paid on 28 February/28 May/28 August/28 November each year until contribution is paid in full for application P120340.</p> <p>There is not sufficient capacity, at present, to accommodate pupils generated by this development. Cults Academy has been capped and there is a need for the development to contribute towards the whole provision of education.</p> |

| | <2014 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | >2023 | Notes |
|--------|-------|------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|--|
| Health | | | 59 patients | 51 patients | 53 patients | 70 patients | 59 patients | 59 patients | 59 patients | 49 patients | 49 patients | 96 patients | Planning Gain Contributions and Land (where identified) will be required to support Contribution for an extension to the existing Health Centre to support the General Medical Services for the increased population in the Cults community. One additional GP and support Staff |
| | | | | NHS | | | | | | | | | Consult with Independent Joint Board Strategy Group |
| | | | | NHS | | | | | | | | | Consult with Medical Contractors and Independent Joint Board on requirements and present to Developer |
| | | | | NHS | | | | NHS | | | | | Agree funding, legals and programme Consult with Owner (GMS Practice) to determine legals and ownership issues |
| | | | | | | | | | | NHS | | | Appoint Design Consultants to take forward agreed proposals |
| | | | | | | | | | | NHS | | | The correct timing for provision would be mid-way through the proposed developments. |

| Site OP Number and Name | Developer/Owner | Total Units | <2014 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | >2023 | Notes |
|------------------------------|---|-------------|-------|------|------|------|------|------|------|------|------|------|------|-------|---|
| OP5: Balgowrie Centre, BOD | North East Scotland College | 171 | | | | | | | | | | | | | 3.1 Ha site - entire site is constrained under ownership and has not been programmed. Residential zoning. Tree survey required for any subsequent planning applications. P070299 – Application approved with legal agreement – June 2013. Demolition of existing Balgowrie college buildings and erection of 30 No.houses, 42 No.townhouses and 99 No.flats (total 171 dwellings), 156 car parking spaces and 5160 square metres of public open space. This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area. |
| OP7: Aberdeen College Gordon | North East Scotland College | 66 | | | | | | | | | | 33 | 33 | | 3.1 Ha site Mixed use zoning. Tree survey required. Site is subject to a sub-lease It is proposed to market the site in due course. Once a preferred developer is identified they will take forward the development. This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area. |
| OP15: Former Carden School | Aberdeen City Council | 12 | | | | | | | | | | | | | 0.37Ha site Residential zoning. Tree survey required. Adjacent to Dyce Primary School deemed surplus to requirement. This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area. |
| OP16: Davidsons Papermill | Barrat Homes / Stewart Milne Homes / Permission | 900 | | | 65 | 90 | 90 | 75 | 45 | 45 | 50 | 60 | 60 | 320 | Under construction 29.5Ha site Mixed use zoning. Development Framework adopted May 2011 Masterplan adopted February 2012 Tree survey was submitted as part of the planning application. Planning Permission in Principle 110786 approved with legal agreement December 2011 MSC 120759 – Phase 1 development for 121 residential units, roads, public realm - determined June 2012 conditional approval MSC 121297 – erection of 26 affordable units and associated works – determined September 2012 conditional approval MSC 140402 – erection of 27 two – four bed houses (mix types) – approved conditionally December 2014 MSC 140403 – erection of 78 two – four bed houses (mix types) - approved conditionally December 2014 MSC 141240 – erection of 63 dwelling houses – approved conditionally December 2014 MSC 141398 – Masterplan for phase 2 – approved unconditionally August 2015 DPP 150305 – site design, external appearance, landscaping – approved conditionally February 2017 DPP 151369 - 3 units instead of 4 in P120759. Approved October 2015 DPP 151624 – Erection of 13 no. affordable flats – approved conditionally February 2016 MSC 151974 – phase 2B – approved conditionally - 20 June 2016 MSC 151975 – phase 2C – approved conditionally - 17 August 2016 MSC 151976 – phase 2F - approved conditionally - 03 November 2016 MSC 160229 – phase 2E – approved conditionally - 18 August 2016 MSC 160198 – phase 2G – approved conditionally - 03 November 2016 MSC 160602 - phase 2A (40 dwellings) - approved conditionally - 23 September 2016 170891 - 6 houses. Approved conditionally September 2017. 171124/MSC - phase 2. Valid September 2017. Returned. 171324/MSC - phase 2. Valid November 2017. Pending. 180079/S42 - variation of condition 8. Valid January 2018. Pending 181688/MPO - modification of planning obligation to allow additional applications/variations pf PPP110786. Valid September 2018. Pending. This site has been required to make a proportionate contribution towards the provision of additional health facilities in this area. It has also been required to make a contribution to sustainable transport, including a new/extended bus service. |

| Site OP Number and Name | Developer/Owner | Total Units | <2014 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | >2023 | Notes |
|---------------------------------------|------------------------|-------------|-------|------|------|------|------|------|------|------|------|------|------|-------|---|
| OP25: Woodside | CALA Homes (North) Ltd | 400 | | | | | | | 20 | 40 | 40 | 40 | 40 | 220 | 19.1 Ha site Residential/Green Space Network/Green Belt zoning. Tree survey required. Persley Den Masterplan for 400 units adopted pre-2017. Possible contribution to water and waste water infrastructure. Road connection from development to Mugiemoss Road including rationalisation of existing access points on the north side of Mugiemoss Road. Contribution towards improvements of Mugiemoss Road to Persley Bridge. Contribution to new pedestrian/cycle bridge across the River Don at Mugiemoss Mills. Connections through site to local walking/ cycling networks, including contribution to walk/cycle route from Aberdeen to Blackburn along A96 with connections into Dyce and retention and upgrade of National Cycle network running through southern section of the site and immediately beyond. Zoned to Woodside PS which is forecast to have some spare capacity to accommodate pupils generated, but an extension or temporary accommodation may be required. Options for access and phasing are still to be agreed for current planning application. This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area. Site OP25 (or part of) is at risk of flooding. Developers will be required to provide a Flood Risk Assessment (FRA) in support of any development proposals for this site. PPIP 140835 - Proposed residential development (circa 400 houses) and leisure development - approved conditionally October 2015 P161675 - MSC: 400 homes - approved conditionally March 2018 |
| OP27: Greenferns Infant School | Aberdeen City Council | 86 | | | | | | | | | | | | 86 | 0.91 Ha site Residential zoning. Tree survey required. This site is reserved as a part of an education review. |
| OP30: West Huxterstone & Kingswells D | | 151 | | | 10 | 18 | 48 | 21 | 20 | 20 | | | | 14 | Under construction 6.1 Ha site Masterplan adopted pre-2017. Residential/ Green space network zoning. Tree survey was submitted as part of the application. P130912 – Erection of 97 residential properties and associated works – approved with legal agreement August 2015. P130288 - Proposed Construction of 7 Detached Units, 28 Semi Detached Units and 11 Terraced Houses with associated access roads, drainage, and SUDS storage – approved conditionally November 2014 P141156 – Erection of 4no. New Dwellings – approved conditionally September 2015 P151942 - erection of 2 no. dwelling houses - approved conditionally February 2016 P161057/DPP - erection of 20 houses - approved conditionally November 2016 P161643/DPP - 4 dwellings - approved conditionally March 2017 170716/DPP - 10 houses - remix of part of planning permission P130912 - approved conditionally August 2017 |
| OP39: Braeside Infant School | Aberdeen City Council | | | | | | | | | | | | | | 1.04 Ha site - Site is currently reserved for education use. Residential zoning. Tree survey required. P111317 – retain on site for 5 years or until an alternative permanent site is sought for the purchased modular unit – approved conditionally December 2011 P160057 – Retention of modular classroom – approved time limited February 2016 This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area. |
| OP40: Cults Pumping Station | SW | 20 | | | | | | | | | | | | 20 | 0.69 Ha site Residential zoning. Tree survey required. Access agreement required between developer and adjoining land owner. This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area. |

| Site OP Number and Name | Developer/Owner | Total Units | <2014 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | >2023 | Notes |
|---------------------------------|--------------------------|-------------|-------|------|------|------|------|------|------|------|------|------|------|-------|--|
| OP42: Kennerty Mill | Unknown | 5 | | | | | | 5 | | | | | | | 0.1 Ha site Residential zoning. This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area. Site (or part of) is at risk of flooding. P161779 - Conversion of redundant mill to dwelling house - approved conditionally - 24 August 2017 LBC: 161780 - Conversion of redundant mill to dwelling house - approved conditionally - 20 July 2017 182022/LBC - conversion of mill to dwellinghouse including partial demolition (change of design to previous approval). Approved conditionally March 2019. 182023/DPP - conversion of mill to dwellinghouse including partial demolition (change of design to previous approval). Approved conditionally March 2019. A Flood Risk Assessment (FRA), Bat Survey and Conservation Statement were submitted as part of the application. |
| OP43: Milltimber Primary School | Aberdeen City Council | 70 | | | | | | | | | | | | 70 | 1.85 Ha site Residential zoning. Tree survey required. No current plans to progress with development in this location. This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area. |
| OP46: Culter House Road | Churchill Homes | 5 | | | | 1 | 0 | 2 | 2 | | | | | | Under construction 1.1 Ha site Residential zoning 131558 – Erection of 5 dwelling houses - approved conditionally - 20 October 2014 Possible contribution to water infrastructure. 181220/DPP - 5 detached dwellings - approved conditionally and with legal agreement February 2019. 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. Contribution towards the implementation of Aspirational Core Path 10 in the Core Paths Plan. Upgrades to Deeside Way. This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area. Site (or part of) is at risk of flooding. A Flood Risk Assessment, Drainage Impact Assessment and Tree Survey were submitted in support of the development proposal. |
| OP47: Edgehill Road | True Deal Securities Ltd | 5 | | | | | | 5 | | | | | | | 4.4 Ha site - 5 homes, all of which are constrained under ownership and not programmed. Residential/Green Space Network zoning P130211 – for replacement house and 5 additional houses – approved conditionally January 2014 P140511 – 4 houses – approved conditionally October 2015 P150081 - amendment to P120211 - change of house type - approved conditionally July 2015 180156/DPP - 1 no dwellinghouse - change of house type in P140511 - approved conditionally August 2018 A Tree survey and Bat survey were submitted as part of the development proposal. Possible contribution to water infrastructure required. 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. Contribution towards the implementation of Aspirational Core Path 4 in the Core Paths Plan. Upgrades to Deeside Way. This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area. |

| Site OP Number and Name | Developer/Owner | Total Units | <2014 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | >2023 | Notes |
|--|------------------------------------|-------------|-------|------|------|------|------|------|------|------|------|------|------|-------|---|
| OP48: Oldfold | Cala Homes (Aberdeen) North | 550 | | | | 25 | 25 | 25 | 35 | 35 | 35 | 35 | 35 | 300 | <p>Under construction</p> <p>48.9 ha – 550 homes and 5ha employment land. Tree survey required. Development Framework and Masterplan in place.</p> <p>P130378 - PPIP for 550 house units, commercial, primary school, associated ancillary uses and infrastructure improvements including road junction formation on A93 – approved with legal agreement February 2015</p> <p>150260 – MSC: 58 houses – approved conditionally August 2015</p> <p>151512 – MSC for 130378 – layout and design of 2 houses – approved unconditionally October 2015.</p> <p>170334/MS for 130378 - phasing, access, layout/design, landscaping, travel pack for phase 2 166 houses - approved November 2017.</p> |
| OP51: Peterculter Burn | Gordon Investment Corporation Ltd. | 19 | | | | | | | | | | | | | <p>7.4 Ha site 19 homes - all of which are constrained under ownership and not programmed Residential zoning</p> <p>P100140 PoAN submitted 29/01/2010 for 19 houses.</p> <p>P121787 - construction of proposed hydro-electric power generation scheme, fishpass and access road. Approved conditionally January 2014.</p> <p>161772/DPP - construction of hydro-electric power gen scheme, fishpass & access road. Approved conditionally August 2017</p> <p>Site OP134 (or part of) is at risk of flooding - Flood Risk Assessment, Tree Survey and Protected Species Survey was submitted in support of the development proposal.</p> <p>171447/PAN - specialist and retirement housing of approximately 150 homes. Decided on January 2018.</p> <p>180262/PPP - residential development: mix of private, affordable and retirement housing - 99 homes. Withdrawn by applicant February 2019.</p> <p>Possible contribution to water infrastructure.</p> <p>There is no available capacity in the Western trunk sewer which goes to Leggart Terrace. A new trunk sewer is required.</p> <p>Road access to Malcolm Road with appropriate design standards to accommodate forecasted traffic volumes.</p> <p>Contribution towards junction improvement at Malcolm Road / A93.</p> <p>Connections to local walking/ cycling networks including access to shops, services and school in Peterculter.</p> <p>Possible contribution towards improvement of Core Path 52 and improvement and/or implementation of path currently identified as Aspirational Path 4 in the Core Paths Plan.</p> <p>Upgrades to Deeside Way.</p> <p>This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area.</p> |
| OP52: Malcolm Road | Unknown | 8 | | | | | | | | | | | | | <p>1.5 Ha site</p> <p>Residential zoning</p> <p>Site proposed for 8 houses.</p> <p>Walking access to both bus services required</p> <p>Public transport within 400m of the site</p> <p>B979 and AWPR (A90) accessible. Site access from adopted road adjacent (B979) should be a loop or through road. Junction spacing must be considered to take account of nearby existing junctions</p> <p>Site (or part of) is at risk of flooding. Developers will be required to provide a Flood Risk Assessment (FRA) in support of any development proposals for this site.</p> <p>Expect this site to connect to the public sewer.</p> <p>Tree survey required.</p> |
| OP57: Craighill Primary School, Kincorth | Aberdeen City Council | 79 | | | | | | | | 30 | 30 | 19 | | | <p>0.86 Ha site</p> <p>Residential zoning</p> <p>P141365 – PoAN: residential development 75 affordable units. Further consultation not required September 2014</p> <p>161532/DPP - 79 units. Validated 26 October 2016. Pending</p> <p>Tree survey was submitted in support of the development proposal.</p> <p>This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area.</p> |

| Site OP Number and Name | Developer/Owner | Total Units | <2014 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | >2023 | Notes |
|--------------------------------|--|-------------|-------|------|------|------|------|------|------|------|------|------|------|-------|--|
| OP58: Stationfield Cove | Stewart Milne Homes | 150 | | | | | | | | | 8 | 30 | 30 | 82 | <p>9.8 Ha site Residential zoning Site would be expected to have a masterplan of its own. This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area. No applications to date. Technical assessments prepared, but not yet agreed.</p> <p>Developers should look for opportunities to protect and improve the water environment by taking account of the water features within and close to their sites.</p> <p>For Scottish Water's standards for the specification, construction and design of sewerage infrastructure, Scottish Water would refer to 'Sewers for Scotland 4th Edition' which is available on the Scottish Water website: https://www.scottishwater.co.uk/-/media/business/files/connections-documents/developer-services/surfacewaterguidancedoc8ppa4pageshires.pdf?la=en.</p> |
| OP68: 1 Western Road | Caversham Management Ltd | 22 | | | | | | | | | | | | | <p>0.07 Ha site 22 homes - all of which are constrained and not programmed Residential zoning P081415 - demolition of existing house and outbuildings and erection of 22 flats and associated car parking. Alteration to existing pedestrian railway underpass. Valid June 2008. Pending.</p> |
| OP72: Aberdon House | Aberdeen City Council | 30 | | | | | | | | | 15 | 15 | | | <p>0.64 Ha site Residential zoning. Tree survey required. The technical feasibility is being taken forward by the Council. 141375 - PAN - residential development of 184-270 affordable units (includes OP90 & 94) - further consultation not required - September 2014 141376 - EIA Screening Opining - proposal for 184-270 affordable residential units (includes OP90 & 94) - EIA not required - September 2014</p> |
| OP73: Balgowrie Machine Centre | Unknown | | | | | | | | | | | | | | <p>0.2 Ha site Mixed use zoning. Tree survey. This development is subject to the Berryden Road corridor improvements. 161435/ESC - EIA Screening opinion - Proposed construction of approx 700m of dual carriageway - EIA not required - October 2016 161616/ESC - proposed construction of approx 1100m of road widening to form dual carriageway - EIA not required - December 2016 161435/ESC - proposed construction of approx 700m of new dual carriageway and associated infrastructure works - EIA not required - October 2016</p> |
| OP74: Broadford Works | Ferness Investment Holdings Ltd | 460 | | | | | | | | | | | | 460 | <p>3.6 Ha site Mixed use zoning. Design Brief in place. 120048 - Detailed Planning Permission submitted for urban village - construction of 517 flats (175 conversions) 4525m2 non residential uses , including retail, storage, nursery, restaurants, car parking, and associated infrastructure and engineering works - application refused - appeal sustained subject to legal agreement May 2013 120049 - Listed Building Consent - demolition of a number of building - approved conditionally - 31 January 2015 151783 - redevelopment of former Works and a number of associated listed buildings to form residential-led mixed use urban village of circa 200 units incorporating Private</p> |
| OP77: Cornhill Hospital | Stewart Milne Homes, Barratt Homes and NHS | 323 | | | | | 31 | 102 | 40 | 40 | 40 | 40 | 30 | | <p>Under construction 6.04 Ha site - suitable for 323 units, however, 78 units are constrained under ownership and have therefore not been programmed. Existing Community Site and Facilities zoning. P130381 - 323 units (89 new build houses, 198 new build flats and conversion of former hospital building to form 36 flats). Approved with legal agreement April 2016. Tree Survey was submitted as part of the application. Notice of initiation of development August 2016. P130382 - Conservation Area Consent - Demolition of several former hospital building - approved conditionally July 2015 P150419 - LBC: Relocation of the 'Forbes of Newe obelisk' monument - pending - validated 18 March 2015 161282/DPP amend 130381 to accommodate additional 4 flats. Approved conditionally October 2018. 170317/MSC - modify obligation for affordable units. Approved June 2018.</p> |

| Site OP Number and Name | Developer/Owner | Total Units | <2014 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | >2023 | Notes |
|---|---|-------------|-------|------|------|------|------|------|------|------|------|------|------|-------|---|
| OP79: Crown House | | 12 | | | | | | | | 12 | | | | | <p>Under construction</p> <p>0.04 Ha site Mixed use zoning 170179/DPP - Conversion of existing building into 12 no. flatted dwellings and change of use from Class 4 to Class 4 on ground floor - approved conditionally & legal agreement June 2018 170180/LBC - Conversion of existing building into 12 flats and change of use to 2 restaurants/cafe units on ground floor - approved unconditionally April 2017 171541/LBC - Conversion of existing building into 12 flats and change of use to 2 restaurants/cafe units on ground floor - approved conditionally July 2018 190077/MPO - modification of planning obligation associated with 170179/DPP to allow for removal of Clause 5 (requirement to provide affordable housing). Valid January 2019. Pending.</p> |
| OP81: Denburn and Woolmanhill | Aberdeen City Council | 42 | | | | | | | | | | 42 | | | <p>1.9 Ha site Mixed use/ Urban Green Space zoning. Tree survey. Planning brief brought forward with the 2012 ALDP Part of site still in use. P141494 – boarding over doors and windows. Approved conditionally May 2015 P141495 – boarding over doors and windows. Approved time limited May 2015 P150365 – board up windows and doors, installation of gates. Approved time limited May 2015 P160112 - POAN: proposed redevelopment to include residential development, serviced apartments and boutique hotel. Further consultation not required - February 2016. P160802 - Change of use to create 42 residential apartments, 102 bedroom hotel and associated works. Approved conditionally & legal agreement November 2018 P160801 - Conversion, including demolition, alteration and extension of former Woolmanhill Hospital to create 42 residential apartments, a 52 bed hotel, and 27 separate hotel suites, with undercroft parking. Valid 24 June 2016. Pending.</p> |
| OP82: Dunbar Halls of Residence, Don Street | Aberdeen University | 117 | | | | | | | | | | | | 117 | <p>1.64 Ha site Residential zoning Site (or part of) is at risk of flooding. Developers will be required to provide a Flood Risk Assessment (FRA) in support of any development proposals for this site. Tree survey. 170045/TCA - works to protected tree. Approved unconditionally March 2017</p> |
| OP87: Pittodrie Park | Aberdeen Football Club PLC and Talltray Limited | 350 | | | | | | | | | | | | | <p>350 6 Ha site. Site is constrained under land use and has therefore not been programmed. Residential zoning 'Working design framework' and 'indicative masterplan' provided as part of planning permission in principle application. It is envisaged that these will be updated to accompany any matters specified in conditions / detailed planning application. Public consultation was undertaken in July 2010 in relation to the planning permission in principle application. Future public consultation will be undertaken relative to further applications. Relevant technical assessments submitted and agreed. P101517- PPP: residential development comprising circa 350 town houses, apartments, and duplex units. Approved with legal agreement November 2013 P160672 - Section 42: Removal of condition 2 (time condition). Valid 25 May 2016. Pending</p> |
| OP88: Shore Porters Warehouse | Shore porters | | | | | | | | | | | | | | <p>0.02 ha Site Mixed use zoning Heritage and design brief will be required. Listed buildings</p> |
| OP90: St Machar Primary School | Aberdeen City Council | | | | | | | | | | | | | | <p>1.01 Ha site Residential zoning. Tree survey. Technical feasibility being taken forward by the Council. P141375 – PoAN: residential development of 184-270 affordable units (includes OP72 & 94) – further consultation not required – September 2014 P141376 - EIA Screening Opinion - proposal for 184-270 affordable residential units (includes OP72 & 94) - EIA not required - September 2014 With OP94: Council/Committee approval for a new Riverbank replacement school due to open end of 2019 - Education and Children's Services Committee 1 March 2017.</p> |
| OP92: St Peter's Nursery, Spital | Aberdeen City Council | 8 | | | | | | | | | | | | | <p>0.09 Ha site Mixed Use zoning. Tree survey may be required. Site available on the market. St Peter's Nursery Site Redevelopment Brief in place.</p> |

| Site OP Number and Name | Developer/Owner | Total Units | <2014 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | >2023 | Notes |
|---------------------------------------|-----------------------|-------------|-------|------|------|------|------|------|------|------|------|------|------|-------|---|
| OP94: Tillydrone Primary School | Aberdeen City Council | 63 | | | | | | | | | | | | | 2.11 Ha site Residential zoning. Tree survey may be required. Technical feasibility being taken forward by the Council. Masterplan 2012 PPIP 2015 P141375 – PoAN – residential development of 184-270 affordable units (includes OP72 & 90) – further consultation not required – September 2014 P141376 - EIA Screening Opinion - proposal for 184-270 affordable residential units (includes OP72 & 90) - EIA not required - September 2014 With OP90: Council/Committee approval for a new Riverbank replacement school due to open end of 2019 - Education and Children's Services Committee 1 March 2017. |
| OP97: Victoria Road Primary School | Aberdeen City Council | | | | | | | 30 | 33 | | | | | | 0.67 Ha site Mixed Use zoning. The site would be suited for a sensitive residential development. P141670 - PoAN - proposed re-development of site for residential development (greater than 50 units). Further consultation required November 2014. P151260 - Demolition of existing school and erection of 56 residential units, along with associated works. Withdrawn by applicant June 2016. 161051/DPP - Demolition of existing school and erection of 56 residential units, along with associated works. Refused 12 January 2017. |
| OP98: VSA Gallowgate | VSA | 11 | | | | | | | | | | | | | 0.08 Ha site Mixed use zoning. Listed buildings. Listed on the Buildings at Risk Register. P151630 - Demolished 28 Gallowgate and erection of 84 student flats. Withdrawn by applicant December 2015. P151631 - Demolish 28 Gallowgate. Withdrawn by applicant December 2015. |
| OP100: Water Lane | | 6 | | | | | | | | | | | | | 6 0.06 Ha site Mixed use zoning. Demolition warrant granted 2012. |
| OP101: Woodside Congregational Church | | 6 | | | | | | | | | | | | | 0.07 Ha site Residential zoning. Tree survey may be required. |
| OP103: Former Torry Nursery School | Aberdeen City Council | 0.53 Ha | | | | | | | | | | | | | 0.53ha site Residential zoning. Tree survey may be required. Residential Bus service within 150m of the site. Small site with existing junctions formed with General Access Road (Oscar Road). Possible NHS requirement on part of the site. |
| OP105: Former Kincorth Academy | Aberdeen City Council | 230 | | | | | | | | | 60 | 90 | 80 | | 3.94 ha site Residential zoning. Vacant former Academy. Forms part of the Strategic Infrastructure Plan Affordable Housing Programme 178 units by 2018/2019. Masterplan is likely to be required as part of the development proposal. Tree survey may be required. 2 existing bus services serving the area Existing access and junctions to serve development from Cairngorm Drive (local distributor road). |
| OP109: Woodend Peterculter | | 19 | | | | | | | | | | | | | 2ha site Residential zoning. Opportunity for 19 houses. Drainage Impact Assessment required to consider protection of potential wet habitats/woodlands adjacent to the site and the potential requirement for a buffer to prevent any increase in drainage of wet habitats/woodlands. Ancient Woodland to the south of the site is to be protected. Tree survey will be required. |
| OP111: Skene Road, Maidencraig | | 15 | | | | | | | | | | | | | 0.9ha site Residential zoning for 15 homes. A flood risk assessment is required. Development should seek to avoid any adverse impact on the Den of Maidencraig local nature conservation site. Tree survey will be required. |
| OP112: West of Contlaw Road | | 10 | | | | | | | | | | | | | 2.9ha site Residential zoning for 10 houses. 180661/PAN - major residential development not exceeding 40 homes. Further consultation not required May 2018 181112/ESC - screening opinion: proposal of no more than 40 homes. Withdrawn by applicant July 2018. Arboricultural and ecological implications studies required. Core Path implications - link to Aspiration Path Core Path 4 |

| Site OP Number and Name | Developer/Owner | Total Units | <2014 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | >2023 | Notes |
|------------------------------|-----------------|-------------|-------|------|------|------|------|------|------|------|------|------|------|-------|---|
| OP113: Culter House Road | | 8 | | | | | | | | | | | | | <p>2.4ha site Residential zoning for 8 houses. 170109/PAN - Residential development of approximately 16 units and associated access road, landscaping and public amenity space. Further consultation required February 2017. 181107/ESC - proposed development of approximately 11 units. EIA not required July 2018. 181377/DPP - 11 detached houses. Valid August 2018. Pending. Drainage Impact Assessment and Tree Survey have been submitted as part of the application. Core Path implications - link to Aspirational Path Core Path 4</p> |
| OP114: Miltimber South | | 60 | | | | | | | | | | | | | <p>11.5ha site Mixed use zoning. Opportunity for 60 houses and 1225 square metres of ancillary office/retail space. Masterplan/Development Framework required. Tree survey required. 170620/PAN - proposed mixed-use development (60 units, 1225sqm of class 1 and class 4). Further consultation required July 2017. 171171/ESC - proposed mixed-use development (60 units, 1225sqm of class 1 and class 4). EIA not required October 2017.</p> |
| OP115: 34-40 Abbotswell Road | | 1.03Ha | | | | | | | 80 | 50 | | | | | <p>Under construction 1.03 Ha site Mixed use zoning. Suitable for residential use. P141601 - PoAN: demolition of existing buildings and erect flatted residential development. Further consultation required November 2014. P150343 - Demolition of existing business and industrial buildings and erection of 100 unit flatted residential development inclusive of 24 affordable units, associated infrastructure and landscaping. Refused December 2015. Appeal allowed - approved conditionally September 2017. 180395/DPP - 130 units. Approved conditionally & legal agreement September 2018. Noise assessment and tree survey were submitted in support of the planning application.</p> |

1.3 OTHER EMPLOYMENT

| OP Site Name and Number | Developer/Owner | Total size (Ha) | <2014 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | >2023 | Notes |
|-------------------------|---------------------------------|-----------------|-------|------|------|------|------|------|------|------|------|------|------|-------|--|
| OP23: Dyce Drive | Miller, Ribnort, Kilmartin, BAA | 108 | | 10 | | 10 | | 10 | | 10 | | | | Y | <p>Under construction</p> <p>ABZ phase 1 A6/0566 – outline planning permission approved. Number of MSC applications approved P120745/P120971 – Plot E4. Approved unconditionally September 2012 - completed P121024 – Plot E1. Approved unconditionally September 2012. P121539 – Plot D2. Approved conditionally March 2013 - completed P121796/P140672 – Plot A/B – 2/3: 140 and 110 room hotel. Approved conditionally July 2013 completed P130009 – Plot M3 – 5a. Approved conditionally May 2013 P130548 – Plot E3. Approved conditionally October 2013 P131006 – Plot D1b – 6b. Approved conditionally November 2011 - completed P131334 – Plot D1a - 6a. Approved conditionally November 2013 - completed P131649 – Plot M2. Approved conditionally January 2014 - completed P140291 – Plot M3 – 5b/7a/7b. Approved conditionally July 2014 - completed P140996 – 6 storey with 200 bedroom hotel with associated access, parking and landscaping. Approved conditionally March 2015 - completed P141391 – MSC: 156 Bed Hotel. Approved conditionally June 2015 P141752 – erection of restaurant & staff accommodation. Approved conditionally November 2015 - completed P150360 – office and industrial unit (no plot number). Approved conditionally June 2015 161180/DPP - Erection of five 2 storey modular buildings, and formation of concrete yard, washbay area and 35 car parking spaces. Approved conditionally December 2016 181449/MS - construction of 15 industrial units. Approved conditionally December 2018.</p> <p>ABZ phase 2 P130070 – planning permission in principle. Approved subject to conditions June 2014. Expired. P151614 - MSC: site infrastructure. Approved conditionally November 2017. P151094 - S42 variation (Wellheads drive). Approved conditionally April 2016</p> <p>D2/ Miller Development A4/1644 – outline planning permission approved 19 November 2012 – number of MSC applications approved recently include D2 and Aberdeen International Business Park P131621 – New HQ. Approved conditionally January 2014 - completed P140457 – Plot 5. Approved conditionally June 2014 - completed P140342 – MSC: layout & design. Approved conditionally June 2014 P141497 – Plot 6,7,8. Approved conditionally December 2014 - completed P150120 – 155 bed hotel Plot 9. Approved conditionally May 2015 - completed</p> <p>Aberdeen International Business Park</p> |

| OP Site Name and Number | Developer/Owner | Total size (Ha) | <2014 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | >2023 | Notes |
|-------------------------|-----------------|-----------------|-------|------|------|------|------|------|------|------|------|------|------|-------|--|
| | | | | | | | | | | | | | | | <p>Phase 1 P130350 – plot 1 1. Approved conditionally June 2013 - completed</p> <p>Phase 2 P140474 – PPIP: Class 4 use and Class 7 use (150 bedroom hotel) . Refused January 2018.</p> <p>Site OP23 (or part of) is at risk of flooding. Developers will be required to provide a Flood Risk Assessment (FRA) in support of any development proposals for this site.</p> <p>Any masterplan should take account of the existing water features within the site, the pressures which apply to these features and should direct developers to look for opportunities to protect and improve the water environment.</p> <p>For Scottish Water's standards for the specification, construction and design of sewerage infrastructure, Scottish Water would refer to 'Sewers for Scotland 4th Edition' which is available on the Scottish Water website: https://www.scottishwater.co.uk/-/media/business/files/connections-documents/developer-services/surfacewaterguidancedoc8ppa4pageshires.pdf?la=en.</p> <p>Study ongoing to identify infrastructure requirements. Consideration to be given to impact on AWPR. All studies including the A96(T) should take cognisance of the proposals.</p> |
| OP29: Prime Four | Drum | 50 | | 10 | 22 | | | | | | | | | | <p>Development Framework and Masterplan in place for Phase 1. Masterplan of Phases 2 and 3</p> <p>Planning permission for phase one was granted for Q1 2012, with subsequent detailed planning permission received and granted for offices and associated works (P111653, P111652, and P111847) - completed</p> <p>P120649 – PPIP: submitted for phase 2/3. Approved with legal agreement April 2013.</p> <p>P121759 – Hotel detailed application. Approved with legal agreement April 2013 - completed</p> <p>Further MSC applications approved relating to P120649.</p> <p>P130223 – PoAN: Major development PPP for Phase 4. Further consultation not required March 2013.</p> <p>P131810 – MSC: design plot 11a. Approved conditionally May 2014 - completed</p> <p>P140145 – MSC: design plot 10 (renumbered as plot 9). Approved conditionally May 2014 - completed</p> <p>P140144 – MSC: design plot 9 (includes previous plot 10). Approved conditionally May 2014 - completed</p> <p>P140166 – MSC: design plot 7. Approved conditionally September 2014 - completed</p> <p>P141621 – MSC: design plot 9. Approved unconditionally December 2014 - completed</p> <p>P150113 – MSC: design plot 10. Approved conditionally June 2015 - completed</p> <p>P150642 - S42 variation. Approved conditionally August 2015</p> <p>P150643 – PoAN: plot 12 - Wellness centre including consulting, diagnostics, treatment room and bedrooms. Further Consultation Required May 2015.</p> <p>151437 – PoAN: Office/Employment development. Further consultation not required September 2015</p> <p>P160767 - PoAN: major development - mixed use including retail, food & drink and other ancillary uses. Further consultation not required June 2016.</p> <p>161429/PPP - Major development mixed use commercial (up to 30, 000M2) including retail (class 1), food and drink (class 3) other ancillary uses (such as offices) and associated landscaping, infrastructure and access. Withdrawn by applicant June 2017</p> <p>181336/DPP - erection of class 3 units including two with drive-thru facilities. Valid July 2018. Pending.</p> |

| OP Site Name and Number | Developer/Owner | Total size (Ha) | <2014 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | >2023 | Notes |
|-------------------------------|---------------------------|-----------------|-------|------|------|------|-------|------|------|------|------|------|------|-------|--|
| OP34: East Arnhall | | 1.064 | | | | | 10.64 | | | | | | | | P111083 – Planning permission in principle for cladd 4, 5, 6 & 7. Approved conditionally July 2013 Site OP46 (or part of) is at risk of flooding. A Flood Risk Assessment was submitted in support of the development proposals for this site. 161061/S42 - Removal of conditions 2 and 3 (time limits) - approved conditionally - 30 September 2016 190270/DPP - formation of access road with associated works. Valid February 2019. Pending. |
| OP54: Altens East and Doonies | | 16 | | | | | | | | | | | | | Completed P141763 – PoAN: proposed construction of a materials recycling facility. Further consultation required December 2014. P141860 – EIA Screening opinion request. EIA not required January 2015 P150432 – erection of materials recycling facility and refuse derived fuel plant – approved conditionally 11 December 2015 |
| OP60: Charleston | Halladale Muir/A Strachan | 20.05 | | | | | | | | | | | | | Longer term development option beyond 2024. Developers should look for opportunities to protect and improve the water environment by taking account of the water features within and close to their sites. |
| OP63: Prime Four Expansion | Drum | 13 | | | | | | | | | | | | | Expansion to existing allocation. Development Framework in place. Site lies within a pipeline notification zone. Potential to increase active travel links in the west Aberdeen area. A944 Junction capacity key to business park accessibility P151437 - PoAN: Office/employment development. Further consultaion not required September 2015 151444 - PoAN: Wellness centre to include consulting, diagnostics and treatment rooms and bedrooms with associated car parking. Further consultaion not required September 2015 P160713 - EIA Screening Opinion: Office / Employment development and associated works. EIA not required (screening opinion) June 2016 A944 cycle route review currently taking place to determine if alternative options exist to improve safety. Maybe opportunities to connect through Prime 4 to new AWPR underbridge and access Westhill from the north. |
| Peterseat | Forbes Homes | 11.6 | | | | | | | | | | | | | Site is being marketed on a design and build basis. 8.6ha of the site is established, marketable and immediately available (Aberdeen City and Shire Employment Land Audit 2018) |

1.4 OTHER OP SITES

| OP Site Name and Number | Developer/Owner | Total size (Ha) | <2014 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | >2023 | Notes |
|---------------------------------------|-----------------------|-----------------|-------|------|------|------|------|------|------|------|------|------|------|-------|--|
| OP4: Dubford Community Facilities | Aberdeen City Council | 2.6 | | | | | | | | | | | | | Site has been marketed in the past but failed to attract sufficient interest. Available for community facilities, primary school, local shops etc. |
| OP6: WTR Site Dubford | | 0.57 | | | | | | | | | | | | | 0.57ha site of Residential and Green Space Network. Brownfield opportunity for residential development that should look to integrate with the neighbouring development at Dubford. |
| OP11: Balgownie Area 4 | | 0.5 | | | | | | | | | | | | | 0.5ha of Residential Land. Opportunity for residential development of up to 15 houses. |
| OP12: Silverburn House | | 4 | | | | | | | | | | | | | 4.0ha of Residential Land. Opportunity for 100 homes on former employment land. Primary and secondary education capacity issues need to be addressed. Needs to link into OP2 and OP13 – the AECC site. |
| OP13: AECC Bridge of Don | Aberdeen City Council | 18.4 | | | | | | | | | | | | | Mixed use, residential, and expand park and choose site within the development to 999 spaces Strategic/local and dedicated bus services required to provide frequent reliable service. Efficient linkages for access/egress to road network will be key consideration. This site may be at risk of flooding - a Flood Risk Assessment will be required in order to assess its suitability for redevelopment. Tree survey may also be required. P150824 - PPip: Proposed demolition of existing building and erection of a mixed use development to include (approx. 498) residential units, commercial and business use, recycling centre and park and ride facility. Valid 22 May 2015. Pending. |
| OP14: Former Cordyce School | Aberdeen City Council | 7.9 | | | | | | | | | | | | | Mixed Use and Green Space Network Capacity of the site is dependent on design and access issues. |
| OP17: Former Bucksburn Primary School | Aberdeen City Council | 0.94 | | | | | | | | | | | | | Former primary school suitable for residential, healthcare or other uses compatible with a residential area. |
| OP24: Central Oark Dyce | | 0.71 | | | | | | | | | | | | | Site reserved for a new medical centre. Urban Green Space developed here should be replaced through the demolition of the existing medical centre north of Dyce shopping centre. Pedestrian access to the shopping centre car park should be provided. |
| OP26: Old Skene Street | Aberdeen City Council | 1.2 | | | | | | | | | | | | | Residential opportunity for 14 houses. A Habitats Regulations Appraisal is required to accompany development proposals in order to avoid adverse effects on the qualifying interests of the River Dee SAC. As part of this process it is likely a Construction Environmental Management Plan will also be required. |
| OP30: Kingsford | | 24.5 | | | | | | | | | | | | | 170021/DPP approved 23 April 2018 Construction has commenced. Community and Sports Facilities, Football Academy, (comprising outdoor pitches, pavilion, ancillary buildings), Stadium (20,000 capacity), ancillary uses, formation of access roads, parking and associated landscaping and engineering works |
| OP35: Summerfield House | | 1.1 | | | | | | | | | | | | | Brownfield residential opportunity. Drainage Impact Assessment required. School capacity issues would need to be addressed. A Habitats Regulations Appraisal is required to accompany development proposals in order to avoid adverse effects on the qualifying interests of the River Dee SAC. As part of this process it is likely a Construction Environmental Management Plan will also be required. |
| OP36: Charlies House | NHS | 1.6 | | | | | | | | | | | | | Specialist care facility for children. Access limited: possible either via hospital or Eday Road (general access road). 2 bus services within 340m of the site. Possible issues with slop; flooding is a constraint. This site is adjacent the North Burn of Rubislaw, which can suffer from pollution pressures. Any opportunity to deculvert would be welcome. We would require buffer strips around watercourses. Opportunity to restore morphology of watercourse should be assessed. Potential for enhancement/maintenance of green network should be explored. Construction SUDS required due to the significant risk of downstream amenity impact 181744/DPP - Respite and palliative care centre. Valid 08 October 2018. Pending. A Flood Risk Assessment and Drainage Strategy have been submitted in support of the development proposal. |

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| OP37: Woodend Hospital | | 7.1 | | | | | | | | | | | | | | | | Brownfield residential opportunity on part of the hospital site. Site includes listed buildings, trees and open space which require sensitive treatment. Flood Risk Assessment required. School capacity issues will need to be addressed. A Habitats Regulations Appraisal is required to accompany development proposals in order to avoid adverse effects on the qualifying interests of the River Dee SAC. As part of this process it is likely a Construction Environmental Management Plan will also be required |
| OP42: Hazelhead Equestrian and Hotel | | 9.2 | | | | | | | | | | | | | | | | 141026 approved June 2019. Section 75 legal agreement in place. Development of a country house hotel circa 200 bedrooms, spa, swimming pool, function and conference facilities, restaurants and equestrian centre on the Hayfield site, associated car parking /alterations to access roads. Hayfield Riding Centre and fields to the east of Hazledene Road Hazlehead Park |
| OP44: North Lasts Quarry | | 8.01 | | | | | | | | | | | | | | | | Extension to existing quarry identified in the LDP. No plans from the owners to date. P141387 – EIA screening option to extend north lasts quarry. EIA not required September 2014 P141836 – Renewal/Retention for extension to quarry. Approved conditionally May 2015 P161687 - Continuation of hard rock quarrying operations (including operation of asphalt plant) and extension to the existing quarry including deepening to 48M AOD level and the processing of overburdening material. Approved conditionally September 2017. |
| OP49: Grove Nursery, Hazlehead | | 5.9 | | | | | | | | | | | | | | | | New community facility. Site is identified for social enterprises specialising in nursery, horticultural and/or allotments and other associated uses. |
| OP50: Skene Road, Hazlehead | | 49.7 | | | | | | | | | | | | | | | | Phased cemetery development. Planning permission granted. Applications for Countesswells cover part of the site. |
| OP55: Blackhills Quarry | | | | | | | | | | | | | | | | | | Plans to extend quarry. Extension area has been included in Local Development Plan. P130490 - Proposed extension to Blackhills Quarry. Approved with legal agreement January 2015 P161759/S42 - variation of condition 3 (hours of operations) of P130490 for extension to quarry. Approved with legal agreement June 2017 170457/S42 - variation of condition 3 (hours of operation) of P130490. Withdrawn by applicant June 2017. |
| OP56: St Fitick's Park | Aberdeen City Council | 18.2 | | | | | | | | | | | | | | | | Energy Transition Zone. This area along with OP61 will support low-carbon and energy transition related industries in association with Aberdeen South Harbour. A Habitats Regulations Appraisal is required to accompany development proposals in order to avoid adverse effects on the qualifying interests of a range of Natura sites. A Flood Risk Assessment is required. Other issues which need to be addressed include water quality, recreational access, compensatory planting and landscape buffering with residential areas. Joint Masterplan needed for OP56, OP61 and OP62. |
| OP61: Doonies | Aberdeen City Council | 16.3 | | | | | | | | | | | | | | | | Energy Transition Zone. This area along with OP56 will support low-carbon and energy related industries in association with Aberdeen South Harbour. A Habitats Regulations Appraisal is required to accompany development proposals in order to avoid adverse effects on the qualifying interests of a range of Natura sites. Other issues to be addressed include the landscape impact of development and recreational access. Joint Masterplan needed for OP56, OP61 and OP62. |

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| OP62: Aberdeen Harbour Expansion | Aberdeen Harbour Board | 55 | | | | | | | | | | | | | | | | | | | Under construction identified in NPF3 as a National Priority. Bay of Nigg Development Framework is SG. SSSI to remain zoned as undeveloped coast. Landscape, open space, core path, historic environment, transport network, SSSI and SAC need to be considered. Requires full Transport Assessment (TA) for active travel, road and rail access. Main issues being road and rail freight routing to site area. Possible road bridge to accommodate HGVs across rail mainline has been identified. Requires a flood risk assessment and for studies to be undertaken as to the potential for impact on the Aberdeen Bathing Water, in terms of coastal impact and the potential for works to have an impact on the quality and amenity of the Bathing beach. Potential to impact on the Nigg Bay SSSI and on the PFI infrastructure for Nigg STW. Also require protection of East Tullos Burn. P151742 - PPIP: National development comprising new infrastructure to facilitate the creation of a new deep water harbour, including new roads, parking and means of access. Approved conditionally May 2016 170132/MS - condition 5 & 6. Approved conditionally April 2017 170156/MS - condition 2. Approved unconditionally April 2017 170216/MS - condition 7 & 9. Approved unconditionally June 2017 170417/MS - condition 3. Approved conditionally June 2017 |
| OP64: Ness Solar farm | | 20.5 | | | | | | | | | | | | | | | | | | | Generate up to 5 MW of renewable energy. Access for construction of heavy loads Connection with the public sewer if appropriate. There are no watercourses identified in the immediate vicinity. Construction SUDS required. |
| OP65: Haudagain Triangle | | | | | | | | | | | | | | | | | | | | | Following road improvements in this area, land will become vacant. Tree survey may be required. CHI committee 24 January 2017 - Shaping Middlefield - Triangle Site: approve options 4 and 5; option 4 - retail and greenspace, option 5 - demolition, part retail, part public amenity space and new build (72 units). 190100/PAN - Proposal of application notice - Mixed use major development. Further consultation required February 2019. |
| OP66: Granitehill | Aberdeen City Council | 4.8 | | | | | | | | | | | | | | | | | | | Brownfield housing opportunity in an industrial location. Education capacity issues need to be addressed. |
| OP69: 152 Don Street | | 0.63 | | | | | | | | | | | | | | | | | | | Well connected brownfield opportunity in a conservation area. |
| OP75: Denmore Road | Aberdeen City Council | 4.56 | | | | | | | | | | | | | | | | | | | If the bulky goods uses at the existing commercial centre at north Denmore Road are displaced, this site can be developed for bulky goods in order to maintain the retail offer in bridge of Don. Conditions will be imposed restricting uses to bulky goods retailing. Pitches lost should be replaced by new or upgraded pitches which are of comparable or greater benefit in Bridge of Don. Drainage Impact Assessment required. |
| OP76: Former Raeden Centre | Raeden (eastern part) | 1.48 | | | | | | | | | | | | | | | | | | | Presence of mature trees and walled garden means that only a small part of this site may be suitable for housing. |
| OP78: Frederick Street | | 0.1 | | | | | | | | | | | | | | | | | | | Small Brownfield Opportunity |
| OP80: Bon Accord Masterplan | | | | | | | | | | | | | | | | | | | | | Site is part of City Centre Masterplan. Any potential network changes / traffic reassignment to be considered for impact on place and movement (as per national transport policy, Designing Streets, etc.) |
| OP83: Urquhart Building, City Hospital | Aberdeen City Council | 0.28 | | | | | | | | | | | | | | | | | | | Housing opportunity would allow the re-use of this listed building. |
| OP84: Resource Centre, City Hospital | | 0.16 | | | | | | | | | | | | | | | | | | | Small scale retail, commercial or office use. |
| OP85: King Street / Beach Esplanade | Aberdeen City Council | 2 | | | | | | | | | | | | | | | | | | | Mosque.Negotiations with interested parties are being advanced. Tree survey may be required. |
| OP86: Dyce Railway Station | | 1.2 | | | | | | | | | | | | | | | | | | | Land for transport. Expansion to the car park will include landscaping, SUDs and connection to the Buchan/Foremartin Way Bus Link to airport proposal. Increase rail frequency. Drainage Impact Assessment required. Tree survey may be required. |
| OP:89 Kaimhill Outdoor Centre | | 1.5 | | | | | | | | | | | | | | | | | | | Proposal for 35 houses. Play park area should be retained and compensatory recreational provision made in the local community. A Habitats Regulations Appraisal is required to accompany development proposals in order to avoid adverse effects on the qualifying interests of the River Dee SAC. As part of this process it is likely a Construction Environmental Management Plan will also be required. |

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| OP93: Former Summerhill Academy | Optimisation Developments Ltd | 3.3 | | | | | | | | | | | | | | | | P150479 - PAN: Proposed residential development of approx. 375 residential units and associated infrastructure. Further consultation required April 2015 P160477 – 369 flats with associated infrastructure. Approved conditionally October 2017 Tree Survey was submitted in support of the development proposal. Site identified as possible location for retail use on above and below ground floors. |
| OP96: Upper/Basement Floor 73-149 Union Street | | 0.35 | | | | | | | | | | | | | | | | |
| OP102: George Street/Crooked Lane | | 1 | | | | | | | | | | | | | | | | Opportunity for retail development, enhance George Street, link to John Lewis / extend Bon Accord Centre, address accessibility issues through the centre and address public realm issues. Some Listed Buildings. This site may be at risk of flooding - a Flood Risk Assessment will be required in order to assess its suitability for redevelopment. 161104/PAN - Proposed major development. Mixed use comprising Class 1, Class 2, Class 3, Class 4, Class 7, Class11. Further consultation not required July 2016 170353/DPP - mixed use development comprising Class1 (shops), Class2 (Professional Services, Class 3 (Food and Drink), Class 4 (Business), Class 7 (Hotels), flats, serviced apartments, access, services, and all ancillary demolitions. Valid 03 April 2017 Pending. Flood Risk Assessment and Drainage Statement submitted in support of the development proposal. |
| OP107: East Tullos Gas Holder | | 3 | | | | | | | | | | | | | | | | Energy from Waste Suitable roads and active travel measures for site employees to be addressed. P151587 - PAN: Proposed energy from waste facility. Further consultation not required October 2015 P160276 - Erection of Energy from Waste facility, vehicular and non-vehicular access and ancillary buildings, associated infrastructure and landscaping. Approved conditionally October 2016 |
| Completed Sites | | | | | | | | | | | | | | | | | | |
| OP24: A96 Park and Choose | | 6.7 | | | | | | | | | | | | | | | | Completed Land for Transport P100771 - Construction of 999 spaced Park & Ride car park, together with 500m of dual carriageway link road and associated lighting/landscaping/surfacing works, together with associated accommodation block. Approved conditionally August 2010. |
| OP35: Granitehill Road | Aberdeen City Council | 0.7 | | | | | | | | | | | | | | | | Completed Store for art collection during the refurbishment of Aberdeen Art Gallery P150056 - Construction of storage facility. Approved conditionally March 2015 Cycling available in form of 3m shared user footways Roads in place, built to industrial standard with access from east side of Granitehill Road (local distributor road). |
| OP61: New Academy for the City South | Aberdeen City Council | 14.9 | | | | | | | | | | | | | | | | Completed Amalgamation of Kincorth and Torry Academies P151082 - Proposed three storey secondary school with associated sports facilities, floodlit 3G pitch, hard and soft landscaping, car parking, bus drop off and access road. Approved Conditionally January 2016 P160246 – football stand (312 capacity) with ancillary club and community changing facilities. Approved Conditionally August 2016 Active Travel: Safe Routes to School (SRTS) and Traffic Calming in place. Walking and cycling access for students possibly reduced by industrial traffic and dual carriageway. Also see Masterplan Zone 8: Loirston |
| OP91: Marischal Square | Aberdeen City Council | | | | | | | | | | | | | | | | | Completed P140698 – Mixed use development including office, hotel, retail, restaurant, leisure, civic space including car parking, access, landscaping, infrastructure and public realm improvements. Approved conditionally December 2014 |

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| OP106: 9 Beach Esplanade (Jimmy Chung's) | Aberdeen City Council | 0.2 | | | | | | | | | | | | | <p>Completed</p> <p>P150225 - Erection of 2 storey building to accommodate restaurant facilities, 5 no. units (4 Class 3 & 1 Hot Food Take Away) and outdoor seating. Approved conditionally 17 September 2015</p> <p>Walking and cycling well connected</p> <p>Bus service adjacent to the site</p> <p>Beach Boulevard (District Distributor road) with on-street parking</p> |
| OP110: Wellington Circle (Former Makro) | | 3.2 | | | | | | | | | | | | <p>Completed</p> <p>Opportunity for change of use to Class 1 retail. Drainage Impact Assessment accompanying development proposals should address any surface water flooding issues.</p> <p>P140924 - Proposed Alterations to Existing Building (including Re-cladding, Formation of Entrance Features, and New Loading Bay) and Part Change of Use of 5750 sq.m From Wholesale Retail Warehouse (Class 6) to 2 No. Retail Units (Class 1). Approved with legal agreement November 2015</p> <p>170339/DPP - Change of use class 1 to class 11. Approved conditionally May 2017</p> | |

| 1.5 CITY CENTRE MASTERPLAN SITES | | | | | | | | | | | | | | | |
|----------------------------------|-----------------|-----------------|-------|------|------|------|------|------|------|------|------|------|------|-------|---|
| OP Site Name and Number | Developer/Owner | Total size (Ha) | <2014 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | >2023 | Notes |
| OP70: Denburn Valley | | 6.5 | | | | | | | | | | | | | <p>New ground floor uses including use class 1 (Retail); use class 2 (Financial, Professional and other services), use class 3 (Food and Drink and use class 11 (Assembly and Leisure).</p> <p>New upper floor uses - use class 9 (houses) – suitable for apartments.</p> <p>Refurbishment of former Woolmanhill hospital buildings for Pavilion, class 7 (Hotels and Hostels) or use class 9 (Houses). Other remaining buildings suitable for use class 9 (Houses). A Flood Risk Assessment will be required in order to assess its suitability for redevelopment.</p> <p>Refurbishment of Denburn Court.</p> <p>Upgrade and expansion of Union Terrace Gardens including outdoor amphitheatre, new soft landscaping and high level bridge access.</p> <p>A Habitats Regulations Appraisal is required to accompany development proposals in order to avoid adverse effects on the qualifying interests of the River Dee SAC. As part of this process it is likely a Construction Environmental Management Plan will also be required.</p> |
| OP81: Queens Square | | 5.4 | | | | | | | | | | | | | <p>Refurbishment of the eastern annex of Marischal College for use class 4 (Offices) and class 11 (Assembly and Leisure).</p> <p>Refurbishment of Greyfriars John Knox Church – appropriate uses include use class 3 (Food and Drink); use class 4 (Business); use class 7 (Hotels and Hostels); use class 10 (Non-residential Institutions); use class 11 (Assembly and Leisure).</p> <p>New ground floor uses could include use class 1 (Retail); use class 2 (Financial, Professional and other services) and use class 3 (Food and Drink).</p> <p>New upper floor uses could include use class 9 (Houses) – suitable for apartments.</p> |

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| OP91: Union Street West | | 15.3 | | | | | | | | | | | | | <p>New Aberdeen City Rooms for ground floor cafe, multi-purpose foyer and gallery (use class 11) with offices (use class 4) above and rooftop restaurant (use class 3). Refurbishment of Golden Square. Refurbishment of Bon Accord Square. A Habitats Regulations Appraisal is required to accompany development proposals in order to avoid adverse effects on the qualifying interests of the River Dee SAC. As part of this process it is likely a Construction Environmental Management Plan will also be required.</p> |
| OP95: Station Gateway | | 4 | | | | | | | | | | | | | <p>Expanded station concourse across two levels to include use class 1 (Retail) and 3 (Food and Drink). New station hotel above concourse. New Trinity Centre entrance and bridge links. Hotel/serviced apartments on Atholl House site - use class 7 (Hotels and Hostels). A Habitats Regulations Appraisal is required to accompany development proposals in order to avoid adverse effects on the qualifying interests of the River Dee SAC. As part of this process it is likely a Construction Environmental Management Plan will also be required.</p> |
| OP96: Castlegate and Castlehill | | 2.6 | | | | | | | | | | | | | <p>Refurbishment of properties on Castlegate and Justice Street. Appropriate ground floor uses include use class 1 (retail); Use class 3 (Food and Drink); and use class 11 (Assembly and Leisure). Appropriate upper floor uses include use class 4 (Offices), use class 7 (Hotels and Hostels) and use class 9 (residential). Refurbishment of Marischal and Virginia Court (use class 9) Houses; potential for use class 1 (Retail); use class 3 (Food and Drink) and use class 11 (Assembly and Leisure) at street level. New Residential development of approximately 46 apartments.</p> |
| OP100: North Deeside | | 12.7 | | | | | | | | | | | | | <p>New Urban Quarter with a high quality and imaginative approach to the public realm, creating permeable pedestrian linkages between the city centre and the River Dee. Masterplan required showing an appropriate mix of compatible new uses, including Class 1 (Retail), Class 2 (Financial, Professional and other services), Class 3 (Food and Drink), Class 4 (Business, including new office development and a Global Energy Hub if required), and Class 9 (Residential). Refurbishment of the listed smoke houses. Pedestrian bridge linking into OP106 Torry Waterfront. A Habitats Regulations Appraisal is required to accompany development proposals in order to avoid adverse effects on the qualifying interests of the River Dee SAC. As part of this process it is likely a Construction Environmental Management Plan will also be required.</p> |

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| OP106: Torry Waterfront | | 5 | | | | | | | | | | | | | | <p>Mixed use zoning. Site part developed.</p> <p>A72236 – residential development of 19 houses and 27 flats, office accommodation, laboratory, associated accommodation and car parking. Approved conditionally April 2008.</p> <p>P100933 - mixed-use development of 76 flats and commercial units on ground floor. Withdrawn by applicant January 2011.</p> <p>P110312 – PPIP: mixed use development of 69 flatted units and commercial units on the ground floor. Approved with legal agreement January 2012</p> <p>P110066 - mixed-use development incorporating 63 flats, 6 houses & commercial units on ground floor. Withdrawn by applicant March 2011.</p> <p>P141158 - PPIP: Demolition of existing light industrial buildings on site. Erection of 4 storey office buildings (Max 5155 M2 GFA) with associated car parking and service provision. Approved conditionally February 2015</p> <p>Site (or part of) is at risk of flooding. Drainage Statement was submitted in support of the planning application.</p> |
| OP110: Heart of the City | | | | | | | | | | | | | | | <p>Opportunity for qualitative improvement to include better pedestrian access to The Green.</p> <p>181937/ESC - screening opinion for mixed use office led development. Screening not required November 2018</p> <p>181656/PAN - proposal of application notice for mixed use office led development. Further consultation not required October 2018</p> <p>171503/DPP - Change of use from class 1 to mix of uses inc. class 1, 2, 3 and sui generis, external alterations to building facade. Approved conditionally November 2018</p> <p>190313/CAC - conservation area consent for complete demolition within a conservation area. Valid 26 February 2019. Pending</p> <p>190312/DPP - Major development for mixed use office led development. Valid 26 February 2019. Pending</p> | |

2.0 KEY INFRASTRUCTURE

| Project | Lead | Participaint | Timescale | Action | Notes |
|---|------|-----------------------|---|--|--|
| Transport | | | | | |
| Aberdeen to Inverness Rail Service Improvements | TS | | Implementation Phase 1 2014-19 (Completed) , Phase 2 2020-24. | Transport Scotland has commissioned Network Rail to undertake a detailed study to enable improved journey times and regular hourly frequencies Phase 1 – additional passing loops, re-doubling the track between Aberdeen and Inverurie, track enhancements, extended platform lengths at Inch and Elgin, new and improved signaling, new station at Kintore and Dalcross. Future phases - Future phases of the project will help support an hourly service between Aberdeen and Inverness, with an average journey time of around 2 hours. The exact scope and timing of works to achieve this is still to be determined and will be dependent on sufficient resources being available to support their delivery. Construction works at the east end (Aberdeen to Inverurie/Insch) commenced in December 2017. Phase 1 of the project is due for completion in 2019. | Project has commenced Phase 1 completed Phase 2 commenced Identified in Scottish Government's Strategic Transport Projects Review and National Planning Framework Action Programme. Additional information and progress updates can be found at: http://www.transportscotland.gov.uk/project/aberdeen-inverness-rail-improvements |
| Aberdeen to Edinburgh Rail Service Improvements | TS | | 2018/19 | Key benefits for the North East of Scotland will be: An hourly 'local' service across the City between Inverurie and Montrose, stopping at all stations; Additional services to the above to create a half hourly service between Aberdeen and Inverurie (facilitated by completion of the upgrade of the Aberdeen to Inverurie line), and additional early morning and late evening services to Elgin, Keith, Huntly and Inch from Aberdeen; An hourly limited stop high speed train service to both Edinburgh and Glasgow, with many trains from Edinburgh and Glasgow extending through to Inverness. | March 2016, the Minister for Transport and Islands announced a Revolution in Rail, a programme of rail capacity, frequency and journey time improvements to be introduced in 2018/19. |
| Haudagain roundabout improvements | TS | Aberdeen City Council | 2019/2020 | Preferred option agreed by Aberdeen City Council in July 2008 Design work carried out in 2013/2014 confirmed the original preferred option through Middlefield best meets the scheme objectives including reduced congestion, improved journey time and reliability and improved road safety. Jacobs UK Limited appointed as design consultants in May 2014 Draft road orders for the scheme were published on 26 June 2015, with representations to the scheme proposals submitted by Friday 7 August 2015 Made Orders for the Scheme were published on Friday 17 February 2017 | Project has commenced Upon completion of the Aberdeen Western Peripheral Route (AWPR) work commenced on the construction of improvements to Haudagain once the Additional information and progress updates can be found at: http://www.transportscotland.gov.uk/project/a90a96-haudagain-improvement |
| Access from the South | ACC | | | The Bridge of Dee Study draft STAG Part 2 report and Appraisal Summary Tables (AST) were completed in January 2017 | Additional information can be found at: https://committees.aberdeencity.gov.uk/documents/s65754/Access%20from%20the%20South-Bridge%20of%20Dee%20Study-STAG%20Part%202%20Appraisal%20CHI.16.174.pdf Bridge of Dee is category A-listed. |

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| Berryden Corridor/Gt Northern Road improvements | ACC | | 2020/2021 start | Preferred option agreed by Aberdeen City council in Nov 2009. Preliminary design of whole corridor complete. Budget for Phases 1 – 3 (Denburn to St. Machar Drive) approved February 2014 Budget agreed February 2015 Review of 2009 option to ensure it complied with 2015 policy, strategy and design standards Notice for Compulsary Purchase Order was served in November 2018. | Additional information and progress can be found at: https://www.aberdeencity.gov.uk/services/roads-transport-and-parking/berryden-corridor-improvement |
| South College Street Rail and Road Improvements | ACC | | | Being considered within the context of the City Centre Master Plan and Delivery Framework. | |
| Aberdeen International Airport | BAA | | upto 2040 | Airport can accommodate the predicted growth in passenger numbers within its existing footprint. | Aberdeen International Airport Master Plan 2013 published January 2013. Up to 2040 - further consideration will need to be given to possible runway extensions and the corresponding land requirements. Additional information and progress can be found at: https://www.aberdeenaairport.com/about-us/master-plan/ https://www.aberdeenaairport.com/media/42246/AlAL-Final-Master-Plan-2013.pdf |
| Aberdeen Harbour Expansion | Aberdeen Harbour Board | | 2018 Commenced | 1-5 years - new harbour at Nigg and road improvements | Bay of Nigg Masterplan in place. Construction of the Aberdeen South Harbour has commenced. Transport Links to Aberdeen South Harbour STAG Part 1 report approved Transport Links to Aberdeen South Harbour STAG Part 2 commenced |
| Strategic Development Plan Transport Interventions | ACC/ NESTRANS | | 2019 commenced | Aberdeen City Council will work with partners (Nestrans, CRD and TS) to further define future transport demand management and transport interventions options necessary to mitigate potential impacts of delivery. | Interventions will be further explored through the City Region Deal's Strategic Transport Appraisal and ASAM upgrade. Work on the schemes will progress collaboratively and in a phased way taking account of the availability of funds to pay for schemes. (Ongoing and within period of Proposed LDP) |
| New Rail Stations | NESTRANS / ACC | | 2020 commenced | Aberdeen City Council and NESTRANS will work with Transport Scotland to fully appraise any such proposals. (Ongoing and within period of LDP) | The case for potential new rail stations will be subject to full STAG and GRIP appraisals. Nestrans has received funds from Transport Scotland's Local Rail Development Fund. This offers a mechanism for the appropriate appraisal for potential station options. |
| Regional Working | ACC/Aberdeenshire Council/ NESTRANS | | 2020 commenced | Collaborative Regional Working. Partners will work together to ensure consistency between the LDP and the City Region Deal, Regional Transport Strategy, Regional Economic Strategy, Local Transport Strategies, Local Housing Strategies, North East Local Plan District Flood Risk Management (2016 to 2022), development activity for Regional Marine Plans and the Local Outcome Improvement Plan. | Involvement will vary between plans and strategies but will include common evidence bases. This process will facilitate the future review of the LDP and progression of Transport Intervention Options. Aberdeen City Council is part of the Future infrastructure Requirements for Services (FIRS) groups which seeks to identify and facilitate the delivery of new infrastructure required as a result of new development. (Ongoing and within period of LDP). |
| Variety of proposals in Regional and Local Transport Strategies | NESTRANS / ACC | | 2020 onwards | | Projects identified in Regional and Local Transport Strategies will be delivered through the respective Implementation Plans/Delivery Plans associated with these strategies. RTS to be consulted upon in Q2 2020. |

Water

| | | | | | |
|--|--------------|--|---------|--|--|
| Upgrades to infrastructure associated with water supply and waste water disposal | SW / DV / LO | | Ongoing | 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 |
|--|--------------|--|---------|--|--|

Completed Projects

| | | | | | |
|---|-----|---|--------------------------------|---|--|
| Aberdeen Western Peripheral Route / Balmedie Tippetty | TS | Aberdeen City Council / Aberdeenshire Council | Completed February 2019 | Connect Roads, a consortium with a construction joint venture of Balfour Beatty Investments Ltd, Carillion Private Finance (Transport) Ltd and Galliford Try Investments Ltd, were named as the preferred bidder. | The Aberdeen Western Peripheral Route / Balmedie-Tippetty (AWPR / B-T) is a major transport infrastructure project which will significantly improve travel in and around Aberdeen and the North East of Scotland. Where opportunity sites and the AWPR are in close proximity, care should be taken with site drainage to ensure there is no interference between development sites which could lead to loss of control of site drainage. |
| Third Don Crossing (Diamond Bridge) | ACC | | Completed June 2016 | Planning application approved by Aberdeen City Council in March 2011. Delivery arrangement confirmed in March 2013 Design and contract documentation commenced Spring 2014 Site preparation works include tree felling commenced Spring 2014 | Bridge opened 09 June 2016 |
| A96 Chapelbrae Park and Choose. A96 to Dyce Drive/ Aberdeen Airport Link Road | ACC | | Completed Autumn 2016 | Planning application approved August 2010. Land assembly legal agreement for P&R/Link Road site achieved April 2011. | Park and Choose, and Dyce Drive opened Autumn 2016. |
| Waste | | | | | |
| Altens East/ Doonies Materials recovery centre; anaerobic digestion facility; transfer station | ACC | | Completed late 2016/early 2017 | P150432 – erection of materials recycling facility and refuse derived fuel plant. Approved conditionally December 2015 | OP54 |

| 3.0 POLICY ACTIONS | | | | |
|--|--|--|--|---|
| Policy | Summary Policy Purpose | Action/Status/Milestone | Responsible Team | Timescales |
| Land Release Policy | | | | |
| LR1: Land Release Policy | Release greenfield housing within two phases | 1. Assist in the production, and then adoption of development frameworks for large sites and those in multiple ownership | Development Plan Team/ Development Management Team/ Masterplanning, Design and Conservation Team/ Developers | 1. Ongoing as sites come forward |
| LR2: Delivery of Mixed Use Communities | Promotes the development of mixed use communities | | | |
| Health and Wellbeing Policy | | | | |
| WB1 Healthy Developments | Healthy environments will be promoted and considered through the relevant assessments. | 1. Aberdeen Planning Guidance - Health Impact Assessments. Review content of APG | Development Plan Team / Development Management / Masterplanning, Design and Conservation Team / Environmental Policy Team | 1. To run parallel with examination of Proposed LDP |
| WB2 Air Quality | Good air quality will be promoted and mitigation measures put in place for proposals with a detrimental impact. | 1. Aberdeen Planning Guidance - Air Quality. Review content of APG | | |
| WB3 Noise | Presumption against noise generation developments. Protects Candidate Noise Management Areas (CNMAs) and Candidate Quiet Areas (CQAs). | 1. Aberdeen Planning Guidance - Noise. Review content of APG | | |
| WB4 Specialist Care Facilities | Sets out criteria for specialist care facilities. | 1. Assess if Aberdeen Planning Guidance is required. | | |
| WB5 Changing Place Toilets | Sets criteria for where changing place toilets are required. | 1. Assess if Aberdeen Planning Guidance is required. | | |

| Protecting and Enhancing the Natural Environment | | | | |
|--|---|--|---|---|
| NE1 Greenbelt | To avoid urban sprawl, maintain landscape setting, provide access to open space and direct planned growth to appropriate locations. | 1. Assess if Aberdeen Planning Guidance is required. | Development Plan Team / Development Management / Masterplanning, Design and Conservation Team / Environmental Policy Team | 1. To run parallel with examination of Proposed LDP |
| NE2 Green and Blue Infrastructure | Promotes the protection and enhancement of the City's green space network, urban green space. Establishes the provision for open space in new developments. Protects and enhances core paths, rights of way, other paths and access rights. | 1. Review and update of Open Space Audit and Strategy 2. Prepare a Sports Pitch Strategy for Aberdeen 3. Aberdeen Planning Guidance - Open Space and Green Infrastructure - Review contents of APG 4. Core Path annual survey to form prioritisation list | | 1. Review ongoing 2. Progressing 3. To run parallel with examination of Proposed LDP 4. Ongoing |
| NE3 Our Natural Heritage | Sets out requirements to protect, preserve and enhance designated nature conservation sites and the wider natural heritage and to protect species, and the protection of carbon rich soils | 1. Aberdeen Planning Guidance - Natural Heritage (Adopted 2017) Review contents of APG | | 1. To run parallel with examination of Proposed LDP |
| NE4 Our Water Environment | 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. Sets out requirements to protect and enhance Aberdeen City's coastal environment and to identify areas that are suitable for development. | 1. Develop local flood risk management plan 2. Adopt Supplementary Guidance on Drainage Impact Assessment 3. Develop supplementary guidance for Marine Spatial Planning. 4. Aberdeen Planning Guidance - Flooding Drainage and Water Quality - Review contents of APG | | 1. Progressing 2. Completed 3. Awaiting development of guidelines and regulations by Scottish Government 4. To run parallel with examination of Proposed LDP |
| NE5 Trees and Woodland | To protect and enhance trees and woodlands with the aim of increasing existing tree cover | 1. Aberdeen Planning Guidance - Trees and Woodlands - Review contents of APG | | 1. To run parallel with examination of Proposed LDP |

| Quality Place Making By Design | | | | |
|--------------------------------|--|--|---|--|
| D1 Quality Place Making | Provides an overall policy on how the city will grow in a sustainable manner and focus on creating high quality design and place. | 1. Assess if Aberdeen Planning Guidance is required. | Development Plan Team / Development Management / Masterplanning, Design and Conservation Team / Environmental Policy Team | 1. To run parallel with examination of Proposed LDP |
| D2 Amenity | Promotes the principles of amenity for residential and non-residential developments. | 1. Aberdeen Planning Guidance - New Developments - Review contents of APG | | 1. To run parallel with examination of Proposed LDP |
| D3 Big Buildings | Promotes the placement of quality big buildings in the correct location. | 1. Aberdeen Planning Guidance Big Buildings. Review contents of APG | | 1. To run parallel with examination of Proposed LDP |
| D4 Landscape | Primary landscape features, views, vista, linkages, buffers and landscape features which contribute to local amenity or sense of place are required to be conserved, restored or enhanced. Promotes the creation of landscapes | 1. Aberdeen Planning Guidance - Landscape. Review contents of APG | | 1. To run parallel with examination of Proposed LDP |
| D5 Landscape Design | Promotes landscape design within developments | | | |
| D6 Historic Environment | Protects, conserves and enhances the historic environment. Developments will respect the character, appearance and setting of the historic environment and the special architectural or historic interest of its listed buildings, conservation areas, archaeology, scheduled monument, historic gardens and designed landscapes. Preservation of all scheduled monuments and archaeological sites will be supported. | 1. Aberdeen Planning Guidance - Stone Cleaning. Review contents of APG 2. Update and publish Conservation Area Character Appraisals for Union Street. | Development Plan Team / Masterplanning, Design and Conservation Team | 1. To run parallel with examination of Proposed LDP. 2. Ongoing |
| D7 Our Granite Heritage | Protects granite building, structure and features, expects they will be retained, reused and adapted. | 1. Assess if Aberdeen Planning Guidance is required. | Development Plan Team / Development Management / Masterplanning, Design and Conservation Team / Environmental Policy Team | 1. To run parallel with examination of Proposed LDP |
| D8 Windows and Doors | Protects historic windows and doors. | 1. Aberdeen Planning Guidance - Windows and Doors. Review contents of APG | | 1. To run parallel with examination of Proposed LDP |
| D9 Shopfronts | Promotes contextually aware repair or replacement of shopfronts. | 1. Aberdeen Planning Guidance - Shops and Signs. Review contents of APG | | 1. To run parallel with examination of Proposed LDP |

| Sustainable Use of Resources | | | | |
|--|--|--|---|--|
| 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. | 1. In order to establish whether the demand for minerals in the city is being met by quarries in the region, we will explore the need for establishing a forum with 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. | Aberdeen City and Aberdeenshire Councils and the SDPA | 1. Ongoing - SDPA has commenced a review of Minerals permissions at a regional level |
| R2 Degraded and Contaminated Land | Promote restoration of degraded or contaminated land | 1. Identify and secure remediation of contaminated land. No entries on public register of contaminated land. | Development Management / Development Plan Team | 1. Ongoing - maintain public register |
| R3 New Waste Management Facilities | Sets criteria for waste management facilities Safeguards sites for waste related facilities | 1. Assess if Aberdeen Planning Guidance is required. | Development Plan Team / Environmental Policy Team | 1. To run parallel with examination of Propsoed LDP |
| R4 Energy from Waste | Outlines criteria for proposal for energy from waste recovery facilities. | 1. Assess if Aberdeen Planning Guidance is required. | | 1. To run parallel with examination of Propsoed LDP |
| R5 Waste Management Requirements for New Development | Outlines criteria for waste management facilities within domestic and commercial proposals | 1. Aberdeen Planning Guidance - Resources for New Development. Review contents of APG | | 1. To run parallel with examination of Propsoed LDP |
| R6 Low and Zero Carbon Buildings, and Water Efficiency | Requires new buildings to incorporate low and zero carbon technologies to ensure that there is a 15% reduction in carbon dioxide emissions, and for all new buildings to use water saving technologies and techniques. | 1. Aberdeen Planning Guidance - Resources for New Development. Review contents of APG | | 1. To run parallel with examination of Propsoed LDP |
| R7 Renewable and Low Carbon Energy Developments | Promotes the development of renewable and low carbon energy schemes. Sets criteria for renewable and Low Carbon Energy Developments | 1. Aberdeen Planning Guidance - Wind Turbine Development. Review contents of APG. | | 1. To run parallel with examination of Propsoed LDP |
| R8 Heat Networks | Sets criteria for Heat Networks | 1. Assess if Aberdeen Planning Guidance is required. | | 1. To run parallel with examination of Propsoed LDP |

| Meeting Housing and Community Needs | | | | |
|--|--|---|--|---|
| H1 Residential Areas | Sets criteria for proposals with residential areas | 1. Aberdeen Planning Guidance - Householder Development guide. Review contents of APG. | Development Plan Team | 1. To run parallel with examination of Proposed Local Development Plan. |
| H2 Mixed Use Areas | Sets criteria for proposals within mixed used areas | | | |
| H3 Density | Promotes density of 50 dwellings per hectare | | | |
| H4 Housing Mix and Need | Sets out the criteria for a suitable mix of dwelling types and tenures. | 1. Assess if Aberdeen Planning Guidance is required. | Development Plan Team / Housing Strategy | 1. To run parallel with examination of Proposed LDP. |
| H5 Affordable Housing | Sets criteria for affordable housing within proposals over five units | 1. Aberdeen Planning Guidance - Affordable and Specialist Housing. Review contents of APG | Development Plan Team / Housing Strategy | 1. To run parallel with examination of Proposed LDP. |
| H6 Gypsy and Traveller Caravan Sites | Sets out criteria for assessing proposals for permanent or halting sites. Identifies which new development sites must include provision for sites for gypsies and traveller | 1. Assess if Aberdeen Planning Guidance is required. | Development Plan Team | 1. To run parallel with examination of Proposed LDP. |
| H7 Student Accommodation Developments | Sets the criteria for student accommodation developments | 1. Assess if Aberdeen Planning Guidance is required. | Development Plan Team | 1. To run parallel with examination of Proposed LDP. |
| H8 Houses in Multiple Occupation and Overprovision | Sets our criteria for the assessment of Houses in Multiple Occupation and as to when an area can be considered oversaturated. | 1. Develop Aberdeen Planning Guidance - Houses in Multiple Occupation Overprovision 2. Assess the need to develop Aberdeen Planning Guidance on Short Term Lets. | Development Plan Team | 1. To run parallel with examination of Proposed Local Development Plan. 2. Commence research after LDP approval, |
| CF1 Existing Community Sites and Facilities | Sets out criteria for assessing proposals within existing community sites and facilities. | 1. Aberdeen Planning Guidance - Children's nurseries. Review contents of APG. 2. Assess if Aberdeen Planning Guidance is required. | Development Management / Development Plan Team | 1. To run parallel with examination of Proposed LDP. 2. To run parallel with examination of Proposed LDP. |
| CF2 New Community Facilities | Sets out criteria for assessing proposals for new community facilities in the Local Development Plan. | | | |
| The Vibrant City | | | | |
| VC1: Vibrant City | Seeks to ensure the vibrancy of the city centre through the development of expansion of existing activities. | 1. Aberdeen Planning Guidance - Hierarchy of Centres. Review APG . 2. Aberdeen Planning Guidance - Harmony of Uses. Review APG. 3. Aberdeen Planning Guidance - Serviced Apartments. Review APG. 4. Produce documentation of Retail Centre Health Checks. 5. Update Retail Study. | Development Plan Team | 1, 2, 3. To run parallel with examination of Proposed LDP. 4. Undertake in Q2 2020. 5. Completed 2019. |
| VC2: Tourism and Culture | Seeks to support new or expanded visitor attractions and facilities which can strengthen visitor attraction to Aberdeen. | | | |

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|---|--|---|---|--|
| VC3: Network of Centres | Sets out that new or expanded retail facilities will be in accordance with the hierarchy and sequential test. | | | |
| VC4: City Centre and Retail Core | Seeks to ensure enhancement of the City Centre and other centres by allowing appropriate scale of development. | | | |
| VC5: City Centre Living | Seeks to support new or converted residential development in the city centre. | | | |
| VC6: West End Area | Sets out the mix of uses in the area and that changes from office to residential will be supported in principle. | | | |
| VC7: West End Shops and Cafes | Promotes the retention of west end shops and cafes | | | |
| VC8: Town, District, Neighbourhood and Commercial Centres | Sets out the criteria for changes of use at the network of centres. | | | |
| VC9: Out of Centre Proposals | Provides criteria for assessing major retail proposals in out of centre locations. | | | |
| VC10: Local Shop Units | Sets criteria for assessing proposals to change from retail to other uses. | | | |
| VC11: Beach and Leisure | Promotes appropriate development at the beach | | | |
| VC12: Retail Development Serving New Development Areas | Promotes need for retail provision within new development areas at a scale which meets local requirements. | | | |
| Delivering Infrastructure, Transport and Accessibility | | | | |
| I1: Infrastructure Delivery and Planning Obligations | Provides the policy framework for applying infrastructure requirements and developer contributions required to support development. | 1. Review Supplementary Guidance: Planning Obligations | Development Plan Team / Development Management / Masterplanning, Design and Conservation Team | 1. To run parallel with examination of Proposed LDP. |
| T1 Land for Transport | Land for Transport Safeguards land for transport projects | 1. Monitor emerging RTS and LTS to ascertain need for future land for transportation projects. | Development Plan Team / Transport Strategy Team | 1. To run parallel with examination of Proposed LDP. |
| T2 Sustainable Transport | 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. | 1. Aberdeen Planning Guidance: Transport and Accessibility. Review content of APG. | | |
| T3 Parking | Sets out the criteria for car parking within the City Centre, Inner and Outer City, Alternative Fuel Infrastructure and Cycle Parking. | 1. Aberdeen Planning Guidance: Transport and Accessibility. Review content of APG in light of ACC emerging car parking strategy. | | |
| CI1 Digital Infrastructure | Sets out requirements for communications infrastructure for new development. | 1. Assess if Aberdeen Planning Guidance is required. | Development Plan Team | 1. To run parallel with examination of Proposed LDP. |
| CI2 Telecommunications Infrastructure | Sets out criteria for telecommunications developments. | | | |

| Supporting Business and Industrial Land | | | | |
|--|--|---|--|--|
| B1: Business and Industrial Land | Promotes the development of the business and industrial land allocations set out in this Plan. Outliners criteria for developments of this nature | 1. Assess if Aberdeen Planning Guidance is required. | Development Plan Team | 1. To run parallel with examination of Proposed LDP. |
| B2: Business Zones | Sets out criteria for assessing proposals for specialist employment land in areas designated as specialist employment areas in the Local Development Plan | | | |
| B3: Aberdeen International Airport and Perwinnes Radar | Sets out the principle of the continuation of uses associated with the airport. Outlines criteria for development falling within the Perwinnes Radar Safeguarding Zone. | | | |
| B4: Aberdeen Harbour | Sets out the principle of the continuation of uses associated with the harbour. | 1. Adopt Development Framework for Aberdeen Harbour as Aberdeen Planning Guidance. Review contents of APG. | Development Plan Team | 1. Completed. |
| B5: Energy Transition | Sets out the criteria for development in an energy transition zone. | 1. Assess if Aberdeen Planning Guidance is required. | | 1. To run parallel with examination of Proposed LDP. |
| B6: Pipelines, Major Hazards and Explosive Storage Sites | Sets out criteria for development proposed within the consultation zones of pipelines, major hazards and explosive storage sites | 1. Circular and Regulations in place. | | |
| Monitoring | | | | |
| Annual Monitoring Statement | Monitoring will be an ongoing process throughout the life of the Plan. Monitoring data will be collated to publish an annual monitoring statement to identify if the aims and objectives of the plan are being achieved. Where difficulties with the implementation of policy arise new actions can be identified. | <ol style="list-style-type: none"> 1. Prepare Monitoring Statement 2. Input into annual City Progress Report 3. Input into Developer Obligations Report 4. Housing Land Audit 5. Employment Land Audit 6. Development Activity Report 7. Retail Centre Health Checks (Due May 2020)* 8. TELMOS APPI Data* 9. Vacant and Derelict Land Survey | Development Plan Team / Developer Obligations Team | <ol style="list-style-type: none"> 1. During review of LDP 2. Annually 3. Ongoing 4. Annually 5. Annually 6. Q3 2020 7. Q2 2020 8. Q2 2020 (Every two years) 9. Q3 2020 |
| | | | | |

4. Supporting Information

4.1 Cumulative Transport Appraisal and Strategic Transport Fund

The Aberdeen City and Aberdeenshire Cumulative Transport Appraisal 2018 part 1 and 2019 part 2 (CTA) demonstrates the impact new development, proposed by the Strategic Development Plan 2018, across the North East would have on transport network. The same process was undertaken in support of the Aberdeen City and Shire Structure Plan 2009. A package of transport options has been identified to mitigate the potential impact of this development.

A Strategic Transport Fund was initially set up which would apply to all development in the Strategic Growth Areas that fall within the Aberdeen Housing Market Area. The aim was for it to be used only to deliver strategic transport projects in the identified locations to mitigate the cumulative impact of development. A legal challenge was lodged at the Court of Session (Inner House) in August 2015 by the Elsick Development Company Ltd and Goodgrun Ltd, against the adoption by the Strategic Development Planning Authority (SDPA) of Supplementary Guidance entitled “Delivering Identified Projects through a Strategic Transport Fund”. The Inner House issued its decision on 29 April 2016 which allowed the appeal. The SDPA was granted leave to appeal that decision to the Supreme Court. The Supreme Court dismissed the appeal on 25 October 2017. It concluded that for a planning obligation to be a material consideration in a decision to grant planning permission, the obligation must have more than a *de minimis* or trivial connection with the proposed development. The Council therefore no longer applies the Strategic

Transport Fund policy as per previous arrangements in the SDPA's Supplementary Guidance.

In the absence of A Strategic Transport Fund the Transport Intervention Options of the Cumulative Transport Appraisal will be progressed through monitoring and detailed appropriate studies (STAG and GRIP).

Planning Obligations should contribute to any schemes identified through studies as required to deliver the Plan's Spatial Strategy.

4.2 School Estates

The Council undertook a review of its Primary School Estate in 2012. The review proposed to resolve some anomalies with catchment areas created by new developments and school closures. A report submitted to Education, Culture and Sport committee on 7 February 2013 provided a total of 78 recommendations on developing Nursery and Primary School Education across Aberdeen.

The Secondary School Estate Review was approved in October 2010, within which one outcome was to replace Torry and Kincorth Academies with one single larger school. This has since been completed and the new school, Lochside Academy is now operational.

A further review of the school estate was carried out during 2019, and recommendations for future provision of primary and secondary education, to reflect changing demographics and planned new developments in the city, are due to be presented to the Education Operational Delivery Committee in May 2020. Work is also underway on the expansion of early learning and childcare in Aberdeen, which will include the creation of new nursery places across the city, to meet

the Scottish Government target of providing 1,140 hours of early learning and childcare for eligible 2-year olds and all 3 and 4-year-old children in Scotland.

4.3 Key Contacts for Agencies and Infrastructure Providers

| Organisation | Contact | Email | Telephone | Address |
|------------------------------|------------------|--------------------------------------|--------------|--|
| Nestrans | Rab Dickson | RDickson@nestrans.org.uk | 01224 346680 | Nestrans Archibald Simpson House 27-29 King Street Aberdeen AB24 5AA |
| SEPA | Clare Pritchett | Planning.aberdeen@sepas.org.uk | 01224 266600 | SEPA Planning Service Inverdee House Baxter Street Torry Aberdeen, AB11 9QA |
| Scottish Water | David Carmichael | David.Carmichael@ScottishWater.co.uk | 07785469988 | Development Engagement Team Scottish Water Kingshill House, Arnhall Business Park, Westhill, Aberdeenshire AB32 6UF |
| Developer Obligations | David Berry | dberry@aberdeencity.gov.uk | 01224 523933 | Aberdeen City Council Business Hub 4 Ground Floor North Marischal College Broad Street Aberdeen, AB10 1AB |

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|---|-----------------|----------------------------------|---------------|--|
| NHS Grampian | Allan Robertson | Allan.robertson1@nhs.net | 01224 558 734 | Property Planning Manager Property and Asset Development G9/11 Summerfield House Eday Road Aberdeen AB15 6RE |
| Transport Scotland | Amy Philips | Amy.Phillips@transport.gov.scot | 0141 272 7389 | Head of Development and Regional Transport Planning Buchanan House 58 Port Dundas Road Glasgow G4 0HF |
| Aberdeen City Council Public Transport Unit | Chris Cormack | ccormack@aberdeencity.gov.uk | 01224 523 762 | Aberdeen City Council Business Hub 4 Ground Floor North Marischal College Broad Street Aberdeen, AB10 1AB |
| Aberdeen City Council Education | Andrew Jones | ajones@aberdeencity.gov.uk | 01224 523 042 | Aberdeen City Council Business Hub 10 Level 2 South Marischal College Broad Street Aberdeen, AB10 1AB |
| Aberdeen City Council Transportation Strategy and Programmes | Joanna Murray | joannamurray@aberdeencity.gov.uk | 01224 522 618 | Aberdeen City Council Business Hub 4 Ground Floor North Marischal College Broad Street Aberdeen, AB10 1AB |

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|--|------------------|--------------------------------|--------------|--|
| Aberdeen City Council Roads Authority | Alan McKay | alanmckay@aberdencity.gov.uk | 01224 523484 | Aberdeen City Council Business Hub 4 Ground Floor North Marischal College Broad Street Aberdeen, AB10 1AB |
| Aberdeen City Council Development Management | Daniel Lewis | dlewis@aberdeencity.gov.uk | 01224 522250 | Aberdeen City Council Business Hub 4 Ground Floor North Marischal College Broad Street Aberdeen, AB10 1AB |
| Aberdeen City Council Environmental Services | Clare Horton | chorton@aberdeencity.gov.uk | 01224 523822 | Aberdeen City Council Business Hub 15 Level 3 South Marischal College Broad Street Aberdeen, AB10 1AB |
| Aberdeen City Council Development Plan | Andrew Brownrigg | abrownrigg@aberdeencity.gov.uk | 01224 523317 | Aberdeen City Council Business Hub 4 Ground Floor North Marischal College Broad Street Aberdeen, AB10 1AB |
| Aberdeen City Council Masterplanning, Design and Conservation | Claire McArthur | cmcarthur@aberdeencity.gov.uk | 01224 523098 | Aberdeen City Council Business Hub 4 Ground Floor North Marischal College Broad Street Aberdeen, AB10 1AB |

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|--|----------------|---------------------------|--------------|--|
| Aberdeen City Council Flooding and Coastal Team | Alan Robertson | alanr@aberdeencity.gov.uk | 01224 522419 | Aberdeen City Council Business Hub 10 Level 2 South Marischal College Broad Street Aberdeen, AB10 1AB |
|--|----------------|---------------------------|--------------|--|